



**AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT**

Advanced Meeting Package

Regular Meeting

Date/Time:

Thursday

February 22, 2024

10:00 a.m.

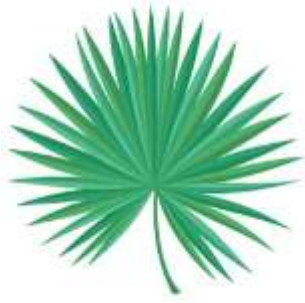
Location:

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 x742**

Board of Supervisors
Avalon Groves Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Avalon Groves Community Development District is scheduled for **Thursday, February 22, 2024 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 742 or kdarin@vestadpropertyservices.com. We look forward to seeing you at the meeting.

Sincerely,

Kyle Darin

Kyle Darin
District Manager

Cc: Attorney
Engineer
District Records



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

Meeting Date: Thursday, February 22, 2024
 Time: 10:00 a.m.
 Location: Serenoa Club Amenity Center
 17555 Sawgrass Bay Blvd.,
 Clermont, FL 34714

[Click Here to Join the Meeting Online](#)
 Dial-in Number: 1-904-348-0776
 Phone Conference ID: 862 156 243#
 (Mute/Unmute: *6)

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

- I. Roll Call** Carl Weston (1) Robert Wolski (2) Michael Aube (3)
 William Tyler Flint (4-C) Gene Mastrangeli (5-VC)
- II. Audience Comments – Agenda Items** (*Limited to 3 minutes per individual for agenda items.*)
- III. Easement Encroachment Policy**
 - A. Discussion on Establishing an Easement Encroachment Policy [Exhibit 1](#)
 - 1. [Memo Establishing a Fence Policy](#)
 - 2. [License Agreement for Fence Installation](#)
 - 3. [Permitted Fence Configurations](#)
 - 4. [Draft Letter Regarding Easement Encroachments](#)
 - 5. [Updated Easement Location Report](#)
- IV. Staff Reports**
 - A. District Engineer – *Greg Woodcock, Stantec*
 - 1. Discussion on Sawgrass Bay Blvd – Flemming Road Landscape Damage [Exhibit 2](#)
 - B. District Counsel – *Jere Earlywine, Kutak Rock*
 - C. District Manager – *Kyle Darin, Vesta District Services*
 - 1. Field Report – *Vesta District Services* [Exhibit 3](#)
 - 2. Aquatic Maintenance Report – *Steadfast Environmental* [Exhibit 4](#)
 - 3. Landscape Maintenance Report – *Down To Earth* [Exhibit 5](#)
 - a. [Consideration of Tree Audit Proposal](#)
 - D. Palms at Serenoa HOA Amenity Manager



V. Business Matters

- A. Consideration of A&A Playground Services Proposal for Playground Safety Inspection - \$1,250.00 [Exhibit 6](#)
- B. Discussion on Re-Designating Meeting Location

VI. Consent Agenda

- A. Consideration and Approval of the Minutes of the Board of Supervisors Regular Meeting Held January 25, 2024 [Exhibit 7](#)
- B. Consideration and Acceptance of the January 2024 Unaudited Financial Report [Exhibit 8](#)

VII. Audience Comments – New Business *(Limited to 3 minutes per individual for non-agenda items)*

VIII. Supervisor Requests *(Includes Next Meeting Agenda Item Requests)*

- A. Discussion on Strategy for Dealing with Sawgrass Bay Blvd Vehicular/Pedestrian Access/Egress (Aube)
- B. Update on Commercial Parcel in "Serenoa" Community (Aube)
- C. Review of CDD Control of Areas Designated "Wetlands/Conservation" (Aube)

IX. Action Items Summary

[Exhibit 9](#)

X. Next Meeting Quorum Check

March 28, 2024 at 10 a.m.
Serenoa Club Amenity Center
17555 Sawgrass Bay Blvd.,
Clermont, FL 34714

	<i>In Person</i>	<i>Virtually</i>	<i>Not</i>
Carl Weston (1)			
Robert Wolski (2)			
Michael Aube (3)			
William Tyler Flint (4-C)			
Gene Mastrangeli (5-VC)			

XI. Adjournment



EXHIBIT 1



AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

*c/o Vesta District Services
250 International Pkwy, Suite 208
Lake Mary, Florida 32746*

MEMORANDUM

From: District Staff
To: District Board of Supervisors
Re: Fence Installation & Easements Policy

This memorandum sets forth a policy that would address certain residents' requests to place fences within District easements located on resident lots. As you know, the District owns and operates the stormwater system serving the lands within the District. As part of that system, the District holds certain platted easement rights along certain lots that allow the District, among other things, to access lakes, pipes, and other stormwater improvements. The drainage and access easements are required to be in place by state and local authorities that have provided approvals for the operation of the stormwater system and are necessary for the operation of the system. Related, the District has an obligation under the District's bond covenants to properly maintain the system and its other improvements.

That said, and to accommodate the residents' requests, the following policy is intended to balance both the desires of residents to locate fences within District easements, and the need for the District to properly comply with applicable law and ensure that the District's improvements are properly maintained:

1. Any resident seeking a variance to install a fence within a District easement located on a resident lot would make such request to the District's manager, and manager of the Palms at Serenoa Homeowners Association, Inc. or the Serenoa Property Owners Association, Inc., as the case may be, (either, "Association"), at the addresses below, and provide the following items:
 - a. A completed application form.
 - b. Information regarding the fence installation (e.g., type of fence, location, contractor information, etc.).
 - c. A fee of \$250.00 (subject to adjustment by the District from time-to-time) ("Application Fee") to cover the cost of the District's review as well as any fence inspection, and a non-refundable fee of \$600.00 ("Maintenance Fee") to cover the cost of moving the fence in the future, if necessary for the operation of the District's improvements (as determined by the District) or otherwise requested by a regulatory entity. The Maintenance Fee does NOT cover any re-installation of any removed fence, and the homeowner would be responsible for any such re-installation. NOTE: No Application Fee for a previously installed fence will be required for any resident who has already paid an Application Fee for that previously installed fence. Further, no Maintenance Fee will be required for any resident who has an

existing, previously installed fence and who on a one-time basis desires to move the fence at his expense onto a District easement.

- d. A fully executed *License Agreement for Fence Installation*, in recordable form.

The addresses for the District and the Association are as follows:

Vesta District Services
250 International Pkwy, Suite 208
Lake Mary, Florida 32746

Palms at Serenoa Homeowners Association, Inc.
6972 Lake Gloria Blvd
Orlando, FL 32809

Serenoa Property Owners Association, Inc.
17555 Sawgrass Bay Blvd
Clermont, FL 34714

2. The District shall review the application to ensure that installation of the fence would not adversely affect the functioning and/or maintenance of the District's improvements. Applications will be reviewed on a first-come, first-served basis, and, recognizing that there are only so many access points to individual lakes, may be denied for later applications due to a lack of adequate access (among other reasons).
3. If approved, the District shall record the *License Agreement for Fence Installation*; deposit the Maintenance Fee into a District fund set aside for future use in the event that fences later need to be moved or other maintenance is required for District improvements; would notify the resident of the approval; and would conduct a final inspection of the fence upon installation to ensure that the fence is installed on the correct easement area and without harm of any kind to the stormwater system or other applicable District improvements.

Effective Date: _____, 2024



After recording, please return to:

District Manager
Avalon Groves CDD
250 International Pkwy, Suite 208
Lake Mary, Florida 32746

LICENSE AGREEMENT FOR INSTALLATION OF IMPROVEMENTS

This *License Agreement for Installation of Improvements* (“**Agreement**”) is entered into as of this ____ day of _____, 2024, by and among _____ and _____ (together, “**Owner**”) and the Avalon Groves Community Development District (“**CDD**”), a local unit of special purpose government created pursuant to Chapter 190, Florida Statutes.

WITNESSETH:

WHEREAS, Owner is the owner of Lot ____, Block ____, as per the plat (“**Plat**”) of _____ Phase ____ recorded in Plat Book ____, Pages ____ et seq., of the Public Records of Lake County, Florida (“**Property**”);

WHEREAS, Owner desires to erect a fence and/or other improvements (“**Improvements**”) within a CDD easement located on the Property, as shown in **Exhibit A** (“**License Area**”);

WHEREAS, due to the CDD’s legal interests in the License Area, among other reasons, Owner requires the CDD’s consent before constructing improvements within the License Area; and

WHEREAS, the CDD has agreed to consent to the installation of the Improvements within the License Area, subject to the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, it is understood and agreed as follows:

1. **Recitals.** The recitals set forth above are acknowledged as true and correct and are incorporated herein by reference.

2. **License for Improvements Installation & Maintenance; Limitation.** Subject to the terms of this Agreement, and the terms of that _____, 2024 *Fence Installation & Easements Policy* which are incorporated herein by this reference (as may be amended from time to time, “**Policy**”), the CDD hereby grants Owner the right, privilege, and permission to install and maintain removable Improvements on the License Area.

3. **Owner Responsibilities.** The Owner has the following responsibilities:

a. The Owner at the Owner’s sole expense shall be fully responsible for the installation and maintenance of the Improvements.



- b. The Owner shall be responsible for ensuring that the installation and maintenance of the Improvements are conducted in compliance with all applicable laws (including but not limited to building codes, set back requirements, etc.).
- c. CDD, by entering into this Agreement, does not represent that CDD has authority to provide all necessary approvals for the installation of the Improvements. Instead, the Owner shall be responsible for obtaining any and all applicable permits and approvals relating to the work (including but not limited to any approvals of the Palms at Serenoa Homeowner Association, Inc. or the Serenoa Property Owners Association, Inc., as the case may be, (either, “**Association**”), as well as any other necessary legal interests and approvals).
- d. The Owner shall ensure that the installation and maintenance of the Improvements does not damage any property of CDD or any third party’s property, and, in the event of any such damage, the Owner shall immediately repair the damage or compensate the CDD for such repairs, at the CDD’s option.
- e. Owner’s exercise of rights hereunder shall not interfere with CDD’s rights in the License Area. For example, if the Improvements include a fence, such fence shall be installed within the License Area a few inches higher than ground level, so as not to impede the flow of water, or shall otherwise be constructed so as not to impede the flow of water. Further, the Improvements shall be installed in such a manner as to not interfere with or damage any culvert pipe, utilities, landscaping, etc. that may be located within the License Area. It shall be Owner’s responsibility to locate and identify any such stormwater improvements, utilities, and/or other improvements. Further, the Owner shall pay a licensed and insured professional contractor to mark any existing improvements prior to installation of the Improvements.
- f. Upon completion of the installation, the Owner shall notify the CDD, and the Improvements will be owned by the Owner. Owner shall be responsible for the maintenance and repair of any such Improvements and agrees to maintain the Improvements in good condition.
- g. Additionally, the Owner shall keep the License Area free from any materialmen or mechanic’s liens and claims or notices in respect to such liens and claims, which arise by reason of the Owner’s exercise of rights under this Agreement, and the Owner shall immediately discharge any such claim or lien.
- h. The Owner shall comply with the terms of the Policy.

4. **Removal and/or Replacement of Improvements.** The permission granted herein is given to Owner as an accommodation and is revocable at any time. Owner acknowledges the legal interest of the CDD in the License Area described above and agrees never to deny such interest or to interfere in any way with CDD’s use. Owner will exercise the privilege granted herein at Owner’s own risk, and agrees that Owner will never claim any damages against CDD for any injuries or damages suffered on account of the exercise of such privilege, regardless of the fault or negligence of the CDD. Owner further acknowledges that, upon ten days’ notice, the CDD may remove all, or any portion or portions, of the Improvements installed upon the License Area, and that the CDD is not obligated to re-install the Improvements to their original location and is not responsible for any damage to the Improvements, or other property as a result of the removal.

5. **Indemnification.** Owner agrees to indemnify, defend and hold harmless Lake County, the CDD, Southwest Florida Water Management District, the Association, and any property management company of the CDD and/or Association, as well as any officers, supervisors, staff, agents



and representatives, and successors and assigns, of the foregoing, against all liability for damages and expenses resulting from, arising out of, or in any way connected with, this Agreement or the exercise of the privileges granted hereunder.

6. **Covenants Run with the Land.** This Agreement, and all rights and obligations contained herein, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns, including, but without limitation, all subsequent owners of any portions of the property described herein and all persons claiming under them. Whenever the word "Owner" is used herein, it shall be deemed to mean the current owner of the Property and its successors and assigns. Upon the sale of the Property, the Owner shall advise the subsequent owner of the terms and conditions of this Agreement, but the failure to do so shall not render this Agreement unenforceable against such subsequent owner.

7. **Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the CDD beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law.

8. **Attorney's Fees & Costs.** The prevailing party in any litigation to enforce the terms of this Agreement shall be entitled to reasonable attorney's fees and costs.

9. **Counterparts.** This Agreement may be executed in counterparts. Any party hereto may join into this Agreement by executing any one counterpart. All counterparts when taken together shall constitute one agreement.

[SIGNATURES TO FOLLOW]



IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and date first above written.

Witnesses:

Owner

By: _____

By: _____

Print Name

Print Name

Address

Address

City, State, Zip

City, State, Zip

By: _____

Print Name

Address

City, State, Zip

STATE OF FLORIDA)

COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 202_, by _____. He [] is personally known to me or [] produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of Notary Public)

[signatures continue on following page]



[SIGNATURE PAGE TO AGREEMENT FOR INSTALLATION OF IMPROVEMENTS]

Witnesses:

**Avalon Groves
Community Development District**

By: _____

By: _____

Print Name

Chair of the Board of Supervisors

Address

City, State, Zip

By: _____

Print Name

Address

City, State, Zip

STATE OF FLORIDA)
COUNTY OF _____)

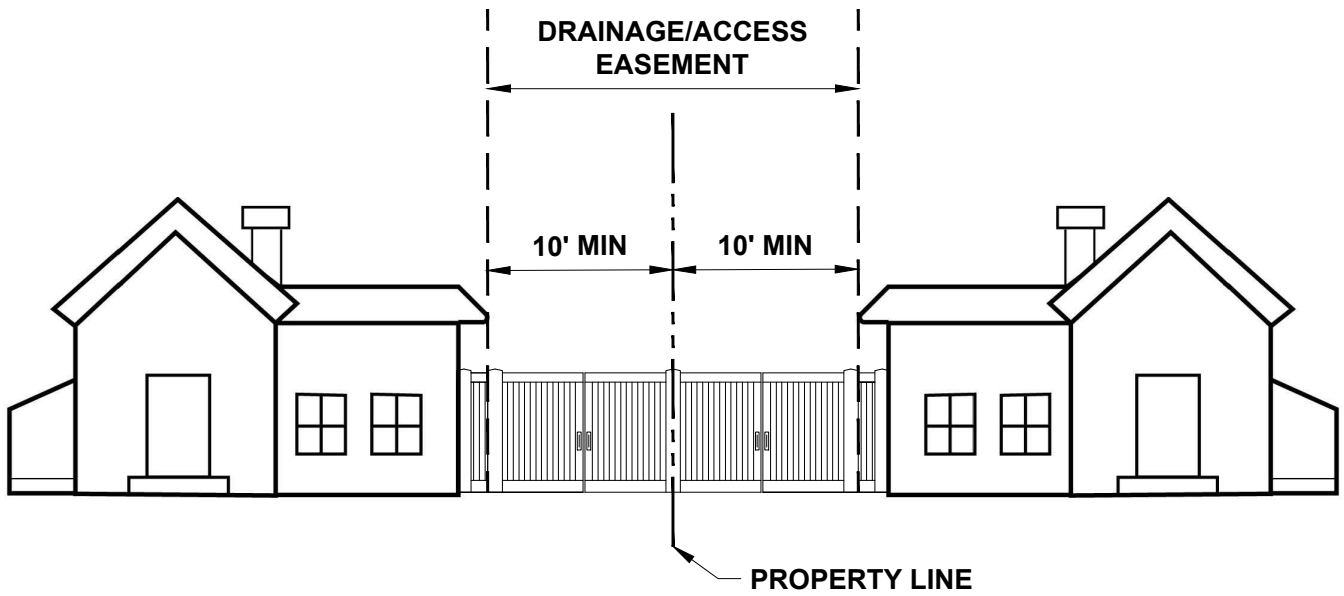
The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 202__, by _____, as Chair of the Board of Supervisors of the Avalon Groves Community Development District, on behalf of said district. He [] is personally known to me or [] produced _____ as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of Notary Public)

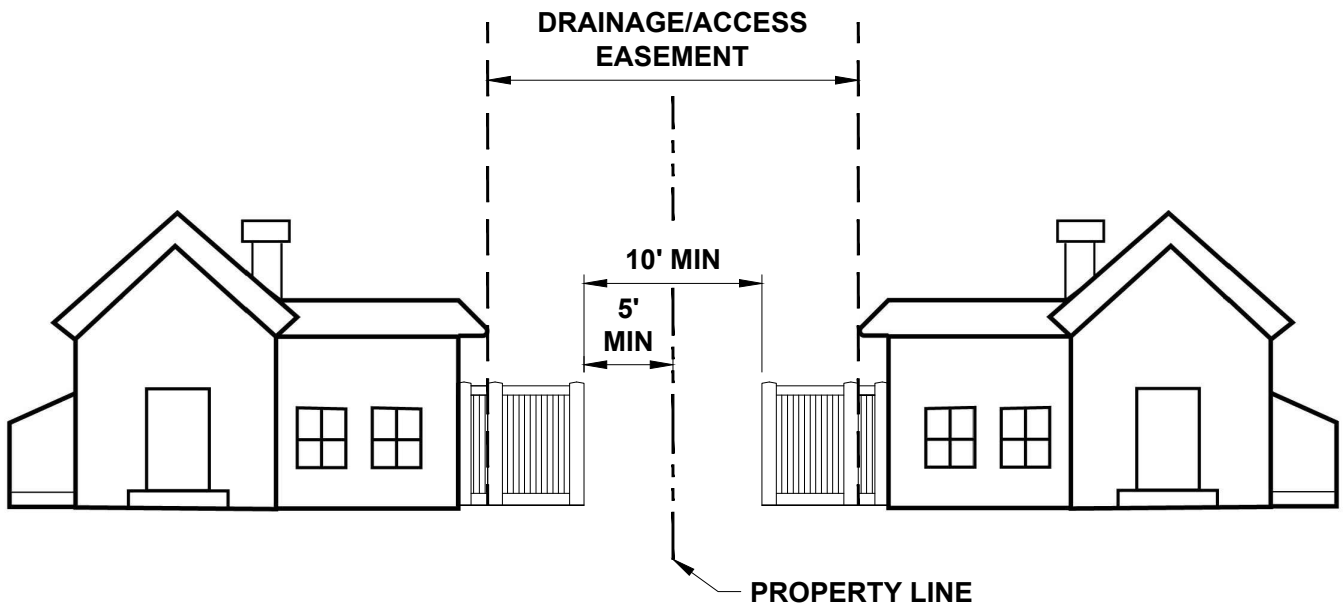
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FENCING OPTION 1

* IF FENCE EXTENDS TO PROPERTY LINE, RESIDENT MUST INSTALL 10' UNLOCKED SWING GATE IN BOTH FRONT AND REAR OF PROPERTY WITH CLEAR ACCESS FOR CDD STAFF AND VENDORS.



FENCING OPTION 2

* RESIDENT IS PERMITTED TO INSTALL FENCE WITHIN DRAINAGE ACCESS EASEMENT, PROVIDED 5' CLEAR ACCESS TO PROPERTY LINE IS MAINTAINED FOR CDD STAFF AND VENDORS.

FILE: C:\Users\hfoel\OneDrive - Streets\Desktop\Jun\1\Fence Easement Exhibit.dwg; LAST SAVED: Fri, 01/26/24 1:15p; PLOTTED: Fri, 01/26/24 1:24p BY: hfoel

AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT

SERENOA COMMUNITY
CLERMONT, FL 34714

PERMITTED FENCE CONFIGURATIONS WITHIN CDD DRAINAGE/ACCESS EASEMENTS

AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT

*c/o Vesta District Services
250 International Pkwy, Suite 208
Lake Mary, Florida 32746*

_____, 20__

_____, Florida _____

Re: Avalon Groves Community Development District (“District”)

To Whom It May Concern:

Dear _____:

I serve as District Manager for the Avalon Groves Community Development District (“District”), a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*. You are receiving this letter because a recent review shows that certain landscaping, fencing and/or other improvements on your lot encroach upon District easement areas which are impeding the District’s ability to operate and maintain its stormwater system.

Please note that the Easement Area is subject to a Southwest Florida Water Management District Permit. The District may enter the easement area to access and maintain the pond, drainage system, landscaping, or other improvements for the benefit of the community. Consequently, improvements that block access to the easement area, such as fences and other structures, are prohibited.

That said, the District has authorized certain improvements to remain in place, including those within the easement area located on your lot. However, for this authorization to be effective, you must sign and return the attached *License Agreement for Installation of Improvements* (“License Agreement”) within the next 30 days. If the License Agreement is not signed by that time, District may elect to remove any improvements from the easement area and recover the costs of such removal from you.

Nothing in this letter shall be construed as a waiver of any rights the District may have with respect to this matter. If you have any questions, please contact me at kdarin@vestapropertyservices.com or (321) 263-0132. Thank you for your cooperation.

Sincerely,

Kyle Darin

cc: Jere Earlywine, District Counsel
Bennett Davenport, District Counsel



Avalon Groves Easement Review Summary

Street	Esmt. Type	Comments	Easement Compliance	Wetland Encroachment
3887 WINGED ELM CT	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
3879 WINGED ELM CT	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
3858 WINGED ELM CT	Drainage/Ingress-Egress	Fence constructed within easement.	No	No
3866 WINGED ELM CT	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17438 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17434 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17414 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17410 BLAZING STAR CIR	Drainage/Ingress-Egress	lift station site. No obstructions within easement	Yes	No
17405 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17409 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17369 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17373 BLAZING STAR CIR	Drainage/Ingress-Egress	Fence constucted within easement	Yes	No
17346 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17342 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17290 BLAZING STAR CIR	Drainage/Ingress-Egress	Not Built	Yes	No
3761 MYRTLE OAK CT	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17886 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17882 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17838 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17846 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17853 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17849 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
3692 BEAUTYBERRY WAY	Drainage/Ingress-Egress	Fence constructed within easement	No	No
3688 BEAUTYBERRY WAY	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
3704 BEAUTYBERRY WAY	Drainage/Ingress-Egress	Fence constructed within easement	No	No
3700 BEAUTYBERRY WAY	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17445 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17441 BLAZING STAR CIR	Drainage/Ingress-Egress	Fence constructed within easement	No	No
3616 BLUE SAGE LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
3612 BLUE SAGE LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17810 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17814 BLAZING STAR CIR	Drainage/Ingress-Egress	Fence constructed within easement	No	No
3372 YELLOWTOP LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
3376 YELLOWTOP LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
3444 YELLOWTOP LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
3448 YELLOWTOP LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
3492 YELLOWTOP LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
3496 YELLOWTOP LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17783 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17779 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
3437 MEADOW BEAUTY WAY	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
3433 MEADOW BEAUTY WAY	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
3634 MEADOW BEAUTY WAY	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
3638 MEADOW BEAUTY WAY	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17539 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17535 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
3611 SKY FLOWER CT	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
3605 SKY FLOWER CT	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17619 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17615 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17638 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17646 BLAZING STAR CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No



Avalon Groves Easement Review Summary

Street	Esmt. Type	Comments	Easement Compliance	Wetland Encroachment
3424 TWIN FLOWER CT	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
3432 TWIN FLOWER CT	Drainage/Ingress-Egress	Fence constructed within easement	No	No
3408 TWIN FLOWER CT	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
3409 TWIN FLOWER CT	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17040 GOLDCREST LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17036 GOLDCREST LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17035 GOLDCREST LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17031 GOLDCREST LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17356 BRACKEN FERN LN	Drainage/Ingress-Egress	Fence constructed within easement	No	No
17352 BRACKEN FERN LN	Drainage/Ingress-Egress	Fence constructed within easement	No	No
17253 GOLDCREST LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17255 GOLDCREST LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17365 BRACKEN FERN LN	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17369 BRACKEN FERN LN	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17420 PAINTED LEAF WAY	Drainage/Ingress-Egress	Fence constructed within easement	No	No
17416 PAINTED LEAF WAY	Drainage/Ingress-Egress	Fence constructed within easement	No	No
17116 GOLDCREST LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17120 GOLDCREST LOOP	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17104 BASSWOOD LN	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17100 BASSWOOD LN	Drainage/Ingress-Egress	Fence constructed within easement	No	No
17051 BASSWOOD LN	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17055 BASSWOOD LN	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17620 SERENOA BLVD	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17616 SERENOA BLVD	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17649 SERENOA BLVD	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17653 SERENOA BLVD	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17992 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	No	No
17988 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	No	No
17991 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	No	No
17987 PASSIONFLOWER CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17976 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	No	No
17972 PASSIONFLOWER CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17859 PASSIONFLOWER CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17855 PASSIONFLOWER CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17860 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	No	No
17856 PASSIONFLOWER CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No



Avalon Groves Easement Review Summary

Street	Esmt. Type	Comments	Easement Compliance	Wetland Encroachment
17773 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	No	No
17775 PASSIONFLOWER CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17783 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	No	No
17787 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	No	No
17669 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	No	No
17673 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Fence constructed within easement	No	No
17691 PASSIONFLOWER CIR	Drainage/Ingress-Egress	Not built	Yes	No
17689 PASSIONFLOWER CIR	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17708 SAW PALMETTO AVE	Drainage/Ingress-Egress	Fence constructed within easement	No	No
17716 SAW PALMETTO AVE	Drainage/Ingress-Egress	Not built	No	No
17676 SAW PALMETTO AVE	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17668 SAW PALMETTO AVE	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
2405 SOUTHLAWN LN	Drainage/Ingress-Egress	Fence constructed within easement	No	No
2406 SOUTHLAWN LN	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17635 SAW PALMETTO AVE	Drainage/Ingress-Egress	Fence constructed within easement	No	No
17627 SAW PALMETTO AVE	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17579 SAW PALMETTO AVE	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17575 SAW PALMETTO AVE	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
2543 ALLIGATOR FLAG CT	Drainage/Ingress-Egress	Not built	Yes	No
2548 ALLIGATOR FLAG CT	Drainage/Ingress-Egress	Not built	Yes	No
17438 SAW PALMETTO AVE	Drainage/Ingress-Egress	Not built	Yes	No
17434 SAW PALMETTO AVE	Drainage/Ingress-Egress	Not built	Yes	No
17422 SAW PALMETTO AVE	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17418 SAW PALMETTO AVE	Drainage/Ingress-Egress	No obstructions within easement	Yes	No
17387 SAW PALMETTO AVE	Drainage/Ingress-Egress	Not built	Yes	No
17383 SAW PALMETTO AVE	Drainage/Ingress-Egress	Not built	Yes	No



EXHIBIT 2



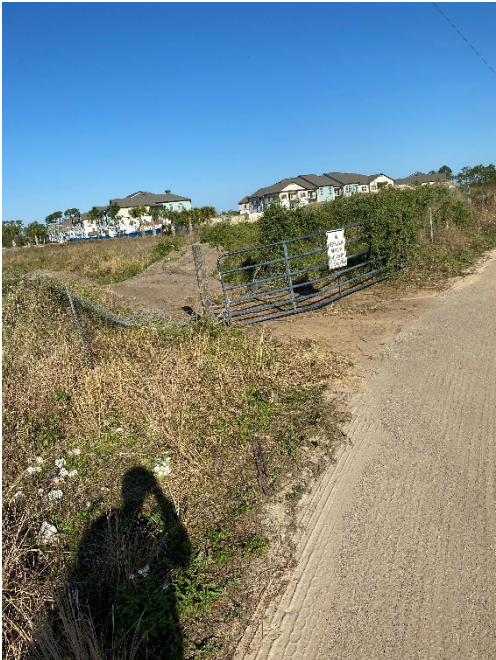
January 31st ,2024

Stantec visited Avalon Groves to review a report of a broken gate due to vehicles driving through the gate and fence area, damaging CDD property . The drivers are utilizing the CDD property as a cut through from Flemings Road to get to Hwy 27 without going south to SR 192 Bronson Memorial Highway. The fence and gate on Flemings Road was damaged along with plantings and vegetation located at the end of the cul de sac on Sawgrass Baly Blvd. We recommend adding concrete bollards 5' on center to deter drivers from cutting through the fence and gate on Flemings Blvd. Once the area is secured with bollards the cut through the cul de sac will not be accessible for vehicular traffic.

Location Map



Location 1: Damaged gate and barbed wire fence need to be repaired. Installation of 4 concrete bollards approximately 5' apart across the interior of the gate would eliminate access through the gate. Fence was pulled back for pedestrian and vehicular access during the onsite review.



Location 2: Damage due to vehicular traffic cutting from the cul de sac on Sawgrass Bay Blvd. to Flemings Road. Once access is prohibited through the gate and fence areas this should not be and issue. Area is to be restored after access is blocked with bollards.

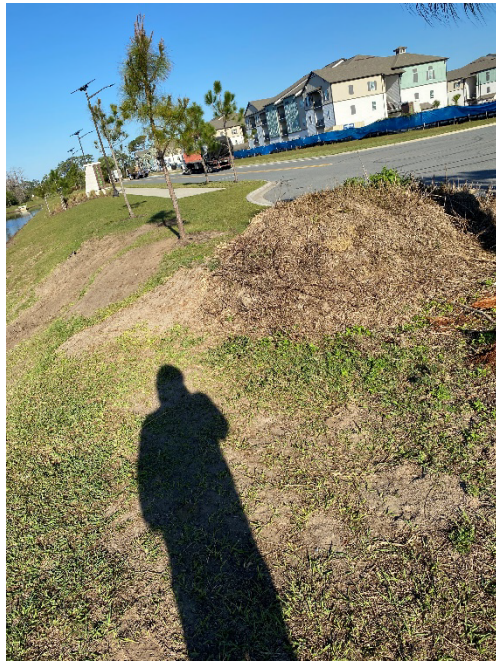


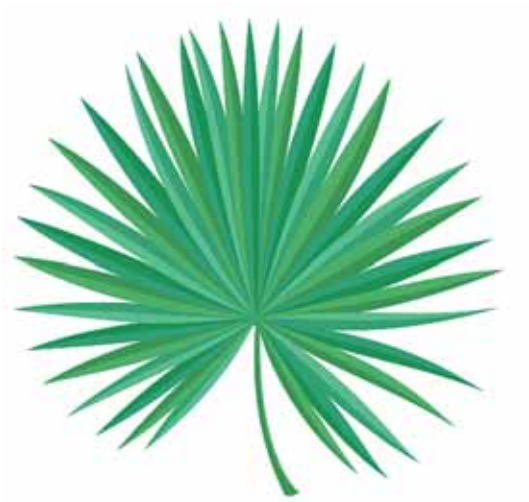
EXHIBIT 3



AVALON GROVES
COMMUNITY DEVELOPMENT DISTRICT

February 2024
FIELD INSPECTION REPORT

Mark Isley Vesta Field Services



Site Visit 01/25/2024 & 02/08/2024





TABLE OF CONTENTS

- Maintenance Map
- Landscape
- Ponds
- Other
- Communications



Landscape



Turf is dormant, some weeds are present throughout the community.

No areas appear to be lacking irrigation.

Edging looks great.



Landscape

Beds are mostly weed free; all beds need mulch.



Utility work completed on Sawgrass Bay Blvd requires landscape replenishment.



Landscape

Two dead Palms near pond 28 off Goldcrest loop.



Request forwarded to Down To Earth regarding changing irrigation timer at Butterfly Pea Ct to solar powered.

Coordinating with Down To Earth to schedule site visit and discuss irrigation system.

In accordance with SJRWMD permit requirements, a maintenance event was completed by Bio-Tech Consulting at the end of January; exotic vegetative species were sprayed in the conservation area adjoining Palms at Serenoa.



Ponds

Observations of ponds are in line with Steadfast's report. Ponds look to be in great shape, with good weed control around the banks. Steadfast has been asked to review outflow structures during upcoming visits and provide a proposal for debris/plant collection that may inhibit proper function.

Steadfast fulfilled management requests for debris removal and the home-made alligator trap removal.



Single resident report of midge flies in Village 3 received. Steadfast techs have not observed midge files during their visits – however this may be due to timing of their site visits. Midge fly treatments are offered as an additional service if the Board would like a proposal.

Supervisors may also wish to consider the installation of bat boxes at ponds near conservation areas to encourage future mosquito and midge fly control.

<https://www.floridabats.org/backyard-bat-houses.html>

Management has uploaded Steadfast's flyer on midge fly control & prevention to CDD website Documents - Ponds folder.



Other



Quote from American Mulch for ADA playground mulch is in progress.

Quote from A& A Playground Services for certified safety inspection was received.

Resident requested shade cover for playground equipment. Quote will be requested so Board can consider it in FY 25 budget discussion.

Wire for playground mallet was removed. New mallet has been shipped to Serenoa Clubhouse. Vesta will install once delivered.

Rusted cover on trash can was painted.



No issues reported regarding the fountain in pond 28.



Communications

Date	To	Name	Address	This request concerns	Message	Response
2024-01-25	Field Services	O'Halloran	17861 Blazing Star Circle	Landscape and Irrigation	The East End of Pond 13 has exposed (abandoned) irrigation black hoses from a dead tree removal. There is a down tree with associated irrigation black hose at the east end of Pond 13. There is about 5-7 houses of pond front that has no bahia grass, only sand and weeds with huge clumps of orange plastic netting protruding from the sandy surface. See attached pics.	1/25 Forwarded directly to landscape vendor
2024-01-25	Field Services	O'Halloran	17861 Blazing Star Circle	Pond	Pond 13 has a considerable amount of trash in the pond. Please inform DTE of presence & request clean up.	1/25 forwarded to landscape and aquatics vendors. Aquatics vendor responded tech to collect as much trash as possible during next visit
2024-01-26	Field Services	Strasser-King	17601 Serenoa Blvd	Pond	Please trim the tree between our home and the pond also. It's never been trimmed. The pond has not been sprayed/treated or disinfected for a while and as such we have an influx of mosquitoes. Thank you and much appreciated.	1/26 Emailed Landscape Vendor re: tree & Aquatics vendor re: Mosquitos/midge flies Landscape Response: Oak Tree cannot be trim like the Crepe Myrtle on her yard. We have the Oak on the high we suppose maintenance. If homeowner want a better view I can provide an proposal for trim but in few year is going to happen again and they have to trim again.
2024-01-29	Field Services	Baldeck	17339 Saw Palmetto Avenue	Landscape and Irrigation	A large chunk of the bamboo behind our home was downed during storms. Since our backyard faces the campgrounds this was the only form of privacy available. Could more bamboo be planted behind our home at 17339 Saw Palmetto Avenue.	1/29 Forwarded directly to vendor Previously reported - location was addressed by vendor on 1/25
2024-01-30	Field Services	Byrne	3456 Twin Flower Ct	Landscape and Irrigation	Tree between our house and the pond, just off our backyard, is dead and has been since planted. Thank you.	1/30 Forwarded directly to vendor
2024-02-06	Streetlight Reporting	Deslauriers	17613 Serenoa Blvd		The 2 lamp poles outside the Village 2 gate and the 2 just inside have a small box hanging from a wire on them. The boxes appear to have become detached.	2/6 Forwarded directly to streetlight vendor
2024-02-09	Field Services	Landry	17555 Sawgrass Bay Blvd	Landscape and Irrigation	the sprinklers just inside the Village 2 gate have been running for at least 24 hours. Once you come through the gate in Village 2, it's immediately on your right.	2/9 Forwarded directly to vendor



EXHIBIT 4





Avalon Groves CDD Aquatics

Inspection Date:

2/14/2024 10:30 PM

Prepared by:

Niklas Hopkins

Account Manager

STEADFAST OFFICE:

WWW.STEADFASTENV.COM
813-836-7940



Inspection Report

SITE: 31

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Most of this pond is clear of nuisance vegetation. However algae growth and slender spikerush is present along the pond's perimeter. Some beneficial lilies were present along the perimeter as well. Technician has been briefed to treat this growth and any regrowth that may occur.

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

SITE: 32

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Some surface algae growth along the perimeter has begun. With temperature fluctuating algae blooms can occur. Our technician will heavily target this growth with the goal in mind to eradicate fully.

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



Inspection Report

SITE: 33

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in great condition. Torpedo grass and slender spikerush present along the pond's perimeter. Also noted some surface algae growth occurring in the south end of the pond. Our technician will treat for all nuisance growth and the algae. Typically it will take 7-10 days for growth to dissipate and decay.

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

SITE: 34

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. Very minor amounts of torpedo regrowth occurring around the ponds perimeter. This growth will be addressed by our technician in the upcoming treatment. Routine maintenance and monitoring will occur here.

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



Inspection Report

SITE: 35

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in excellent condition. No nuisance species or algae growth present. Routine maintenance and monitoring will occur here.

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

SITE: 36

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Very minor amounts of surface algae present on parts of the ponds perimeter. Other than that this pond is in great condition. Our technician will treat for the algae and any other nuisance regrowth that may occur.

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



Inspection Report

SITE: 37

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Pond is in excellent condition. Our technician will continue to closely monitor and treat accordingly.

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

SITE: 38

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

Algae is apparent along the perimeter of the pond. Our technician is scheduled to treat this week and will work to eradicate fully. This treatment typically takes anywhere from 7 to 10 days for the algae to dissipate.

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



Inspection Report

SITE: 39

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

This pond is in great condition. Very minor amounts of torpedo regrowth occurring along parts of the shoreline. Our technician will address this growth in the upcoming treatment.

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

SITE: 40

Condition: Excellent Great Good Poor Mixed Condition Improving



Comments:

The ponds water level is down, which is typical for the season. In the areas absent of water there is some nuisance growth. This growth is primarily slender spikerush. Our technician will work to eradicate in the upcoming treatment.

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



MANAGEMENT SUMMARY



With February here, temperatures continue to fluctuate between warm and cold. Mornings and night temperatures are still relatively cool (50-60), and daytime temperatures range from being a normal warm Florida day to a chilly, cloudy day. The growth rate for both algae and nuisance plants are still slower than usual as a result of the weather, giving technicians the ability to make headway in more overgrown areas. Rainfall events are less frequent and have been few and far between, and with only the occasional isolated event; the water levels of most ponds has decreased as a result of the recent weather. Decreased rainfall provides assistance in the growth of algae, as well as decreased nighttime temperatures extending the time it takes for treated algae to decay (beyond the usual 7-10 day period).

On this visit, nearly all ponds noted were in great or good condition. Algae was present in minor to moderate amounts. Nuisance grasses were present in minor amounts along shorelines on exposed banks and within some beneficial vegetation. Our technicians will work to diminish as much of this grass growth as possible while water levels are low and growth rates are slow. Some forms of vegetation that are present in the ponds are dormant due to the recent decreased temperatures. Our technicians will continue to treat any new growth that pops up.

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 overtreating 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 5





Customer Service report

Property: _____

Date: _____

Areas Mowed / Schedule changes if applicable:

Areas Detailed / Schedule changes if applicable:

Irrigation status / Schedule changes if applicable:

F&P Status / Schedule changes if applicable:

Other items / Comments:





Customer Service report

Property: _____

Date: _____

Areas Mowed / Schedule changes if applicable:

Areas Detailed / Schedule changes if applicable:

Irrigation status / Schedule changes if applicable:

F&P Status / Schedule changes if applicable:

Other items / Comments:





Customer Service report

Property: _____

Date: _____

Areas Mowed / Schedule changes if applicable:

Areas Detailed / Schedule changes if applicable:

Irrigation status / Schedule changes if applicable:

F&P Status / Schedule changes if applicable:

Other items / Comments:





Customer Service report

Property: _____

Date: _____

Areas Mowed / Schedule changes if applicable:

Areas Detailed / Schedule changes if applicable:

Irrigation status / Schedule changes if applicable:

F&P Status / Schedule changes if applicable:

Other items / Comments:





Property Assessment Report

Avalon Groves CDD

Irrigation System Evaluation

1. We attempted to do the irrigation startups the first week onsite but we're unable to complete the inspection due to construction taking place throughout the property. Please note there is extensive damage not only from construction, but the system has been poorly maintained. Controller A needs to be replaced and Controller B has all the fuses bypassed and is unprotected. Currently, several of the water sources have been turned off which is causing low pressure on the zones that are running. We are unable to locate which sources have been turned off because of the amount of damage from construction. Based on the "As-Builts" we were given the irrigation mainline is supplied from the pump close to the intersection of Sawgrass Bay and Pacific Ace Way. Currently the mainline is capped at the crossing by Pacific Ace Way. This road has been recently installed and there are no signs of sleeves needed to connect the mainline. This is resulting in approx. 2/3 of the property not receiving any water.
2. The lakefill that is required to fill the pond where the main pump is located needs to be replaced. Currently the lake fill is held up with a stick and does not work automatically. The solution would be to install a new valve that would be controlled from the irrigation controller so that the pond does not run dry. Currently there is no system set up to stop the pond from drying up which could result in significant damage to the pump system.
3. There are many decoders missing from the valves throughout the property. The decoders are needed to operate the zones along the Blvd. It is not clear on who or why they have been removed.



4. Several of the ponds throughout the property operate from irrigation controllers that are not owned by the CDD. This is especially the case inside the Palms of Serenoa community. DTE will need to have access to them to complete inspections.

These issues are severely impacting DTE from performing the initial irrigation inspection. Most if not all these items will need to be addressed in a timely manner to prevent significant loss of landscape. This information was delivered to the client via email including pictures shortly after being awarded this contract.





Review/identify any safety concerns and existing damages

1. There are many areas along the boulevard where construction damages are evident and can be seen throughout. The damage is not limited to irrigation only, there is also issues with plant life i.e. turf, plants, palms etc. See example pictures of construction damage.



Plant & Turf Health Evaluation

1. During this assessment our team observed declining plant life due to drought stress. The Oleander Pettie Pink recently install by the pervious vendor is showing signs of defoliation due to this drought stress. Some trees along the ponds have shown signs of stress due to the wide spread of construction damage. Most of the Florida native plant material is in good condition. Conversely, it is hard to determine the overall impact of the plant damage as some plants are still alive but can be declining slowly.
2. Tree decline around the ponds were observed during this evaluation. This could be due to the construction on the boulevard but, without running water we cannot provide a realistic assessment to this, and many more issues related to hydration.







**Down to Earth
Landscape & Irrigation**
2701 Maitland Center Pkwy.
Suite 200
Maitland, Florida 32751
(321) 263-2700

Estimate: #76954

Customer Address

Billing Address

Physical Job Address

Kyle Darin
Vesta Property Services
13810 Sutton Park Drive North
Jacksonville, FL 32224

Avalon Groves CDD
17555 Sawgrass Bay Blvd.
Clermont, FL 34714

Job

Estimated Job Start Date

Proposed By

Due Date

Arborist Site Visit and Evaluation

March 25, 2024

Bismark Quiles

March 20, 2024

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Audit for Tree Recommendations	Each	1	\$2,800.00	\$2,800.00
			Subtotal	\$2,800.00
			Job Total	\$2,800.00

This site audit includes a complete review of the trees in question throughout the property and an evaluation of the condition. This could include, but not limited to, multiple days on site, soil sampling, tissue sampling and evaluation, root condition, planting inspections, girdling of tree straps, planting depth and specimen selection for the location. This will also include the prognosis and recommendations for future care of the trees and removal recommendations.

Proposed By:

Agreed & Accepted By:

Bismark Quiles

02/19/2024

Down to Earth
Landscape & Irrigation

Date

Avalon Groves CDD

Date

EXHIBIT 6





QUOTE

QUOTE #	AAAQ6030
DATE	1/25/2024
SALES REP.	

TO Vesta Property Services
 250 International Parkway # 208
 Lake Mary, FL 32746
 Contact: Shirley Conley
 Phone: 321.263.0132
 Mobile:
 E-Mail: sconley@vestapropertyservices.com

Serenoa Club Amenity Ctr
 17555 Sawgrass Bay Blvd, Clermont,
 FL 34714

Here is the quote you requested.

Please contact us with any question you might have.

Sincerely,

Your A&A Playgrounds Team



QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	Playground Inspection Inspection Report Details: Area will be checked for the following: Damaged Components Entrapment in Openings Protrusions and Entanglement Hazards Crush, Shearing and Sharp Edge Hazards Adequate Use Zones Proper and Adequate Surfacing Equipment Spacing ** Inspection will be conducted in accordance to the CPSI Handbook to ensure that the playground is in compliance with ASTM standards. **	\$1,250.00	\$1,250.00
		SUBTOTAL	\$1,250.00
		SALES TAX	\$0.00
		TOTAL	\$1,250.00



(Ref: Vesta Property Services/Shirley Conley/321.263.0132/AAAQ6030/1/25/2024)

PRICES QUOTED ARE VALID FOR THIRTY DAYS
DELIVERY: 8-12 WEEKS (Unless specified otherwise)
PAYMENT TERMS: Please contact me if I can be of further assistance.

SALES TAX EXEMPT CERTIFICATE WILL BE REQUIRED FOR EXEMPTION.

MAKE CHECKS PAYABLE TO: A & A PLAYGROUND SERVICES, INC. PURCHASER TO PAY ALL RELATED FEES ON RETURNED CHECKS.

IN ADDITION TO THE PRICES STATED HEREIN, PURCHASER AGREES TO PAY THE SELLER INTEREST ON ACCOUNTS PAST DUE AT A RATE OF 1.50% PER MONTH OR THE MAXIMUM ALLOWABLE INTEREST RATE APPLICABLE BY LAW, WHICHEVER IS LOWER AND ALL COLLECTION COSTS INCLUDING ATTORNEY FEES AND OTHER COSTS INVOLVED IN THE COLLECTION OF ANY ACCOUNT PAST DUE.

SPECIFICATIONS: ALL EQUIPMENT IS PER MANUFACTURER'S CURRENT CATALOG SPECIFICATION WITH STANDARD COLORS. INSTALLATION DOES NOT INCLUDE ANY GROUND PREPARATION, LANDSCAPING, BORDERS OR SURFACE MEDIA SUCH AS SAND, MULCH, ETC., UNLESS STATED. WE ARE NOT RESPONSIBLE FOR ANY DAMAGES TO UNDERGROUND UTILITIES, IRRIGATION LINES, ETC., UNLESS THEY HAVE BEEN MARKED AND BROUGHT TO OUR ATTENTION. A & A PLAYGROUND SERVICES, INC. IS NOT RESPONSIBLE FOR PERMITS OR THEIR ASSOCIATED COSTS UNLESS STATED. HOWEVER WE WILL PROVIDE NECESSARY DOCUMENTATIONS FOR PERMITS AND WILL CHARGE TO THE CUSTOMER THE COSTS INVOLVED TO OBTAIN PERMITS SUCH AS ENGINEERING, COURIER, PERMIT FEES, ETC.

ALL DEPOSITS ARE NONREFUNDABLE AND ALL ORDERS ARE FINAL.

IT IS THE RESPONSIBILITY OF THE PURCHASER FOR SITE PREPARATION. INSTALLATION PRICES ARE BASED ON TRUCK ACCESS TO THE SITE AND NORMAL SOIL CONDITIONS. ANY BURIED ROCK OR DEBRIS MAY BE CAUSE FOR ADDITIONAL CHARGES. ANY SITE PREPARATION OR DEMOLITION NOT SPECIFIED IN ABOVE PROPOSAL MUST BE COMPLETED PRIOR TO INSTALLATION OF THE EQUIPMENT. SITE RESTORATION, UNLESS OTHERWISE NOTED, IS NOT INCLUDED IN PRICE. PLEASE REFER TO YOUR INSTALLATION AGREEMENT FOR FURTHER DETAILS.

IT IS PURCHASER RESPONSIBILITY TO ENSURE THAT THE PLAY AREA IS RESILIENT, SAFE AND FREE OF ANY POTENTIAL HAZARDS. ALL PLAY ACTIVITY MUST BE ADULT SUPERVISED. PLAYGROUND EQUIPMENT COMES WITH A MANUFACTURERS WARRANTY FOR THE PURCHASER. A & A PLAYGROUND SERVICES, INC. ASSUMES NO RESPONSIBILITY OR LIABILITY FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES OR INJURIES WHICH MAY ARISE FROM THE PURCHASER OR USE OF SAID EQUIPMENT. PURCHASER ACCEPTS THIS DISCLAIMER.

SHIPPING INFORMATION: The 8 TO 12 WEEKS SHIPPING SCHEDULE IS AN ESTIMATE ONLY. WE DO OUR BEST TO MAINTAIN TIMELY SCHEDULES. WE ARE NOT RESPONSIBLE FOR ANY COST OR DAMAGES RESULTING FROM SHIPPING DELAYS. THE SHIPPING SCHEDULE DOES NOT INCLUDE, NOR ARE WE RESPONSIBLE FOR, TIME IN TRANSIT.

TO ACCEPT THIS QUOTATION, PLEASE SIGN, DATE AND RETURN WITH ANY OTHER MATERIALS REQUIRED. ONCE SIGNED AND ACCEPTED BY SELLER, ANY CHANGES MUST BE SUBMITTED IN WRITING AND APPROVED BY THE SELLER. NO GOODS MAY BE RETURNED WITHOUT THE PRIOR WRITTEN CONSENT OF THE SELLER.

ALL EQUIPMENT REMAINS THE PROPERTY OF A & A PLAYGROUND SERVICES, INC. UNTIL THE CONTRACT PRICE IS PAID IN FULL.

BY SIGNING THIS QUOTATION, YOU AGREE TO THE ABOVE TERMS AND WILL PROCESS ACCORDINGLY.

SIGNATURE: _____ DATE: ___/___/___

PRINTED NAME: _____

THANK YOU FOR THE OPPORTUNITY. PLEASE CALL US IF YOU HAVE ANY QUESTIONS.



EXHIBIT 7



1 **MINUTES OF MEETING**
2 **AVALON GROVES**
3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Avalon Groves Community
5 Development District was held on Thursday, January 25, 2024 at 10:00 a.m. at Serenoa Club
6 Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, FL 34714. The actions taken are
7 summarized as follows:

8 **FIRST ORDER OF BUSINESS: Roll Call**

9 Mr. Darin called the meeting to order and conducted roll call.

10 Present and constituting a quorum were:

11 Eugene Mastrangeli (S5)	Board Supervisor, Vice Chair
12 Carl Weston (S1)	Board Supervisor, Assistant Secretary
13 Michael Aube (S3)	Board Supervisor, Assistant Secretary

14 Also present were:

15 Kyle Darin	District Manager, Vesta District Services
16 Jere Earlywine (<i>via phone</i>)	District Counsel, Kutak Rock LLP
17 Bennett Davenport	District Counsel, Kutak Rock LLP
18 Greg Woodcock (<i>via phone</i>)	District Engineer, Stantec
19 Shannon Bernard	Leland Management (Palms at Serenoa HOA)

20 **SECOND ORDER OF BUSINESS: Audience Comments – Agenda Items** (*Limited to*
21 *3 minutes per individual for agenda items*)

22 Mr. Aube requested a discussion on grant opportunities for the CDD and alternate
23 locations be considered for the CDD meetings.

24 **THIRD ORDER OF BUSINESS: Staff Reports**

25 A. District Engineer – *Greg Woodcock, Stantec*

26 Mr. Woodcock presented his report, noting his review of the traffic study for
27 Village 4, which indicated through development in 2026. No right turn lane was
28 warranted for that village, but a left turn lane was.

29 Regarding the mailbox installation, there is no requirement for separate mailboxes,
30 it is simply how the developer coordinated installation with the Post Office.

31 The commercial property will be responsible for maintaining the stormwater pond
32 within that site. The permit is currently in the developer's name and they will
33 transfer it to operation and maintenance to the developer/commercial owner, not
34 the CDD. It will discharge to a wetland area which is owned and maintained by
35 the CDD. The commercial owner as the permit holder is under the same regulatory
36 scrutiny by SWFWMD as the District.

37 An easement report was completed, showing four easements completely blocked
38 within the community. The Board will need to decide what they wish to do with
39 the blocked easements: relocate the fence so a 10 ft access through the easement



40 or installation of a 10' gate at the front and rear to allow CDD staff and vendors to
41 access the ponds.

42 Mr. Earlywine discussed the risks associated with blocked easements: violation of
43 permits, lack of access to ponds and buried infrastructure which can create a
44 compliance issue, and prescriptive easement issues. He recommended setting up a
45 system coordinated with the HOA ARC, regarding CDD easement rights, CDD
46 approval of a licensing agreement.

47 The District Engineer's easement report will be forwarded to the HOA with an
48 update on the CDD Board's drafting on an easement encroachment policy. The
49 Board could establish policy that allows staff to sign-off on requests that fall within
50 the policy, and it was noted that the water management plans show the location and
51 depths of drainage pipes.

52 Staff will draft a policy, educational letter and form of license agreement for
53 discussion at the next meeting.

54 B. District Counsel – *Jere Earlywine, Kutak Rock*

55 1. Discussion on Maintenance Contracts

56 Mr. Davenport distributed a contract chart and discussed the maintenance
57 and service agreement terms. None of the District's existing maintenance
58 contracts require bonds.

59 Staff will provide scopes for the maintenance and service agreements for
60 the Board's review.

61 C. District Manager – *Kyle Darin, Vesta District Services*

62 Mr. Darin informed the Board that the nameplates and wildlife signs were ordered.

63 1. Exhibit 1: Field Report – *Vesta District Services*

64 Mr. Darin introduced Mark Isley, Vesta's Field Manager, reported that a
65 nuisance alligator had been removed from pond 56, Steadfast had been
66 tasked with removing an illicit gator trap from pond 51. The mallet for the
67 chimes has been ordered and the remaining cable will be removed after the
68 meeting. He discussed obtaining a safety inspection of the CDD-
69 maintained playground equipment, noted exposed irrigation lines at the
70 playground need to be addressed, and that Mr. Isley was tasked with
71 obtaining a proposal for ADA-compliant mulch to re-fill the playground.

72 2. Exhibit 2: Aquatics Maintenance Report – *Steadfast Environmental*

73 Mr. Darin reviewed the aquatics report noting water clarity was good and
74 no issues.

75 3. Landscape maintenance Report – *Down To Earth*

76 Down To Earth represented discussed irrigation issues and priorities,
77 construction damage, and provided an update on work completed. The

78 Account Manager will work with the Field Manager to review irrigation
79 damage caused by construction and reach out to the construction company
80 for a contact to begin a dialogue regarding necessary repairs. Mr.
81 Mastrangeli offered to work with staff as needed.

82 a. Discussion on Options for Butterfly Pea Court Island

83 Mr. Darin noted there was irrigation on the island and there are
84 issues with the system being turned on and off. Board direction was
85 to install something permanent that prevents foot and vehicle traffic
86 and interference with the irrigation system. Adding solar panels at
87 this location was also discussed. Residents suggested adding
88 signage to reminding drivers of the one-way traffic pattern around
89 the island.

90 b. Update on Arborist Report Proposal as Required for Lake County
91 Tree Removal Exemption Form Submission

92 Down To Earth will provide a proposal for the next meeting.

93 D. Serenoa POA Amenity Manager

94 Mr. Landry was not available to present updates on behalf of the Serenoa POA.

95 E. Palms at Serenoa HOA Amenity Manager

96 Ms. Bernard provided a report on Palms at Serenoa HOA projects.

97 **FOURTH ORDER OF BUSINESS: Business Items**

98 A. Exhibit 3: Consideration and Adoption of **Resolution 2024-04, Requesting Lake**
99 **County Supervisor of Elections Conduct District's General Elections and**
100 **Authorizing Notice**

101 Seats 1 and 2 are up for election in November 2024. Mr. Davenport provided an
102 overview of the election process for the available seats.

103 On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Aube, WITH ALL IN FAVOR, the
104 Board adopted Resolution 2024-04, Requesting Lake County Supervisor of Elections to Conduct
105 the District's General Elections and Authorizing Notice, for Avalon Groves Community
106 Development District.

107 **FIFTH ORDER OF BUSINESS: Consent Agenda**

108 A. Exhibit 4: Consideration and Approval of the Minutes of the Board of Supervisors
109 Regular Meeting Held December 28, 2023

110 B. Exhibit 5: Consideration and Acceptance of the December 2023 Unaudited
111 Financial Report

112 On a MOTION by Mr. Aube, SECONDED by Mr. Mastrangeli, WITH ALL IN FAVOR, the
113 Board approved the Consent Agenda – items A & B as presented, for Avalon Groves Community
114 Development District.



115 **SIXTH ORDER OF BUSINESS:** **Audience Comments – New Business** *(Limited to*
 116 *3 minutes per individual for non-agenda items)*

117 Comments were heard regarding pedestrian safety crossing Sawgrass Bay Blvd, the
 118 Fleming Road connector road, and a Sawgrass Bay Blvd traffic study, landscaping
 119 vendors repeatedly getting stuck in sandy sections around pond 13, construction fencing
 120 around a pond in the Palms, the dead tree in the conservation area, ownership of
 121 irrigation meters in the Palms, maintenance of stormwater inlets along the roads,
 122 vegetation blocking line-of-sight in the medians along Sawgrass Bay Blvd.

123 District Counsel recommended the Board consider hiring FHP or Lake County off-duty
 124 officers to enforce traffic regulations on the County-owned road, stating the District has
 125 security enforcement powers for roads within its boundaries. Mr. Earlywine added that
 126 grass-roots movements to create awareness with the County. Mr. Darin will contact Lake
 127 County Resource Officer regarding increased patrolling of Sawgrass Bay Blvd. The
 128 CDD does not have authority to install traffic calming devices on County-owned ROW.

129 Review of stormwater drainage systems would have to be reviewed on a case-by-case
 130 basis depending on the location of maintenance requirements.

131 **SEVENTH ORDER OF BUSINESS:** **Supervisor Requests** *(Includes Next Meeting*
 132 *Agenda Item Requests)*

133 A. Discussion on Identifying Community Matters and Designating Individual
 134 Supervisors as Fact-Finding Coordinators (Aube)

135 This item will be place on the March agenda.

136 B. Exhibit 6: Discussion on Additional Hog Control Measures in Conjunction with
 137 HOA/POA (Aube)

138 Mr. Aube discussed meetings he had with Swine Solutions and HOA/POA
 139 representatives. The total cost would be \$18,600/yr., anticipating the CDD
 140 covering 50% of that cost and a cost-share agreement entered into with the
 141 HOA/POA for the balance. Staff were directed to create agreements for the Board
 142 to consider.

143 Mr. Aube asked about shade session parameters. Mr. Earlywine explained that the
 144 Florida Sunshine laws limit shade sessions to some bidding discussions, security
 145 matters, and on-going active litigation. Workshops and special meetings are also
 146 open to the public and records are required.

147 Mr. Darin discussed the area where vehicles are crossing landscape from the end of
 148 Sawgrass Bay Blvd to Fleming Road. Mr. Woodcock will review options for this
 149 location.

150 **EIGHTH ORDER OF BUSINESS:** **Action Items Summary**

151 **District Counsel**

- 152 • Work with District Engineer to draft documents and policies related to
- 153 easements and easement encroachments for discussion at February
- 154 meeting.

- 155 • Work with District Manager on communicating easement concerns related
- 156 to fence installs to HOAs asap.
- 157 • As part of CDD 101 discussion to occur in February, produce a written
- 158 summary of the districts vendors under a long term or renewing contract
- 159 so the community and Board can understand what is expected of those
- 160 vendors.
- 161 • Work with both HOA’s on hog trapping cost share agreement, then draft
- 162 district’s form of agreement for contract with swine solutions.

District Engineer

- 164 • Work with District Counsel to draft documents and policies related to
- 165 easements and easement encroachments for discussion at February
- 166 meeting.

District Manager

- 167 • Ask solar company to transition butterfly pea island from battery powered
- 168 to solar.
- 169 • Reach out to Lake Co. Community Resource deputy regarding speed on
- 170 the boulevard.
- 171

Down To Earth

- 172 • Provide quote for Butterly Pea.
- 173 • Report on turf condition at pond 13.
- 174 • Cut back Saw palmettos in median near amenity center.
- 175

Steadfast

- 176 • Report on pond bank condition at pond 13.
- 177

NINTH ORDER OF BUSINESS: Next Meeting Quorum Check

179 *The next Avalon Groves Community Development District meeting is scheduled for 10 a.m. on*
180 *February 22, 2024, at Serenoa Club Amenity Center, 17555 Sawgrass Bay Blvd., Clermont, FL*
181 *34714.*

TENTH ORDER OF BUSINESS: Adjournment

183 On a MOTION by Mr. Mastrangeli, SECONDED by Mr. Weston, WITH ALL IN FAVOR, the
184 Board adjourned the meeting at 12:09 p.m., for Avalon Groves Community Development District.

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

188 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**
189 **noticed meeting held on February 22, 2024.**

190 _____

191 Kyle Darin, Secretary William Tyler Flint, Chair

192 _____, Assistant Secretary Eugene Mastrangeli, Vice Chair



EXHIBIT 8



Avalon Groves Community Development District

Summary Financial Statements (Unaudited)

**Period Ending
January 31, 2024**



Avalon Groves Community Development District

Balance Sheet

January 31, 2024

	General Fund	2,017 (AA1)	2017A-1 (AA2)	2,019	2,021 AA3	2021 PH 3 4 AA1	2,022 AA4	Acquisition & Construction	Total
Assets:									
Cash	2,390,816	-	-	-	-	-	-	20	2,390,836
Investments:									
Revenue Fund	-	27	84	60	46	25	20	-	262
Interest	-	19	59	21	31	18	14	-	161
Debt Service Reserve	-	187,275	554,276	107,125	171,299	48,755	32,747	-	1,101,478
Cost of Issuance	-	-	-	14,026	13,802	1,199	(1)	-	29,027
Prepayment Account	-	4,166	32,294	1,349	133	-	-	-	37,942
Sinking Fund	-	59	1	20	185	111	52	-	428
Bond Redemption	-	-	-	49	0	-	-	-	49
Acquisition & Construction 2017 (AA1)	-	-	-	-	-	-	-	0	0
Acquisition & Construction 2017A-1 (AA2)	-	-	-	-	-	-	-	1	1
Acquisition & Construction 2017A-2 (AA2)	-	-	-	-	-	-	-	0	0
Acquisition & Construction 2019	-	-	-	-	-	-	-	6,308	6,308
Acquisition & Construction 2021	-	-	-	-	-	-	-	66,153	66,153
Acquisition & Construction 2021 Ph 3&4	-	-	-	-	-	-	-	376	376
Acquisition & Construction 2022	-	-	-	-	-	-	-	-	-
On-roll - Receivable Assessment	144,646	34,210	26,330	12,111	18,531	104,587	135,637	-	476,052
Accounts Receivable	-	-	-	-	-	-	-	-	-
Due from General Fund	-	163,902	523,812	270,093	72,287	344,700	124,692	-	1,499,486
Prepaid Items	-	-	-	-	-	-	-	-	-
Deposits	541	-	-	-	-	-	-	-	541
Total Assets	2,536,003	389,658	1,136,857	404,854	276,314	499,395	293,161	72,859	5,609,100
Liabilities:									
Accounts Payable	1,441	-	-	-	-	-	-	-	1,441
Accrued Expenses	-	-	-	-	-	-	-	-	-
On-roll - Deferred Revenue	144,646	34,210	26,330	12,111	18,531	104,587	135,637	-	476,052
Due to Debt Service	1,499,486	-	-	-	-	-	-	-	1,499,486
Due to Acquisition & Construction	-	-	-	-	-	-	-	-	-
Fund Balance:	-	-	-	-	-	-	-	-	-
Non-Spendable:									
Prepays & Deposits	541	-	-	-	-	-	-	-	541
Assigned:									
Operating Reserves	-	-	-	-	-	-	-	-	-
Roadway Reserves	-	-	-	-	-	-	-	-	-
Reserved for Debt Service	-	355,448	1,110,527	392,743	257,783	394,808	157,524	-	2,668,833
Reserved for Capital Projects	-	-	-	-	-	-	-	72,859	72,859
Unassigned	889,889	-	-	-	-	-	-	-	889,889
Total Liabilities & Fund Balance	2,536,003	389,658	1,136,857	404,854	276,314	499,395	293,161	72,859	5,609,100



Avalon Groves Community Development District
General Fund
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 to January 31, 2024

	Adopted Budget	Current Month	Actual Year to Date	Variance Over/(Under) Budget	% of Budget
Revenues:					
Special Assessments	\$ 991,760	\$ 118,490	\$ 940,689	\$ (51,071)	95%
Lot Closings	-	-	-	-	0%
Miscellaneous	-	-	-	-	0%
Interest Income	-	-	-	-	0%
Total Revenues	991,760	118,490	940,689	(51,071)	95%
Expenditures:					
General Administrative:					
Supervisor Compensation	12,000	1,600	3,800	(8,200)	32%
District Management Services	32,960	2,747	10,987	(21,973)	33%
Bank Fees	150	-	-	(150)	0%
Auditing	3,400	-	3,750	350	110%
Regulatory & Permit Fees	175	-	175	-	100%
Legal Advertisements	4,000	-	276	(3,724)	7%
Engineering Services	15,000	6,955	18,207	3,207	121%
Legal Services	25,000	3,299	20,983	(4,017)	84%
Technology & Website Administration	2,015	-	1,545	(470)	77%
Miscellaneous (appraisal, mailing, etc)	1,500	310	1,240	(260)	83%
Property Taxes	-	3,014	3,014	3,014	0%
Total General Administrative	96,200	17,925	63,977	(32,223)	67%
Insurance:					
Insurance	12,000	-	31,295	19,295	261%
Total Insurance	12,000	-	31,295	19,295	261%
Debt Service Administration:					
Disclosure Report	5,150	-	1,000	(4,150)	19%
Arbitrage Rebate Report	2,000	-	-	(2,000)	0%
Trustee Fees	12,000	11,500	15,650	3,650	130%
Total Debt Service Administration	19,150	11,500	16,650	(2,500)	87%
Utilities:					
Utilities - Electricity	6,180	525	4,290	(1,890)	69%
Streetlights	230,000	20,680	85,320	(144,680)	37%
Utilities - Water	40,000	942	4,492	(35,508)	11%
Total Utilities	276,180	22,147	94,102	(182,078)	34%
Physical Environment:					
Lake & Pond Maintenance	54,600	3,370	13,194	(41,406)	24%
Landscape Maintenance	314,715	27,126	120,097	(194,618)	38%
Landscape Replenishment	15,285	-	4,545	(10,740)	30%
Wetland Mitigation & Monitoring	38,850	-	4,800	(34,050)	12%
Field Management	6,180	515	2,060	(4,120)	33%
Field Contingency	88,900	175	6,081	(82,819)	7%
Hardscape Repairs & Maintenance	15,000	-	-	(15,000)	0%
Stormwater Reporting	25,000	-	-	(25,000)	0%
Porter Services	10,000	-	-	(10,000)	0%
Pond Plantings & Erosion Control	12,000	-	-	(12,000)	0%
Fountain Repair	2,700	-	-	(2,700)	0%
Reserve Study	5,000	-	-	(5,000)	0%
Total Physical Environment	588,230	31,187	150,777	(437,453)	26%



	<u>Adopted Budget</u>	<u>Current Month</u>	<u>Actual Year to Date</u>	<u>Variance Over/(Under) Budget</u>	<u>% of Budget</u>
Total Expenditures	<u>991,760</u>	<u>82,758</u>	<u>356,801</u>	<u>(634,959)</u>	<u>36%</u>
Excess Expenditures Over (Under) Revenues	<u>-</u>	<u>35,732</u>	<u>583,888</u>	<u>583,888</u>	
Other Sources (Uses)					
Transfer In	-	-	-	-	
Transfer Out	-	-	-	-	
Total Other Sources (Uses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	
Fund Balance - Beginning			306,542		
Fund Balance - Ending			<u>890,430</u>		



**Avalon Groves Community Development District
Debt Service 2017 (AA1)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 to January 31, 2024**

	Adopted Budget	Actual Year to Date
<u>Revenues:</u>		
Special Assessments	\$ 170,338	\$ 161,122
Lot Closings	-	-
Interest	-	3,360
Total Revenues	170,338	\$ 164,482
 <u>Expenditures:</u>		
Interest Expense:		
May 1, 2024	63,231	-
November 1, 2023	62,107	62,531
Principal Retirement:		
May 1, 2024	45,000	-
November 1, 2023	-	-
Total Expenditures	170,338	62,531
Excess Expenditures Over (Under) Revenues	-	101,951
 Other Sources (Uses)		
Transfer In	-	-
Transfer Out	-	-
Total Other Sources (Uses)	-	-
 Fund Balance - Beginning		 253,497
 Fund Balance - Ending		 355,448



**Avalon Groves Community Development District
Debt Service 2017A1 - 2 (AA2)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 to January 31, 2024**

	Adopted Budget	Actual Year to Date
Revenues:		
Special Assessments	\$ 506,750	\$ 479,331
Lot Closings	-	-
Prepayments	-	30,397
Interest	-	10,500
Total Revenues	506,750	520,228
 Expenditures:		
Interest Expense:		
May 1, 2024	194,122	-
November 1, 2023	190,897	194,122
Principal Retirement:		
May 1, 2024	120,000	-
November 1, 2023	-	-
Prepayment Expense:	-	50,000
Total Expenditures	505,019	244,122
 Excess Expenditures Over (Under) Revenues	 1,731	 276,106
 Other Sources (Uses)		
Transfer In	-	-
Transfer Out	-	-
Total Other Sources (Uses)	-	-
 Fund Balance - Beginning		 834,421
 Fund Balance - Ending		 1,110,527



**Avalon Groves Community Development District
Debt Service 2019 (AA1)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 to January 31, 2024**

	Adopted Budget	Actual Year to Date
<u>Revenues:</u>		
Special Assessments	\$ 210,250	\$ 198,874
Lot Closings	-	-
Interest	-	2,223
Total Revenues	210,250	201,097
 <u>Expenditures:</u>		
Interest Expense:		
May 1, 2024	67,330	-
November 1, 2023	67,330	68,482
Principal Retirement:		
May 1, 2024	-	-
November 1, 2023	75,000	70,000
Total Expenditures	209,660	138,482
Excess Expenditures Over (Under) Revenues	590	62,615
 Other Sources (Uses)		
Transfer In	-	-
Transfer Out	-	(2,641)
Total Other Sources (Uses)	-	(2,641)
 Fund Balance - Beginning		 332,769
 Fund Balance - Ending		 392,743



**Avalon Groves Community Development District
Debt Service 2021 Ph 3 & 4 (AA1)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 to January 31, 2024**

	Adopted Budget	Actual Year to Date
<u>Revenues:</u>		
Special Assessments	\$ 193,100	\$ 182,652
Lot Closings	-	-
Interest	-	1,411
Total Revenues	<u>193,100</u>	<u>184,063</u>
 <u>Expenditures:</u>		
Interest Expense:		
May 1, 2024	57,213	-
November 1, 2023	56,369	57,213
Principal Retirement:		
May 1, 2024	75,000	-
November 1, 2024	-	-
Total Expenditures	<u>188,582</u>	<u>57,213</u>
 Excess Expenditures Over (Under) Revenues	 <u>4,518</u>	 <u>126,850</u>
 Other Sources (Uses)		
Transfer In	-	-
Transfer Out	-	(51,563)
Total Other Sources (Uses)	<u>-</u>	<u>(51,563)</u>
 Fund Balance - Beginning		 319,521
 Fund Balance - Ending		 <u>394,808</u>



**Avalon Groves Community Development District
Debt Service 2021 (AA3)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 to January 31, 2024**

	Adopted Budget	Actual Year to Date
<u>Revenues:</u>		
Special Assessments	\$ 336,600	\$ 318,388
Lot Closings		-
Interest		3,321
Total Revenues	336,600	321,708
 <u>Expenditures:</u>		
Interest Expense:		
May 1, 2024	102,869	-
November 1, 2023	101,325	102,769
Principal Retirement:		
May 1, 2024	130,000	-
November 1, 2024	-	-
Total Expenditures	334,194	102,769
Excess Expenditures Over (Under) Revenues	2,406	218,939
 Other Sources (Uses)		
Transfer In	-	-
Transfer Out	-	(4,223)
Total Other Sources (Uses)	-	(4,223)
 Fund Balance - Beginning		 43,067
 Fund Balance - Ending		 257,783



**Avalon Groves Community Development District
Debt Service 2022 (AA4)
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 to January 31, 2024**

	Adopted Budget	Actual Year to Date
<u>Revenues:</u>		
Special Assessments	\$ 128,675	\$ 121,712.84
Lot Closings		\$ -
Interest		\$ 612.42
Total Revenues	128,675	\$ 122,325.26
 <u>Expenditures:</u>		
Interest Expense:		
May 1, 2024	45,338	\$ -
November 1, 2023	44,638	\$ 45,337.51
Principal Retirement:		
May 1, 2024	35,000	\$ -
November 1, 2024	-	\$ -
Total Expenditures	124,976	\$ 45,337.51
Excess Expenditures Over (Under) Revenues	3,699	\$ 76,987.75
 Other Sources (Uses)		
Transfer In	-	-
Transfer Out	-	(1,382)
Total Other Sources (Uses)	-	(1,382)
 Fund Balance - Beginning		 81,918
 Fund Balance - Ending		 157,524



Avalon Groves Community Development District
Construction in Progress
Statement of Revenue, Expenditures and Change in Fund Balance
For the Period of October 1, 2023 to January 31, 2024

	2017 (AA1) Actual Year-to-Date	2017A-1 - 2 (AA2) Actual Year-to-Date	2019 Actual Year-to-Date	2021 (AA3) Actual Year-to-Date	2021 (AA1) PH 3/4 Actual Year-to-Date	2022 (AA4) Actual Year-to-Date
Revenues:						
Developer Funding	-	-	-	-	-	-
Insurance Claim	-	-				
Interest	-	-	87	1,109	396	24,892
Total Revenues	-	-	87	1,109	396	24,892
Expenditures:						
Dissemination Agent						
Trust Fund Accounting						
Arbitrage						
Trustee Fees						
Requisitions					53,733	1,926,233
Total Expense	-	-	-	-	53,733	1,926,233
Capital Outlay						
Boat Dock						
Other						
Total Capital Outlay	-	-	-	-	-	-
Total Expenditures	-	-	-	-	53,733	1,926,233
Excess Expenditures Over (Under) Revenues	-	-	87	1,109	(53,338)	(1,901,341)
Other Sources (Uses)						
Transfer In	-	-	2,641	4,223	51,563	1,382
Transfer Out	-	-	-	-	-	-
Total Other Sources (Uses)	-	-	2,641	4,223	51,563	1,382
Fund Balance - Beginning	0	21	3,580	60,821	2,151	1,899,959
Fund Balance - Ending	0	21	6,308	66,153	376	-

Avalon Groves Community Development District
Balance Sheet
January 31, 2024

Balance per Bank Statement	*	\$	2,396,250.72
Plus: Deposits in Transit			-
Less: Outstanding Checks			5,435.08
<i>Adjusted Bank Balance</i>		\$	<u>2,390,815.64</u>
Beginning Bank Balance per Books			2,177,833.59
Deposits			299,126.34
Disbursements			86,144.29
<i>Balance per Book</i>		\$	<u>2,390,815.64</u>



Avalon Groves Community Development District
Check Register
FY2024

Date	Check #	Payee	Transaction	Deposit	Disbursement	Balance
10/1/2023		Balance		-	-	938,867.17
10/01/2023	1632	Egis Insurance and Risk Advisors	Insurance FY 10/1/23 - 10/1/24 Policy # 100123288		31,295.00	907,572.17
10/02/2023	1ACH100223	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 7/24-8/23/23		22.44	907,549.73
10/02/2023	2ACH100223	Sunshine Water Services	Goldcrest Loop Playground 7/24/22-08/23/23		13.24	907,536.49
10/02/2023	3ACH100223	Sunshine Water Services	Basswood Ln Island Irrigation 07/25/23-08/24/23		1,064.57	906,471.92
10/02/2023	1002ACH1	SECO Energy	16920 Sawgrass Bay Blvd 8/15/23 - 9/14/23		38.00	906,433.92
10/03/2023	1ACH100323	SECO Energy	17650 Sawgrass Bay Blvd 08/15/2023 - 09/14/2023		125.00	906,308.92
10/03/2023	2ACH100323	SECO Energy	17052 Basswood Lane 8/15/23 - 9/14/23		40.00	906,268.92
10/03/2023	3ACH100323	SECO Energy	17325 Sawgrass Bay Blvd 08/15-9/14/23		71.00	906,197.92
10/03/2023	4ACH100323	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 8/15-09/14/23		38.00	906,159.92
10/03/2023	1633	Candice Smith	BOS MTG 9/28/23		200.00	905,959.92
10/03/2023	1634	Michael W. Aube	BOS MTG 9/28/23		200.00	905,759.92
10/03/2023	1635	William Tyler Flint	BOS MTG 9/28/23		200.00	905,559.92
10/03/2023	100154	HV Solar Lighting	Invoice: 66 (Reference: Light Installation.)		18,080.00	887,479.92
10/05/2023	100155	BIO-TECH CONSULTING, INC.	Invoice: 175497 (Reference: Mitigation Monitoring.)		4,800.00	882,679.92
10/05/2023	100156	Heidt Design	Invoice: 49006 (Reference: Engineering Services.)		310.00	882,369.92
10/05/2023	100157	Innersync	Invoice: 21641 (Reference: CDD Website Services.)		1,515.00	880,854.92
10/05/2023	100158	Steadfast Environmental, LLC	Invoice: SE-22897 (Reference: y Description U/M Rate Serviced Date Amount Routine Aquatic Mainte...		2,733.41	878,121.51
10/05/2023	100159	Vesta District Services	Invoice: 413496 (Reference: Monthly contracted management fees.) Invoice: 413497 (Reference: ...		8,411.67	869,709.84
10/13/2023	1013ACH1	SECO Energy	16920 Sawgrass Bay Blvd Payment #10		813.53	868,896.31
10/13/2023	1013ACH2	SECO Energy	16920 Sawgrass Bay Blvd 6/29/23 - 7/19/23		259.00	868,637.31
10/13/2023	100160	Fountain Design Group, Inc.	Invoice: 31340A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	868,462.31
10/13/2023	100161	Humane Animal Removal Team	Invoice: 101123-1 (Reference: Wild Hog Trapping.)		2,285.00	866,177.31
10/27/2023	1ACH102723	Regions Bank.	Transfer for DS payment Due 11/1 for 2017A-1		193,668.87	672,508.44
10/27/2023	2ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2017 (AA1)		62,393.37	610,115.07
10/27/2023	3ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2019 (AA1)		138,397.37	471,717.70
10/27/2023	4ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2021 (AA3)		102,413.62	369,304.08
10/27/2023	5ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2021 PH 3/4		57,110.51	312,193.57
10/27/2023	6ACH102723	Regions Bank.	Transfer for DS Nov 1st payment for Series 2022(AA4)		45,269.23	266,924.34
10/30/2023	1ACH103023	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 8/23-9/25/23		16.29	266,908.05
10/30/2023	2ACH103023	Sunshine Water Services	Goldcrest Loop Playground 8/23/22-09/26/23		13.21	266,894.84
10/30/2023	1030ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 08/24/23-09/26/23		1,089.06	265,805.78
10/31/2023				-	671,972.33	265,805.78
11/01/2023			Deposit	18.32		265,824.10
11/01/2023			Deposit	6,405.63		272,229.73
11/02/2023	1ACH110223	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 9/14-10/16/23		41.00	272,188.73
11/02/2023	2ACH110223	SECO Energy	17325 Sawgrass Bay Blvd 09/14-10/16/23		306.00	271,882.73
11/02/2023	1102ACH3	SECO Energy	17052 Basswood Lane 09/14/2023 TO 10/16/2023		43.00	271,839.73
11/02/2023	1102ACH4	SECO Energy	17650 Sawgrass Bay Blvd 09/14/2023 TO 10/16/2023		67.00	271,772.73
11/03/2023	1103ACH1	SECO Energy	16920 Sawgrass Bay Blvd Payment #11		800.00	270,972.73
11/03/2023	1103ACH2	SECO Energy	16920 Sawgrass Bay Blvd 09/14/2023 TO 10/16/2023		507.00	270,465.73
11/06/2023	100162	LLS Tax Solutions	Invoice: 0036087 (Reference: Arbitrage Services)		650.00	269,815.73

Date	Check #	Payee	Transaction	Deposit	Disbursement	Balance
11/06/2023	100163	Steadfast Environmental, LLC	Invoice: SE-23111 (Reference: Routine Aquatic Maintenance.) Invoice: SE-23160 (Reference: Tra...		3,720.14	266,095.59
11/06/2023	100164	HV Solar Lighting	Invoice: 85 (Reference: Street Light Installation.) Invoice: 68 (Reference: Street Light Proj...		25,880.00	240,215.59
11/06/2023	100165	Clean Star Services	Invoice: 10885 (Reference: Monthly Trash Service.)		310.00	239,905.59
11/06/2023	100166	Kutak Rock LLP	Invoice: 3296706 (Reference: General Counsel.)		6,461.00	233,444.59
11/06/2023	100167	Vesta District Services	Invoice: 414370 (Reference: Monthly contracted management fees.)		3,261.67	230,182.92
11/06/2023	100168	Down to Earth	Invoice: INV170458 (Reference: Monthly Maintenance.)		26,226.25	203,956.67
11/14/2023	1636	DEPT OF ECONOMIC OPPORTUNITY	FY 2023/2024 Special District Fee Invoice/Update Form		175.00	203,781.67
11/15/2023	100169	Orlando Sentinel	Invoice: 082037759000 (Reference: Legal Advertising.)		275.68	203,505.99
11/15/2023	100170	Yellowstone Landscape	Invoice: OS 621300 (Reference: Edgemont Perimeter Mowing, Edging, Clean-Up.) Invoice: OS 6213...		11,295.45	192,210.54
11/15/2023	100171	Stantec Consulting Services,Inc	Invoice: 2153207 (Reference: WA1 - Avalon Groves CDD.) Invoice: 2153208 (Reference: WA1 - Ava...		3,522.89	188,687.65
11/16/2023	100172	Down to Earth	Invoice: INV172672 (Reference: Lawncare Recurring Monthly Maintenance.)		26,226.25	162,461.40
11/20/2023			Deposit	25,443.44		187,904.84
11/20/2023			Deposit	15,729.34		203,634.18
11/28/2023	1637	Eugene J. Mastrangeli	BOS MTG 10/26/23		200.00	203,434.18
11/28/2023	1638	Michael W. Aube	BOS MTG 10/26/23		200.00	203,234.18
11/28/2023	1639	Robert J. Wolski	BOS MTG 10/26/23		200.00	203,034.18
11/28/2023	1640	William Tyler Flint	BOS MTG 10/26/23		200.00	202,834.18
11/28/2023	1641	Eugene J. Mastrangeli	BOS MTG 11/16/23		200.00	202,634.18
11/28/2023	1642	Michael W. Aube	BOS MTG 11/16/23		200.00	202,434.18
11/28/2023	1643	Robert J. Wolski	BOS MTG 11/16/23		200.00	202,234.18
11/28/2023	1644	William Tyler Flint	BOS MTG 11/16/23		200.00	202,034.18
11/29/2023			Deposit	69,855.71		271,889.89
11/29/2023			Deposit	45,903.57		317,793.46
11/30/2023				163,356.01	111,368.33	317,793.46
12/01/2023	1ACH120123	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 10/16-11/14/23		37.00	317,756.46
12/01/2023	2ACH120123	SECO Energy	17325 Sawgrass Bay Blvd 10/16-11/14/23		269.00	317,487.46
12/01/2023	3ACH120123	SECO Energy	17650 Sawgrass Bay Blvd 10/16/2023 TO 11/14/2023		16.00	317,471.46
12/01/2023	4ACH120123	SECO Energy	17052 Basswood Lane 10/16/2023 TO 11/14/2023		39.00	317,432.46
12/01/2023	1201ACH1	SECO Energy	16920 Sawgrass Bay Blvd 11/01/23 - 11/14/23		378.00	317,054.46
12/04/2023	1ACH120423	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 9/25-10/24/23		14.75	317,039.71
12/04/2023	2ACH120423	Sunshine Water Services	Goldcrest Loop Playground 9/26/22-10/24/23		13.40	317,026.31
12/04/2023	100173	Fireman Tom's Pressure Washing Co.	Invoice: 231115-02 (Reference: Pressure Washing.) Invoice: 231116 (Reference: Pressure Washin...		3,445.60	313,580.71
12/04/2023	100174	Steadfast Environmental, LLC	Invoice: SE-23227 (Reference: Monthly Maintenance - Dec 2023.)		3,370.14	310,210.57
12/04/2023	100175	HV Solar Lighting	Invoice: 104 (Reference: Dec 2023.) Invoice: 105 (Reference: Edgemont Base December 2023.)		20,680.00	289,530.57
12/04/2023	100176	Clean Star Services	Invoice: 11068 (Reference: Trash P/U - Nov 2023.)		310.00	289,220.57
12/04/2023	100177	Kutak Rock LLP	Invoice: 3310419 (Reference: General Legal Matters -Oct 2023.)		8,129.05	281,091.52
12/04/2023	100178	Vesta District Services	Invoice: 415332 (Reference: Monthly Mgmt. Fee.)		3,261.67	277,829.85
12/04/2023	100179	Down to Earth	Invoice: INV174860 (Reference: Controller A replacement.)		7,541.89	270,287.96
12/06/2023	1206ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 9/26/23 - 10/25/23		1,011.50	269,276.46
12/11/2023			Deposit	145,202.70		414,479.16
12/11/2023			Deposit	97,828.94		512,308.10
12/13/2023	100180	Dibartolomeo, McBee, Hartley & Barnes,	Invoice: 90097983 (Reference: Audit FYE 09/30/2022.)		3,750.00	508,558.10
12/13/2023	100181	Stantec Consulting Services,Inc	Invoice: 2163937 (Reference: Consulting Services.)		7,729.36	500,828.74
12/13/2023	100182	Down to Earth	Invoice: INV17459 (Reference: Monthly Maintenance.)		26,226.25	474,602.49
12/13/2023			Deposit	894,431.58		1,369,034.07
12/13/2023			Deposit	587,839.65		1,956,873.72
12/27/2023	1227ACH1	SECO Energy	16920 Sawgrass Bay Blvd 11/14/23 - 12/13/23		49.00	1,956,824.72
12/28/2023			Deposit	137,711.16		2,094,535.88

Date	Check #	Payee	Transaction	Deposit	Disbursement	Balance
12/28/2023			Deposit	83,696.71		2,178,232.59
12/30/2023	1ACH123023	SECO Energy	17494 Sawgrass Bay Blvd (Well #2) 14/16-12/13/23		37.00	2,178,195.59
12/30/2023	2ACH123023	SECO Energy	17325 Sawgrass Bay Blvd 11/14-12/13/23		282.00	2,177,913.59
12/30/2023	3ACH123023	SECO Energy	17052 Basswood Lane 11/14/2023 TO 12/13/2023		39.00	2,177,874.59
12/30/2023	4ACH123023	SECO Energy	17650 Sawgrass Bay Blvd 11/14/2023 TO 12/13/2023		41.00	2,177,833.59
12/30/2023				1,946,710.74	86,670.61	2,177,833.59
01/01/2024	1ACH010124	Sunshine Water Services	Goldcrest Loop Playground 10/24/22-11/22/23		13.21	2,177,820.38
01/01/2024	2ACH010124	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 10/24-11/22/23		13.21	2,177,807.17
01/01/2024	0101ACH1	Sunshine Water Services	Basswood Ln Island Irrigation 10/25/23 - 11/27/23		1,186.40	2,176,620.77
01/03/2024	1645	David Jordan Lake County Tax Collector	Account #2424260001-000-01800		3,014.40	2,173,606.37
01/05/2024	100183	Steadfast Environmental, LLC	Invoice: SE-23394 (Reference: Routine Aquatic Maintenance - Jan 2024.)		3,370.14	2,170,236.23
01/05/2024	100184	Clean Star Services	Invoice: 11281 (Reference: Monthly Trash Service - Dec 2023.)		310.00	2,169,926.23
01/05/2024	100185	Kutak Rock LLP	Invoice: 3328404 (Reference: General Counsel.)		3,094.72	2,166,831.51
01/05/2024	100186	Down to Earth	Invoice: INV178708 (Reference: Lawncare Recurring Monthly Maintenance Jan 2024.)		26,226.25	2,140,605.26
01/08/2024	1646	Eugene J. Mastrangeli	BOS MTG 12/28/23		200.00	2,140,405.26
01/08/2024	1647	Michael W. Aube	BOS MTG 12/28/23		200.00	2,140,205.26
01/08/2024	1648	Robert J. Wolski	BOS MTG 12/28/23		200.00	2,140,005.26
01/08/2024	1649	William Tyler Flint	BOS MTG 12/28/23		200.00	2,139,805.26
01/11/2024	100187	Fountain Design Group, Inc.	Invoice: 32149A (Reference: QUARTERLY CLEANING OF ONE LAKE FOUNTAIN.)		175.00	2,139,630.26
01/11/2024	100188	HV Solar Lighting	Invoice: 120 (Reference: Street Light Installation.) Invoice: 121 (Reference: Street Light Pr...		20,680.00	2,118,950.26
01/11/2024	100189	Stantec Consulting Services, Inc	Invoice: 2178747 (Reference: Consulting Services.)		6,955.06	2,111,995.20
01/11/2024	100190	Vesta District Services	Invoice: 415819 (Reference: Billable Expenses - Nov 2023.) Invoice: 416276 (Reference: Monthl...		3,291.67	2,108,703.53
01/11/2024			Deposit	296,536.17		2,405,239.70
01/12/2024	1650	Disclosure Technology Services LLC	Disclosure Report		1,000.00	2,404,239.70
01/16/2024	1651	Carl M. Weston	BOS MTG 12/28/23		200.00	2,404,039.70
01/18/2024	1652	Regions Bank.			10,500.00	2,393,539.70
01/19/2024	EFT011924	Sunshine Water Services			179.00	2,393,360.70
01/22/2024	100191	Down to Earth	Invoice: INV179510 (Reference: Replace grass w/mulch by Palms entrance.)		900.15	2,392,460.55
01/24/2024			Deposit	2,590.17		2,395,050.72
01/25/2024	1654	Carl M. Weston	BOS MTG 1/25/24		200.00	2,394,850.72
01/25/2024	1655	Eugene J. Mastrangeli	BOS MTG 1/25/24		200.00	2,394,650.72
01/25/2024	1656	Michael W. Aube	BOS MTG 1/25/24		200.00	2,394,450.72
01/29/2024	100192	Kutak Rock LLP	Invoice: 3340525 (Reference: Legal Advertising.)		3,298.50	2,391,152.22
01/30/2024	1ACH013024	Sunshine Water Services	Butterfly Pea Ct Cul-De-Sac 11/22-12/26/23		13.21	2,391,139.01
01/30/2024	2ACH013024	Sunshine Water Services	Goldcrest Loop Playground 11/22/22-12/26/23		13.37	2,391,125.64
01/30/2024	100193	Clean Star Services	Invoice: 11486 (Reference: Trash Service 1/2024.)		310.00	2,390,815.64
1/31/2024				299,126.34	86,144.29	2,390,815.64



EXHIBIT 9



Avalon Groves – Outstanding Action Items FY 2024

Completed action items have been archived

DM – District Manager (Kyle Darin, Vesta District Services)

DC – District Counsel (Jere Earlywine, Kutak Rock)

DE – District Engineer (Greg Woodcock, Stantec)

Assigned To:	Assignment	Date Assigned	Date Completed	Notes
DC/DE	Easement Encroachment Policy	1/22/2024		Work with District Engineer to draft documents and policies related to easements and easement encroachments for discussion at February meeting.
DC	Hog Trapping Contracts	1/22/2024		Work with both HOA's on hog trapping cost share agreement, then draft district's form of agreement for contract with swine solutions.
DC/DE	Easement Encroachment Policy	1/22/2024		Work with District Counsel to draft documents and policies related to easements and easement encroachments for discussion at February meeting.
DE/DM	Obtain proposals for signage for the Villages.	9/28/2023		10/26 - Maintenance map to confirm monument ownership Board to decide on size/style or pass along to HOA for funding/sign choice 11/16 - monuments at the Palms are HOA-owned - all other small monuments are CDD-owned - Is HOA going to purchase signs and enter a license agreement?
DM	Butterfly Pea Island	1/22/2024		Ask solar company to transition butterfly pea island from battery powered to solar.
DM	Sawgrass Bay Blvd Traffic Calming	1/22/2024		Reach out to Community resource deputy regarding speed on the boulevard.
DM	Obtain contact at Summit Construction	11/16/2023		DE reached out on 11/6, DM to follow up
DM	Additional quote for materials and install for monument lights & outlets	3/23/2023		Ongoing: Sourcing vendors (equipment suppliers separate from installers) 10/30 Apex Home Improvements contacted for installation quote 12/13 2nd request for quote emailed
DTE	Pond 13 sod	1/22/2024		Report on turf condition at pond 13.
DTE	Sawgrass Bay Visibility	1/22/2024		Cut back Saw palmettos in median near amenity center.
DTE	Provide proposal for Butterfly Pea Court Island to inhibit foot traffic	11/16/2023		
DTE	DTE to get arborist to photograph dead pines on 17878 Blazing Star Circle to facilitate removal.	11/16/2023		11/16 Proposal needed for arborist to create report w/pictures on dead tree for Lake County Tree Removal Exemption form submission before trees are removed. 2/15 Arborist scheduled
DTE	DTE to maintain list of CDD trees removed.	11/16/2023		11/16 Proposal needed for arborist to create report w/pictures on dead trees for Lake County Tree Removal Exemption form submission before trees are removed.
Steadfast	Pond 13 bank	1/22/2024		Report on pond bank condition at pond 13

