

***DG FARMS
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

Date/Time:

Monday, November 10, 2025

6:00 P.M.

Location:

Holiday Inn Express & Suites

226 Teco Road

Ruskin, Florida 33701

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.

DG Farms Community Development District

c/o Kai

2502 N. Rocky Point Dr. Suite 1000

Tampa, FL 33607

813-565-4663

Board of Supervisors

DG Farms Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the DG Farms Community Development District is scheduled for **Monday, November 10, 2025, at 6:00 P.M.** at the **Holiday Inn Express & Suites, 226 Teco Road, Ruskin, Florida 33701.**

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.

If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Andy Mendenhall

Andy Mendenhall

District Manager

813-565-4663

CC: Attorney
Engineer
District Records

District: DG FARMS COMMUNITY DEVELOPMENT DISTRICT

Date of Meeting: Monday, November 10, 2025

Time: 6:00 P.M.

Location: Holiday Inn Express & Suites
226 Teco Road
Ruskin, Florida 33701

Supervisor	Position	
Don Reichard	Chairman	
Rob Mendoza	Vice Chair	
Andrew Alexandre	Assistant Secretary	
Jeff Duzzny	Assistant Secretary	
Carolyn Schwalm	Assistant Secretary	

ZOOM: <https://us02web.zoom.us/j/5228949253>

Call In: +1 305 224 1968

Meeting ID: 522 894 9253

Passcode: 12345

Mute/Unmute: *6

Regular Meeting Agenda

For the full agenda packet, please contact dgfarms@hikai.com

I. Call to Order / Roll Call

II. Audience Comments – (limited to 3 minutes per individual on agenda items)

III. Business Items

A. Presentation: MBS Capital Markets – Series 2016 Refunding Proposal

Exhibit 1

1. Consideration/Acceptance of Supplement to Investment Banking Agreement (IBA)

Exhibit 2

IV. Staff & Vendor Reports

A. District Counsel

B. District Engineer

1. Consideration/Approval of All Weather Court Repair Proposal (Asphalt) – Welch Tennis Courts - \$12,900.00

Exhibit 3

2. Sereno Clubhouse – Tennis Court Improvements (Curbing)

Exhibit 4

C. Field Service Manager

1. October 2025 Report

Exhibit 5

2. BrightView – Landscape Report dated 10/27/2025

Exhibit 6

- a. Consideration/Approval of Landscape Renovation Proposal (Pool Area) - \$4,136.33

Exhibit 7

D. District Manager

1. Discussion: Landscaping Services Request for Proposals (RFP)

V. Consent Agenda Items

A. Ratification of Proposals – BrightView

1. Decoder, Solenoid, and Rotor Replacement - \$841.24 **Exhibit 8**
2. Wire Repair and Valve Replacement - \$905.00 **Exhibit 9**
3. Tree Staking - \$150.00 **Exhibit 10**

B. Consideration/Approval of the October 13, 2025, Regular Meeting Minutes **Exhibit 11**

C. Consideration/Acceptance of the September 2025 Unaudited Financial Statements **Exhibit 12**

VI. Audience Comments – New Business – *(limited to 3 minutes per individual)*

VII. Supervisor Requests

VIII. Adjournment

EXHIBIT 1

AGENDA



DG Farms Community Development District

Refunding Summary

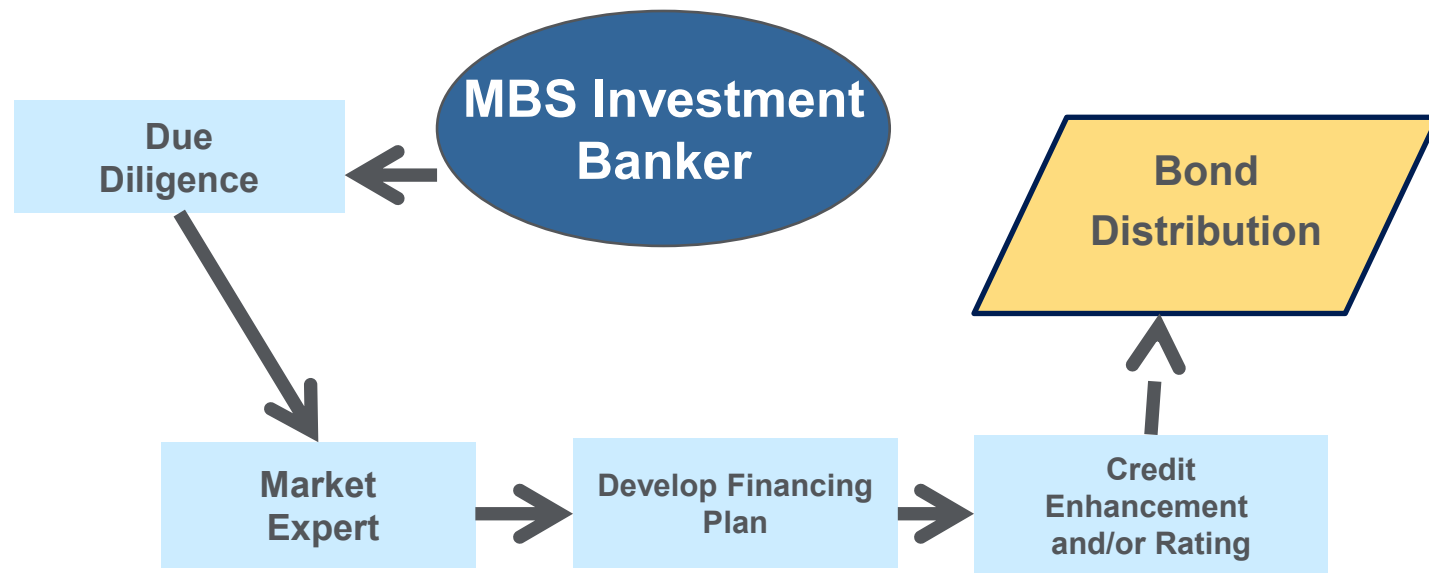
MBS Experience

- MBS Capital Markets, LLC (“MBS”) is a FINRA-registered, full-service investment banking firm.
- Prior to establishing MBS in 2011, the partners and key professionals of MBS the special tax district finance group of Prager, Sealy & Co., LLC (“Prager”) for more than fifteen (15) years. During that time, that division of Prager served as sole manager for the issuance of in excess of more than \$11 billion of special tax district bonds for more than 300 issuers in approximately 700 separate transactions, representing approximately 80% of the special tax district financings in Florida.
- MBS was established for the purpose of transitioning the special tax district finance group into a separate and distinct entity thereby carrying on the special tax district finance efforts previously undertaken by the partners and key professionals of MBS while at Prager.
- The partners and key professionals of MBS have long-standing relationships with the rating agencies/insurers having obtained ratings/credit enhancement in the primary and secondary market for more than 280 Florida CDDs representing approximately \$5.5 billion of special assessment, recreational revenue and utility bonds (both new money and refinancing transactions).
- **Since its establishment in 2011, MBS has closed 229 Florida CDD and special tax district refinancing transactions totaling in excess of \$2.3 billion. Of the 229 refunding, 129 were privately placed to banks and 100 were public underwritings.**
- Our firm has refunded bonds for many Districts in the surrounding area, including:
 - Waterset South
 - Harbor Bay
 - River Bend
 - Mira Lago West
 - Waterleaf
 - South Fork East
 - Reserve at Pradera
 - Panther Trace
 - North River Ranch
 - Artisan Lakes
 - Fishhawk
 - Channing Park

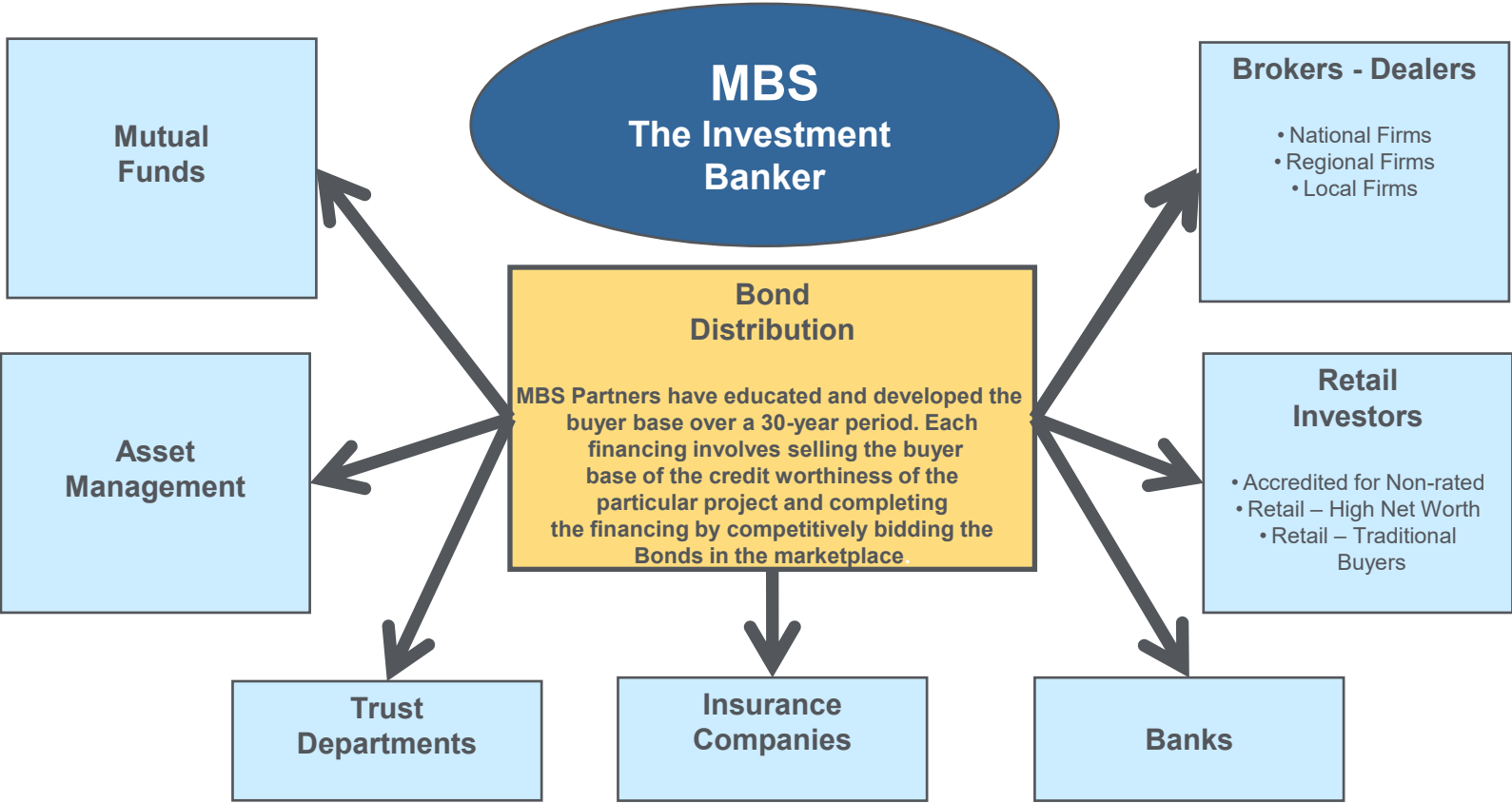
MBS Role in Refunding

The role of MBS is to utilize our extensive Florida CDD refinancing experience and distribution system to structure, market and sell bonds whether through a bank private placement or underwriting at the most beneficial terms to the District. During the process we will undertake certain of the following activities as they may be applicable to the particular transaction and structure:

- Conduct an in-depth credit analysis of the District in order to prepare a credit package for submittal to the rating agencies, insurers and banks.
- Solicit term sheets/commitment letters from, and negotiate with banks and bond insurers.
- Prepare an offering document that will be mailed to a wide spectrum of potential buyers.
- Conduct a marketing period that culminates into an order period to determine the most advantageous pricing available to the District.



Bond Distribution



District's Outstanding Bonds Overview

Overview:

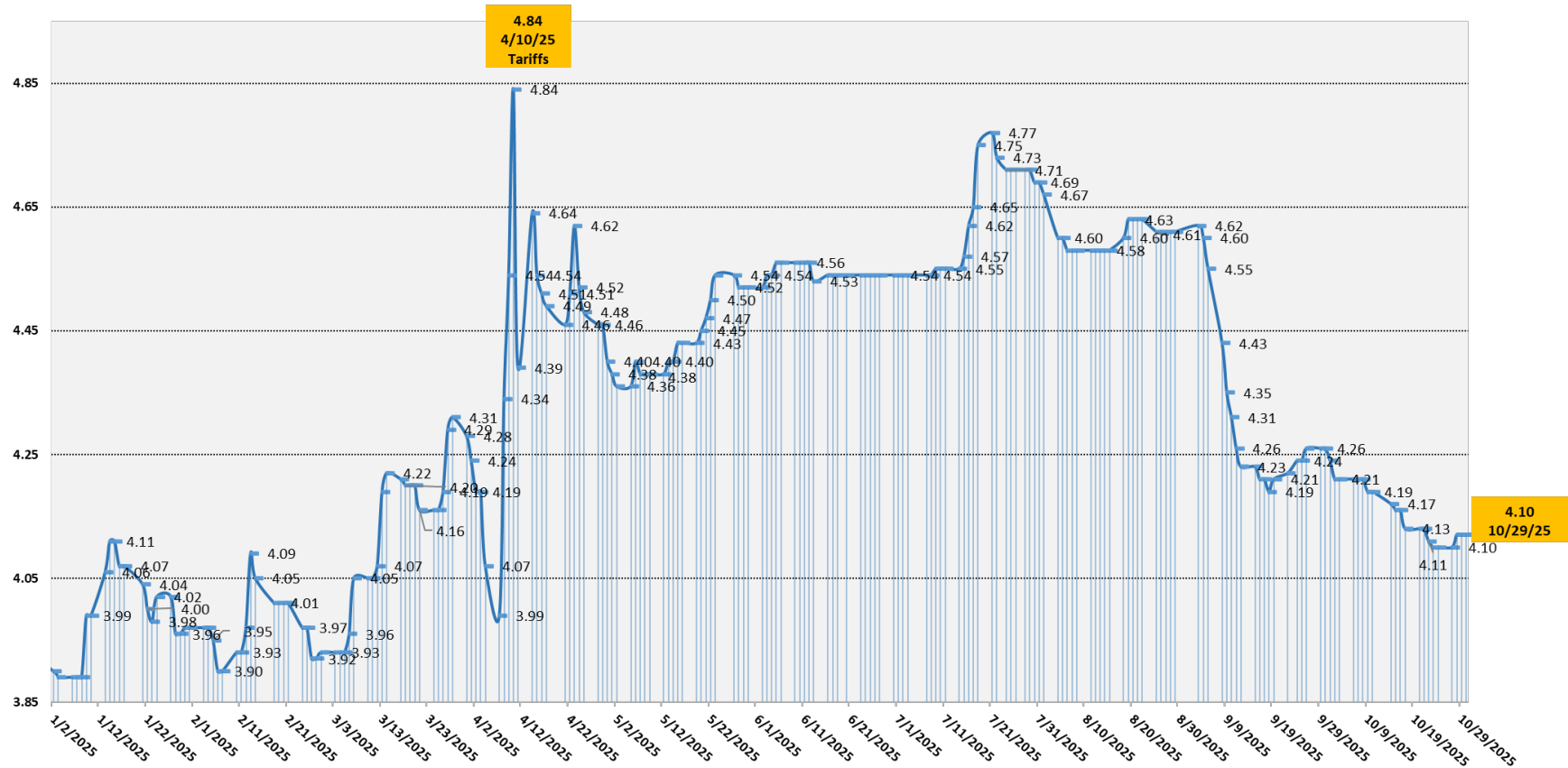
- On April 21, 2016, the District issued its \$3,415,000 Capital Improvement Revenue Bonds, Series 2016
- The Series 2016 Bonds are currently outstanding in the par amount of \$2,990,000 and with a final maturity on May 1, 2046 with an average interest rate of 5.75%
- Proceeds of the Series 2016 Bonds were spent to acquire, construct and equip assessable improvements of the Series 2016 project
- The District's Series 2016 Bonds are callable on May 1, 2026 and eligible for a tax-exempt current refunding on February 1, 2026, 90 days in advance of the May 1, 2026 call date

Current Status:

Series	Par Outstanding	Average Coupon	Par Call Date	Final Maturity
Series 2016 Bonds	\$2,990,000	5.75%	May 1, 2026 @ 100%	May 1, 2046

MMD Price Comparison

30-YEAR MMD
1/2/2025 - 10/29/2025



Disclosures Regarding Underwriter's Role – MSRB Rule G-17

Disclosures Concerning the Underwriter's Role

- i. Municipal Securities Rulemaking Board Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors;
- ii. The Underwriter's primary role is to purchase securities with a view to distribution in an arm's-length commercial transaction with the District and it has financial and other interests that differ from those of the District;
- iii. Unlike a municipal advisor, the Underwriter does not have a fiduciary duty to the District under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the District without regard to its own financial or other interests;
- iv. The Underwriter has a duty to purchase securities from the District at a fair and reasonable price, but must balance that duty with its duty to sell municipal securities to investors at prices that are fair and reasonable; and
- v. The Underwriter will review the official statement for the District's securities in accordance with, and as part of, its responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the transaction.

Disclosure Concerning the Underwriter's Compensation

- Underwriter's compensation that is contingent on the closing of a transaction or the size of a transaction presents a conflict of interest, because it may cause the Underwriter to recommend a transaction that it is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Disclosures Regarding Underwriter's Role – MSRB Rule G-17

- **Payments to or from Third Parties.** There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.
- **Profit-Sharing with Investors.** There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.
- **Credit Default Swaps.** There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.
- **Retail Order Periods.** For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.
- **Dealer Payments to District Personnel.** Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

EXHIBIT 2

AGENDA



MBS CAPITAL MARKETS, LLC

SUPPLEMENT TO INVESTMENT BANKING AGREEMENT DATED APRIL 21, 2025 REGARDING BOND ISSUANCES BY DG FARMS COMMUNITY DEVELOPMENT DISTRICT

November 10, 2025

Board of Supervisors
DG Farms Community Development District

Dear Supervisors:

MBS Capital Markets, LLC (“Underwriter”) and the Board of Supervisors of the DG Farms Community Development District (“District”) entered into an Investment Banking Agreement effective April 21, 2025 (“Agreement”) wherein the District engaged the Underwriter to provide investment banking services for the District. The purpose of this letter is to supplement the Agreement by specifying the particular planned transaction currently being contemplated by the District for which such investment banking services are to be provided by the Underwriter.

The District is considering the issuance of its proposed refunding bonds in 2026 for the purpose of refunding the District’s outstanding Series 2016 Bonds. It is the District’s intent to engage the Underwriter to provide investment banking services for this transaction.

The scope of services to be provided in a non-fiduciary capacity by the Underwriter for this transaction will include those listed below.

- Advice regarding the structure, timing, terms, and other similar matters concerning the particular municipal securities described above.
- Preparation of rating strategies and presentations related to the issue being underwritten.
- Preparations for and assistance with investor “road shows,” if any, and investor discussions related to the issue being underwritten.
- Advice regarding retail order periods and institutional marketing if the District decides to engage in a negotiated sale.
- Assistance in the preparation of the Preliminary Official Statement, if any, and the final Official Statement.
- Assistance with the closing of the issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for the closing.

Member: FINRA/SIPC



MBS CAPITAL MARKETS, LLC

Page | 2

- Coordination with respect to obtaining CUSIP numbers and the registration with the Depository Trust Company.
- Preparation of post-sale reports for the issue, if any.
- Structuring of refunding escrow cash flow requirements, but not the recommendation of and brokerage of particular municipal escrow investments.

All other terms of the Agreement shall remain in effect, including specifically the Disclosures Concerning the Underwriter's Role Required by MSRB Rule G-17 which is again being provided in Exhibit A hereto. By execution of this supplement to the Agreement you are acknowledging receipt of the same.

This supplement to the Agreement shall be effective upon your acceptance and shall remain in effect until such time as the financing described herein has been completed or the Agreement is terminated as provided in Section 3 of the Agreement.

Sincerely,
MBS Capital Markets, LLC

Ed Bulleit
Managing Partner

Approved and Accepted By: _____

Title: _____

Date: _____



EXHIBIT A

Disclosures Concerning the Underwriter's Role

- (i) MSRB Rule G-17 requires an underwriter to deal fairly at all times with both municipal issuers and investors.
- (ii) The underwriter's primary role is to purchase the Bonds with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters has financial and other interests that differ from those of the District.
- (iii) Unlike a municipal advisor, the underwriter does not have a fiduciary duty to the District under the federal securities laws and are, therefore, is required by federal law to act in the best interests of the District without regard to their own financial or other interests.
- (iv) The underwriter has a duty to purchase the Bonds from the Issuer at a fair and reasonable price but must balance that duty with their duty to sell the Bonds to investors at prices that are fair and reasonable.
- (v) The underwriter will review the official statement for the Bonds in accordance with, and as part of, its respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.

Disclosure Concerning the Underwriter's Compensation

The underwriter will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriter may have an incentive to recommend to the District a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Conflicts of Interest

The Underwriter has not identified any additional potential or actual material conflicts that require disclosure including those listed below.

Payments to or from Third Parties. There are no undisclosed payments, values, or credits to be received by the Underwriter in connection with its underwriting of this new issue from parties other than the District, and there are no undisclosed payments to be made by the Underwriter in connection with this new issue to parties other than the District (in either case including payments, values, or credits that relate directly or indirectly to collateral transactions integrally related to the issue being underwritten). In addition, there are no third-party arrangements for the marketing of the District's securities.



MBS CAPITAL MARKETS, LLC

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Profit-Sharing with Investors. There are no arrangements between the Underwriter and an investor purchasing new issue securities from the Underwriter (including purchases that are contingent upon the delivery by the District to the Underwriter of the securities) according to which profits realized from the resale by such investor of the securities are directly or indirectly split or otherwise shared with the Underwriter.

Credit Default Swaps. There will be no issuance or purchase by the Underwriter of credit default swaps for which the reference is the District for which the Underwriter is serving as underwriter, or an obligation of that District.

Retail Order Periods. For new issues in which there is a retail order period, the Underwriter will honor such agreement to provide the retail order period. No allocation of securities in a manner that is inconsistent with a District's requirements will be made without the District's consent. In addition, when the Underwriter has agreed to underwrite a transaction with a retail order period, it will take reasonable measures to ensure that retail clients are bona fide.

Dealer Payments to District Personnel. Reimbursements, if any, made to personnel of the District will be made in compliance with MSRB Rule G-20, on gifts, gratuities, and non-cash compensation, and Rule G-17, in connection with certain payments made to, and expenses reimbursed for, District personnel during the municipal bond issuance process.

Disclosures Concerning Complex Municipal Securities Financing

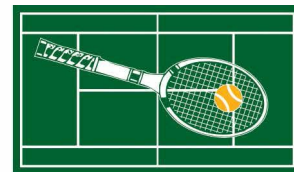
Since the Underwriter has not recommended a "complex municipal securities financing" to the Issuer, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

EXHIBIT 3

AGENDA

Welch Tennis Courts

World's Largest Builder of Fast Dry Courts



Construction - Resurfacing - Lighting - Accessories

ALL WEATHER COURT REPAIR PROPOSAL

USTA - USPTA
ASBA - TIY

Welch Tennis Courts (hereinafter referred to as the "Contractor") proposes to furnish the labor, materials, equipment, and services necessary to repair one (1) All-Weather Tennis Court and two (2) All-Weather Pickleball Courts at Sereno Clubhouse (hereinafter referred to as the "Owner") in Wimauma, Florida. In accordance with, and subject to, the terms, conditions and specifications set forth below, the construction work is referred to in this proposal as the "Project."

1. COURT REPAIR:

- a. The Contractor shall repair approximately 640 square feet asphalt, on one (1) tennis and two (2) pickleball courts. **The Contractor cannot guarantee that new cracks will not appear in the future. Contractor cannot guarantee that repaired cracks will not reappear in the future. Cracks that are substantially through the asphalt are structural. The only way to correct structural cracks is to replace the asphalt. Expansion and contraction on each side of a structural crack will result in the reappearance of the crack, based on temperature change of the asphalt. This will occur in several days, weeks or months, but the cracks will reappear. This service may not provide enough to repair the Courts. The scope described above would provide sufficient repair needed for a regularly maintained court. The Owner will need to cut back along the outside of the fence so water can flow off the courts.**

2. **CONTRACT PRICE:** The Contractor shall repair the Courts specified in this proposal/contract for the following contract price:

ALL-WEATHER COURT REPAIR

\$12,900.00

3. **PAYMENT TERMS:** Contract amount shall be billed based on AIA Progress Payments and Schedule of Values. A 50% deposit will be due upon execution of this agreement. NOTE: Payment of Contractor's invoices is due upon receipt of the invoice by the Owner. Late charges, at the rate of 1½% per month (18% per annum maximum) shall begin to accrue on any unpaid invoice balance, beginning thirty (30) days after the invoice date. Welch Tennis Courts reserves the right to stop work in the event of non-payment.

4. **ESCALATION CLAUSE:** If, between the time this agreement is prepared and the date the Project described herein is completed, there is an increase in the cost of materials, equipment, transportation or energy, the prices specified herein shall be adjusted by written change order modifying this agreement.

5. **WARRANTY:** Welch Tennis Courts shall warranty the completed Project to be free of significant defects in workmanship and materials for a period of one (1) year. The warranty shall commence on the date of completion, but will not be enforceable, unless payment is made in the full amount of the executed contract, including change orders and late payment fees (if applicable). **Cracking in court surface is not warranted.**

6. **BUILDING REQUIREMENTS.** **The Owner shall provide access to the court and site for tractor-trailers and other vehicles with a weight more than twenty tons;** provide staked corners for each court (or court battery); provide an area adjacent to the site for storing and preparing materials. The Contractor shall exercise reasonable care in utilizing the access and storage areas but cannot be responsible for damage caused by normal construction operations (e.g., damage to sod, landscaping, sprinkler lines, sidewalks, pavement, etc.).

The Owner shall notify, locate, and mark for the Contractor, prior to commencement of the Project, any water, sewer, electrical or other conduits, which are located at the courts beneath the ground surface or otherwise obstructed from view, and in the absence of such notice, the Contractor shall not be held liable for any damages to conduits during the Project.

The Owner shall provide an onsite dumpster for the Contractor's use during the Project. In the event the Owner is unable to or would like the Contractor to provide the dumpster, the Contractor shall coordinate the delivery of a dumpster for the jobsite. The costs for the dumpster, including but not limited to pick-up, delivery, monthly/weekly fees, and dump charges, shall be the responsibility of the Owner.

The Owner shall also be responsible for sodding (or other suitable provisions for preventing erosion) around the perimeter of the courts. If sod is used, it should be placed approximately one inch below the surface level of the courts to allow for adequate court drainage.

7. **BINDING CONTRACT:** This agreement and all its terms and conditions shall be binding upon the parties to this agreement and upon the personal representatives, executors, administrators, heirs and successors assigned to either party.

8. **ATTORNEY'S FEES; COSTS OF COLLECTION; VENUE:** In the event that a dispute arises out of this agreement, and a civil action is brought by either party to resolve the dispute, then, in such event, the prevailing party, as determined by the court hearing the matter, shall be entitled to recover its court costs, including reasonable attorney's fees, from the non-prevailing party. If any sums invoiced by Contractor under this agreement are not paid when due, and suit is brought to enforce this agreement or to recover payment of any balance due and owing by Owner under this agreement, Contractor shall be entitled to recover its costs of collection, including reasonable attorney's fees, regardless of whether suit is brought or not. Any action to enforce this contract or any action arising from this contract (which does not include an action to enforce a construction lien under Chapter 713 of the Florida Statutes) shall be brought only in a court of competent jurisdiction in Hillsborough County, Florida.

9. **TIME FOR ACCEPTANCE OF PROPOSAL:** This proposal set forth herein shall be valid for only 30 days from the date of this proposal, and must be accepted within such time, unless the Contractor agrees in writing to extend the time for acceptance. Acceptance of this proposal by the Owner shall give rise to a binding and enforceable contract.

10. ENTIRE AGREEMENT/CHANGES TO AGREEMENT: This proposal, once accepted by the Owner, sets forth the entire agreement between the parties, and all oral representations, prior negotiations, understandings, agreements, conditions, and terms discussed between the parties prior to acceptance and signing of this proposal/agreement by Owner are deemed to have merged into this agreement. This agreement may *not* be modified or amended, except in writing, which is signed by all parties to this agreement.

SALES REPRESENTATIVE

Chris Hagman (813.520.8320)

ACCEPTED BY:

_____ (OWNER)

DATE: _____

Accepted and approved by:

WELCH TENNIS COURTS:

George Todd, Jr., President

DATE: _____

ADDENDUM #1

This addendum shall become part of the contract documents and shall supersede any verbal or written agreements between Welch Tennis Courts and the Owner. Modification of this addendum shall only occur by an executed change order.

Project Information Sheet

Customer Name: _____

Project Address: _____ Billing Address: _____

Primary Contact:

Name: _____

Phone Number: _____

Email Address: _____

Accts Payable Contact:

Name: _____

Phone Number: _____

Email Address: _____

Color Selection:	Green	Black	N/A	Other
Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Frames	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cabana Canvas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____
Net Posts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Windscreens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> _____

Hard Court Contracts Only

Deco Colors:

Exterior Color

- ☐ Light Blue
- ☐ Dark Blue
- ☐ Light Green
- ☐ Medium Green
- ☐ Dark Green
- ☐ Gray
- ☐ Red
- ☐ Adobe Tan*
- ☐ Tour Purple*

Interior Color

- ☐ Light Blue
- ☐ Dark Blue
- ☐ Light Green
- ☐ Medium Green
- ☐ Dark Green
- ☐ Gray
- ☐ Red
- ☐ Adobe Tan*
- ☐ Tour Purple*

Pickleball Line Color

- ☐ Black
- ☐ Blue
- ☐ Green
- ☐ Orange
- ☐ Red
- ☐ White
- ☐ Yellow

*Premium Court Color Additional Charges Apply

By signing below the Owner is authorizing Welch Tennis Courts to proceed with the selections above and that all information is accurate and true.

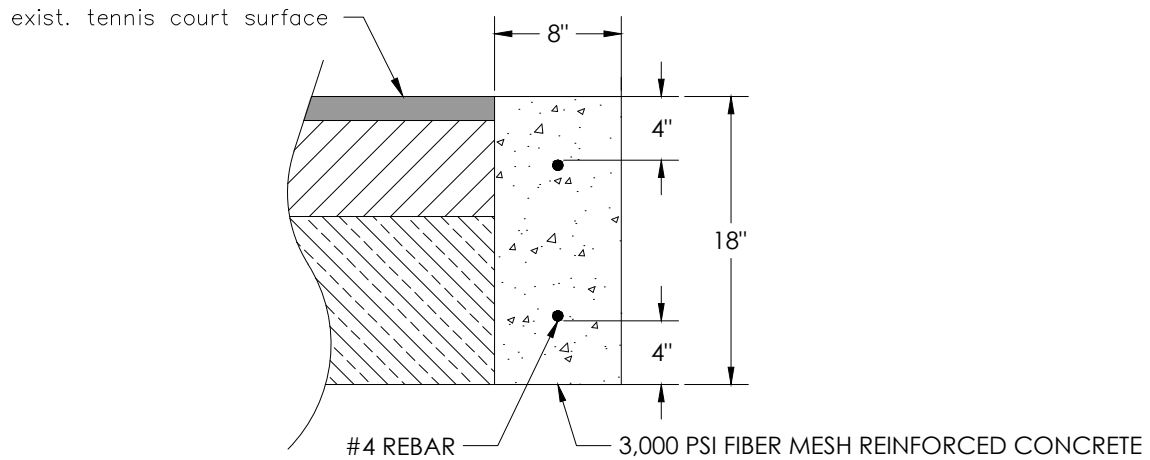
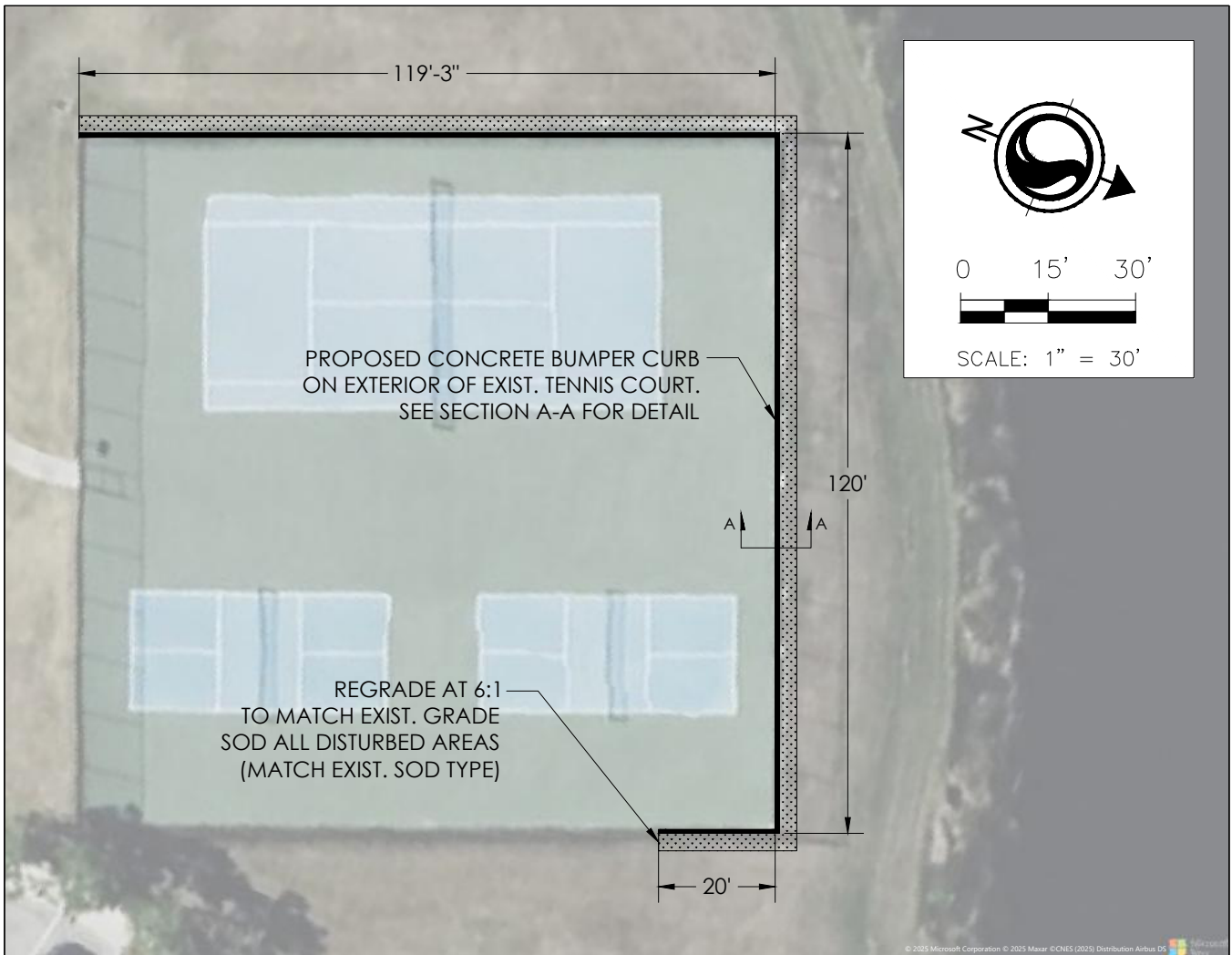
(Signature)

(Date)

(Print Name)

EXHIBIT 4

AGENDA



SECTION A-A

NOVEMBER, 2025
238202064



380 Park Place Boulevard, Suite 300
Clearwater, Florida 33759 Tel. 727.531.3505
Fax. 813.223.0009
Certificate of Authorization #27013

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Client/Project

DG FARMS CDD
WIMAUMA, FL

Figure No.

1.0

Title

SERENO CLUBHOUSE
TENNIS COURT IMPROVEMENTS

EXHIBIT 5

AGENDA

DG Farms CDD

Gary Schwartz

Complete

Score	90 / 106 (84.91%)	Flagged items	3	Actions	3
-------	-------------------	---------------	---	---------	---

27 Oct 2025 11:15 EDT

Prepared by

Gary Schwartz

Ponds

1 flagged, 1 action, 31 / 33 (93.94%)

Ponds 1

3 / 3 (100%)

Ponds

Good



Photo 1



Photo 2



Photo 3

Pond Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.713151598481026,
-82.32790082516236)

Ponds 2

3 / 3 (100%)

Ponds

Good



Photo 4

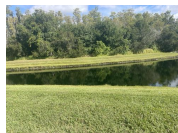


Photo 5



Photo 6

Pond Location

5002 Bella Armonia Cir
Wimauma FL 33598
United States
(27.715260601789822,
-82.32857111067327)

Ponds 3

3 / 3 (100%)

Ponds

Good



Photo 7



Photo 8



Photo 9

Pond Location

Sereno Bridge Blvd

Wimauma FL 33598
United States
(27.716700291510204,
-82.3287673588957)

Ponds 4

3 / 3 (100%)

Ponds

Good



Photo 10



Photo 11



Photo 12

Pond Location

16520-16540 Emerald Blossom
Blvd
Wimauma FL 33598
United States
(27.71694274603864,
-82.32720368465426)

Ponds 5

3 / 3 (100%)

Ponds

Good



Photo 13



Photo 14



Photo 15

Pond Location

16568 Emerald Blossom Blvd
Wimauma FL 33598
United States
(27.71888459253218,
-82.3272185260881)

Ponds 6

3 / 3 (100%)

Ponds

Good



Photo 16



Photo 17



Photo 18

Pond Location

16403 Little Garden Dr
Wimauma FL 33598
United States
(27.721240074235133,
-82.32367517202312)

Ponds 7

3 / 3 (100%)

Ponds

Good



Photo 19



Photo 20



Photo 21

Pond Location

16542 Windmill Forge Pass
Wimauma FL 33598
United States
(27.72388779560823,
-82.32173052624084)

Ponds 8

3 / 3 (100%)

Ponds

Good



Photo 22



Photo 23



Photo 24

Pond Location

16409 Little Garden Dr
Wimauma FL 33598
United States
(27.72030449009288,
-82.32299116447784)

Ponds 9

3 / 3 (100%)

Ponds

Good



Photo 25



Photo 26



Photo 27

Pond Location

Ponds 10

1 flagged, 1 action, 1 / 3 (33.33%)

Ponds

Poor



Photo 28

To do | Assignee: Gary Schwartz | Priority: Low | Due: 3 Nov 2025 12:49 EST | Created by: Gary Schwartz

The pond trash needs to be removed

Pond Location

16644 Mosaic Oar Dr

Wimauma FL 33598
United States
(27.722082105078222,
-82.32089958367213)

Ponds 11

3 / 3 (100%)

Ponds

Good



Photo 29



Photo 30



Photo 31

Pond Location

5027 Jagged Cloud Dr
Wimauma FL 33598
United States
(27.720162231874767,
-82.32767592705372)

Landscaping

2 flagged, 2 actions, 20 / 27 (74.07%)

Landscaping 1

2 / 3 (66.67%)

Landscaping

Fair

Missing Plants. Plant replacement is needed.. Brightview needs to submit estimates.



Photo 32



Photo 33

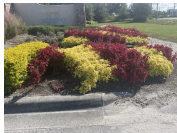


Photo 34

Landscaping Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.713149741575783,
-82.32780721720121)

Landscaping 2

1 flagged, 1 action, 1 / 3 (33.33%)

Landscaping

Poor



Photo 35



Photo 36



Photo 37

To do | Assignee: Gary Schwartz | Priority: Low | Due: 3 Nov 2025 11:29 EST | Created by: Gary Schwartz

Contact Juniper Landscaping to file damage claim

Landscaping Location

State Road 674

Wimauma FL 33598
United States
(27.712612960216756,
-82.32833349189016)

Landscaping 3

2 / 3 (66.67%)

Landscaping

Fair

The turf fungus was treated and is now showing signs of recovery.



Photo 38



Photo 39

Landscaping Location

5002 Bella Armonia Cir
Wimauma FL 33598
United States
(27.715212528408763,
-82.32850569734846)

Landscaping 4

3 / 3 (100%)

Landscaping

Good



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44

Landscaping Location

16568 Emerald Blossom Blvd
Wimauma FL 33598
United States
(27.717231365521965,
-82.3280495531264)

Landscaping 5

3 / 3 (100%)

Landscaping

Good



Photo 45

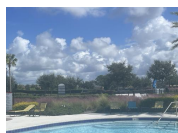


Photo 46



Photo 47



Photo 48

Landscaping Location

16568 Emerald Blossom Blvd
Wimauma FL 33598
United States
(27.717593397291076,
-82.32714392733223)

Landscaping 6

1 flagged, 1 action, 1 / 3 (33.33%)

Landscaping

Poor



Photo 49

To do | Assignee: Gary Schwartz | Priority: Low | Due: 3 Nov 2025 12:06 EST | Created by: Gary Schwartz

Brightview is sending an estimate to remove and replace the Canary Date Palm Tree.

Landscaping Location

16568 Emerald Blossom Blvd
Wimauma FL 33598
United States
(27.71802183049041,
-82.32669430125041)

Landscaping 7

2 / 3 (66.67%)

Landscaping

Fair

Brightview needs to send an estimate to reset and straighten the tree.



Photo 50

Landscaping Location

16568 Emerald Blossom Blvd
Wimauma FL 33598
United States
(27.717564195505293,
-82.32704830288232)

Landscaping 8

3 / 3 (100%)

Landscaping

Good



Photo 51



Photo 52



Photo 53



Photo 54

Landscaping Location

16568 Emerald Blossom Blvd
Wimauma FL 33598
United States
(27.718333237681172,
-82.32681966360434)

Landscaping 9

3 / 3 (100%)

Landscaping

Good



Photo 55



Photo 56

Landscaping Location

Pendola Rock Way
Wimauma FL 33598
United States
(27.721435379326355,
-82.32341351879373)

Mailbox

Mailbox Location

16568 Emerald Blossom Blvd
Wimauma FL 33598
United States
(27.717963541083932,
-82.32650119403668)



Photo 57



Photo 58

Streetlights

Working



Photo 59

Streetlights Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.717032351052502,
-82.32872628841673)

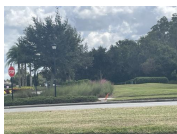


Photo 60

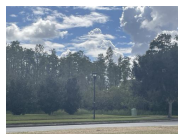


Photo 61

Entrance Monuments

Good



Photo 62



Photo 63

Entrance Monuments - Secondary

Fair

There is a crack in the stucco that needs to be repaired.

Gates

Good



Photo 64



Photo 65

Gates - Secondary

Good

Sidewalks

Fair



Photo 66

Sidewalks Location

Cosmos Cir
Wimauma FL 33598
United States
(27.713653197312475,
-82.32871940876383)

Common Area Fence

Fair

The Board was given pressure cleaning estimates.



Photo 67



Photo 68

Roads

Good



Photo 69



Photo 70



Photo 71

Roads Location

Cosmos Cir
Wimauma FL 33598
United States
(27.713747540213483,
-82.32878886315324)

Amenities

20 / 21 (95.24%)

Amenities 1

20 / 21 (95.24%)

Basketball Court

Good



Photo 72

Tennis Court

Good



Photo 73



Photo 74

Clubhouse

Good



Photo 75



Photo 76



Photo 77



Photo 78

Clubhouse Restroom

Good

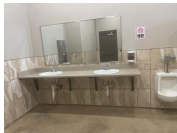


Photo 79

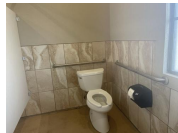


Photo 80



Photo 81



Photo 82

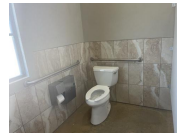


Photo 83



Photo 84

Pool

Good



Photo 85



Photo 86

Tot Lot

Fair

The playground canopy is completed and looks good, waiting for the malts to be delivered and installed.



Photo 87

Dog Park

Good



Photo 88



Photo 89

WiFi Speed at Clubhouse

Sign Off

A handwritten signature in black ink, appearing to be 'Gary Schwartz', written on a light gray background.

Gary Schwartz
28 Oct 2025 20:47 EDT

Flagged items & Actions

3 flagged, 3 actions

Flagged items

3 flagged, 3 actions

Page 1: Initial questions / Ponds / Ponds 10

Ponds

Poor



Photo 28

To do | Assignee: Gary Schwartz | Priority: Low | Due: 3 Nov 2025 12:49 EST | Created by: Gary Schwartz

The pond trash needs to be removed

Page 1: Initial questions / Landscaping / Landscaping 2

Landscaping

Poor



Photo 35



Photo 36



Photo 37

To do | Assignee: Gary Schwartz | Priority: Low | Due: 3 Nov 2025 11:29 EST | Created by: Gary Schwartz

Contact Juniper Landscaping to file damage claim

Page 1: Initial questions / Landscaping / Landscaping 6

Landscaping

Poor



Photo 49

To do | Assignee: Gary Schwartz | Priority: Low | Due: 3 Nov 2025 12:06 EST | Created by: Gary Schwartz

Brightview is sending an estimate to remove and replace the Canary Date Palm Tree.

Other actions

0 actions

Media summary



Photo 1



Photo 2



Photo 3



Photo 4

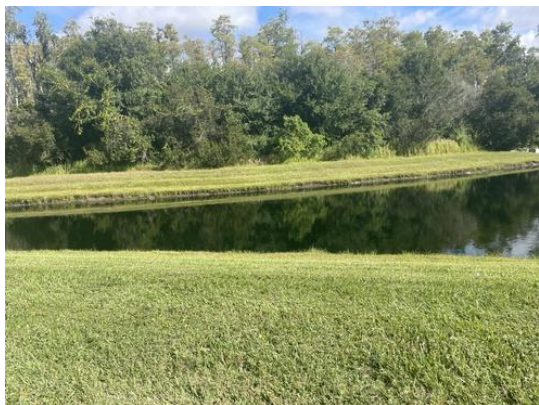


Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89

EXHIBIT 6

AGENDA



BrightView

Landscape Services, INC.

LANDSCAPE MANAGEMENT REPORT

Client: DG Farms Date: 10/27/2025

LAWN MAINTENANCE SERVICES FOR THIS WEEK:

MOW

- ☒ All Turf
☐ Selected Areas

EDGE

- ☒ Pavement
☐ Plant Beds

WEEDEAT



DEBRIS REMOVAL



Blow off/VACUUM Blow off roadways and hardscapes Picked up trash and debris

HORTICULTURAL SERVICES FOR THIS WEEK:

PRUNE

- ☐ Shape _____
☐ Deadwood _____
☐ Shear _____

WEED

- ☐ _____

FERTILIZE

- ☐ Seasonal _____
☐ Spot _____

PEST CONTROL

- ☐ Fungicide _____
☐ Herbicide _____
☐ Insecticide _____

IRRIGATION ADVISORY

NEXT WEEK'S PLANS/COMMENTS

Mowing, soft bed edging, line trimming and blow off

Maria Adams

YOUR LANDSCAPE MANAGER

EXHIBIT 7

AGENDA

Proposal for Extra Work at DG Farms CDD

Property Name DG Farms CDD
Property Address 16550 Emerald Blossom Blvd.
Wimauma, FL 33598

Contact Gary Schwartz
To DG Farms CDD
Billing Address c/o KAI 2502 N Rocky Point Dr Ste 1000
Tampa, FL 33607

Project Name Pool Area
Project Description Landscape Renovation

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	EACH	Dig out (6) Pine trees in the pool area. Remove all debris.	\$641.81	\$641.81
5.00	EACH	Install (5) 25 gallon Ligustrum trees.	\$378.00	\$1,890.00
1.00	EACH	Cut down large diseased Palm. Grind down stump.	\$1,604.52	\$1,604.52

Other

Pool Area 1



Pool Area 2



Proposal for Extra Work at DG Farms CDD

Pool Area 3



For internal use only

SO# 8680148
JOB# 340500117
Service Line 130

Total Price \$4,136.33

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
415 27th Street SE, Ruskin, FL 33570 ph. (813) 641-3672 fax (813) 641-7582

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise, agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Point Of Contact

Signature	Title
Gary Schwartz	October 13, 2025
Printed Name	Date

BrightView Landscape Services, Inc. "Contractor"

Associate Acct Mgr Enhancement

Signature	Title
Martin Padilla	October 13, 2025
Printed Name	Date

Job #: 340500117

SO #: 8680148

Proposed Price: \$4,136.33

EXHIBIT 8

AGENDA

Proposal for Extra Work at DG Farms CDD

Property Name	DG Farms CDD	Contact	Gary Schwartz
Property Address	16550 Emerald Blossom Blvd. Wimauma, FL 33598	To	DG Farms CDD
		Billing Address	c/o KAI 2502 N Rocky Point Dr Ste 1000 Tampa, FL 33607
Project Name	DG Farms CDD / 10-16-2025		
Project Description	Irrigation Inspection Repair for October 2025		

Scope of Work

QTY	UoM/Size	Material/Description
2.00	EACH	Replace 2-1 station Decoder located on Zone 55 and 47 that is not working.
2.00	EACH	Replace 2 Solenoid in Zone 55 and 47 that is not working.
1.00	EACH	Replace 1 Rotor not rotating on zone -42.
1.00	EACH	Replace 1 Rotor that has been damage by a car located on zone 99

For internal use only

SO# 8782779
JOB# 340500117
Service Line 150

Total Price

\$841.24

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
415 27th Street SE, Ruskin, FL 33570 ph. (813) 641-3672 fax (813) 641-7582

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits Contractor shall maintain a Landscape Contractor's license if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
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13. Assignment The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative, to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other; provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or, in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

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17. Waiver of Liability Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract:

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year) or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer:

<p>Signature _____</p> <p>Gary Schwartz</p> <p>Printed Name _____</p>	<p>Title Point Of Contact</p> <p>Date October 17, 2025</p>
<p>BrightView Landscape Services, Inc. "Contractor"</p>	
<p>Signature _____</p> <p>Maria Adams</p> <p>Printed Name _____</p>	<p>Title Account Manager, Senior</p> <p>Date October 17, 2025</p>

Job #: 340500117

SO #: 8782779

Proposed Price: \$841.24

BrightView

Landscape Services

415 27th Street SE
Ruskin, FL 33570
813-641-3672 • Fax 813-641-7582

M T W T F S S M T W T F S S RUN DAYS

REPORT FOR

Seren0

ADDRESS

Entry Timer

DATE

10-13-2025

PAGE

4 OF 5

ZONE NUMBER	37	38	39	40	41	42	43	44	45	46	47	48
SPRAY OR ROTOR S OR R	R	S	S/D	R	R	R/S	R	R	D	A-D/B	R	D
RUN TIME FOR ZONE (MIN)												
PROG SET IM												

CONTRACT REPAIRS

NO FAULTS FOUND

PARTIAL CLOG

ARC OR RADIUS ADJ

HEAD STRAIGHTENED

REPAIRS WITH APPROVAL

HEAD MISSING BROKEN

CHANGE 4" TO 6" POP UP

HEAD RAISED — SHRUB

— TURF

SEVERE CLOG

INCORRECT NOZZLE

RELOCATION

LEAK IN HEAD

LEAK IN PIPE

HEAD NOT ROTATING

VALVE NOT OPERATING

OTHER — SEE COMMENTS

COMMENTS (Attach extra sheet if necessary) * Zone 42 Head NOT rotate corner

ESTIMATED COST OF REPAIRS \$

INSPECTED BY



415 27th Street SE
Ruskin, FL 33570
813-641-3672 • Fax 813-641-7582

M T W T F S S M T W T F S S RUN DAYS

REPORT FOR Serenw
ADDRESS Club House Timer
DATE 10-15-2025
PAGE _____ OF _____

ZONE NUMBER	37	38	39	40	41	42	43	44	45	46	47	48
SPRAY OR ROTOR S OR R										S		R
RUN TIME FOR ZONE (MIN)												
PRG SET TM												

CONTRACT REPAIRS												
NO FAULTS FOUND												
PARTIAL CLOG												
ARC OR RADIUS ADJ												
HEAD STRAIGHTENED												

REPAIRS WITH APPROVAL												
HEAD MISSING BROKEN												
CHANGE 4" TO 6" POP UP												
HEAD RAISED SHRUB												
TURF												
SEVERE CLOG												
INCORRECT NOZZLE												
RELOCATION												
LEAK IN HEAD												
LEAK IN PIPE												
HEAD NOT ROTATING												
VALVE NOT OPERATING												
OTHER --SEE COMMENTS											✓	

COMMENTS: (Attach extra sheet if necessary) * zone 47 NOT responding

ESTIMATED COST OF REPAIRS \$ _____

INSPECTED BY _____

415 27th Street SE
 Ruskin, FL 33570
 813-641-3672 • Fax 813-641-7582

REPORT FOR
 ADDRESS

Serenx

Clubhouse Timer
 10-15-2025

M T W T F S S M T W T F S S RUN DAYS

PAGE OF

ZONE NUMBER	49	50	51	52	53	54	55	56	57	58	59	60
SPRAY OR ROTOR S OR R	S	/	/	/	D	S	D	/	/	/	/	D
RUN TIME FOR ZONE (MIN)												
PRG SET TIME												

CONTRACT REPAIRS												
NO FAULTS FOUND												
PARTIAL CLOG												
APC OR RADII S ADJ												
HEAD STRAIGHTENED												

REPAIRS WITH APPROVAL												
HEAD MISSING BROKEN												
CHANGE 4" TO 6" PIPING												
HEAD RAISED — SHRUB												
— TREE												
SEVERE CLOG												
INCORRECT NOZZLE												
RELOCATION												
LEAK IN HEAD												
LEAK IN PIPE												
HEAD NOT ROTATING												
VALVE NOT OPERATING												
OTHER — SEE COMMENTS							/					

COMMENTS (Attach extra sheet if necessary) * Zone 55 decoder or solenoid

ESTIMATED COST OF REPAIRS \$

INSPECTED BY

REPORT FOR Serevo

ADDRESS Club House Timer

DATE 10-15-2015

PAGE 1 OF 1

M T W T F S S M T W T F S S RUN DAYS

ZONE NUMBER	93	94	95	96	97	98	99												
SPRAY OR ROTOR NOZZLE	R	R	R	S	B/O	D	R												
RUN TIME FOR ZONE (MIN)																			
PRG SET TM																			

CONTRACT REPAIRS																			
NO FAULTS FOUND																			
PARTIAL CLOG																			
ARC OR RADIUS ADJ																			
HEAD STRAIGHTENED																			

REPAIRS WITH APPROVAL																			
HEAD MISSING BROKEN									2										
CHANGE 4" TO 6" POP UP																			
HEAD RAISED SHRUB																			
HEAD RAISED TREE																			
SEVERE CLOG																			
INCORRECT NOZZLE																			
RELOCATION																			
LEAK IN HEAD									2										
LEAK IN PIPE																			
HEAD NOT ROTATING																			
VALVE NOT OPERATING																			
OTHER - SEE COMMENTS																			

COMMENTS (Attach extra sheet if necessary) * Zone 99 rotor look like car drove over

ESTIMATED COST OF REPAIRS \$ _____

INSPECTED BY _____

EXHIBIT 9

AGENDA

Proposal for Extra Work at DG Farms CDD

Property Name DG Farms CDD
Property Address 16550 Emerald Blossom Blvd.
Wimauma, FL 33598

Contact Gary Schwartz
To DG Farms CDD
Billing Address c/o KAI 2502 N Rocky Point Dr Ste 1000
Tampa, FL 33607

Project Name DG Farms CDD / 10-16-2025
Project Description Irrigation Inspection Repair for October 2025

Scope of Work

QTY	UoM/Size	Material/Description
1.00	EACH	Trouble shoot and repair Bad wire effecting Zone 9 to 45. bad wire has been repaired work completed Labor and material
1.00	EACH	Replace a 2 inch Hunter ICV Valve that is not working on Zone -9

Other

2 Inch Valve



Wire Repair-1



THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
415 27th Street SE, Ruskin, FL 33570 ph (813) 641-3672 fax (813) 641-7582

Proposal for Extra Work at
DG Farms CDD

Wire Repair-2



For internal use only

SO# 8783882
JOB# 340500117
Service Line 150

Total Price

Page 15/94
\$905.00

THIS IS NOT AN INVOICE

This proposal is valid for thirty (30) days unless otherwise approved by Contractor's Senior Vice President
415 27th Street SE, Ruskin, FL 33570 ph. (813) 641-3672 fax (813) 641-7582

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc., and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
9. Additional Services: Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
10. Access to Jobsite: Customer shall provide all utilities to perform the work. Customer shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the Customer makes the site available for performance of the work.
11. Payment Terms: Upon signing this Agreement, Customer shall pay Contractor 50% of the Proposed Price and the remaining balance shall be paid by Customer to Contractor upon completion of the project unless otherwise agreed to in writing.
12. Termination: This Work Order may be terminated by the either party with or without cause, upon seven (7) workdays advance written notice. Customer will be required to pay for all materials purchased and work complete to the date of termination and reasonable charges incurred in demobilizing.
13. Assignment: The Customer and the Contractor respectively bind themselves, their partners, successors, assignees and legal representative, to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means at or about the time this proposal was prepared. The price quoted in this proposal for the work described is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

15. Cancellation: Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Customer will be liable for a minimum travel charge of \$150.00 and billed to Customer.

The following sections shall apply where Contractor provides Customer with tree care services:

16. Tree & Stump Removal: Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to, concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Customer. Defined backfill and landscape material may be specified. Customer shall be responsible for contacting the appropriate underground utility locator company to locate and mark underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Customer's expense.
17. Waiver of Liability: Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (International Society of Arboriculture) standards will require a signed waiver of liability.

Acceptance of this Contract

By executing this document, Customer agrees to the formation of a binding contract and to the terms and conditions set forth herein. Customer represents that Contractor is authorized to perform the work stated on the face of this Contract. If payment has not been received by Contractor per payment terms hereunder, Contractor shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Customer. Interest at a per annum rate of 1.5% per month (18% per year) or the highest rate permitted by law, may be charged on unpaid balance 15 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY.

Customer

Signature

Title

Point Of Contact

Gary Schwartz
Printed Name

Date

October 17, 2025

BrightView Landscape Services, Inc. "Contractor"

Signature

Title

Account Manager, Senior

Maria Adams
Printed Name

Date

October 17, 2025

Job #: 340500117

SO #: 8783882

Proposed Price: \$905.00

415 27th Street SE
Ruskin, FL 33570
813-641-3672 • Fax 813-641-7582

REPORT FOR Sereno
ADDRESS Clubhouse Timer

DATE 10-15-2025

PAGE _____ OF _____

M	T	W	T	F	S	S	M	T	W	T	F	S	S
---	---	---	---	---	---	---	---	---	---	---	---	---	---

RUN DAYS

ZONE NUMBER	1	2	3	4	5	6	7	8	9	10	11	12
SPRAY OR ROTOR S OR R	/	S	S	S	R	D	S	R	S	S	D	S
RUN TIME FOR ZONE (MIN)	/											
PRG ST TM:	/											

CONTRACT REPAIRS												
NO FAULTS FOUND												
PARTIAL CLOG												
ARC OR RADIUS ADJ.												
HEAD STRAIGHTENED												

REPAIRS WITH APPROVAL												
HEAD MISSING/BROKEN												
CHANGE 4" TO 6" POP UP												
HEAD RAISED — SHRUB												
TURF												
SEVERE CLOG												
INCORRECT NOZZLE												
RELOCATION												
LEAK IN HEAD												
LEAK IN PIPE												
HEAD NOT ROTATING												
VALVE NOT OPERATING												
OTHER — SEE COMMENTS									X			

COMMENTS: (Attach extra sheet if necessary) * Zone 9 to Zone 45 not responding due to bad decoder or splices or damage to wire path had wire has been found and repaired / Zone 9 Valve Needs Replaced 2" Valve

ESTIMATED COST OF REPAIRS: \$ _____

INSPECTED BY _____

EXHIBIT 10

AGENDA

Proposal for Extra Work at DG Farms CDD

Property Name DG Farms CDD
Property Address 16550 Emerald Blossom Blvd.
Wimauma, FL 33598

Contact Gary Schwartz
To DG Farms CDD
Billing Address c/o KAI 2502 N Rocky Point Dr Ste 1000
Tampa, FL 33607

Project Name DG Farms / 10-23-2025
Project Description Tree Staking

Scope of Work

QTY	UoM/Size	Material/Description
1.00	EACH	To re-set the leaning tree in the ground and stake tree with a set of 2x4's until well established on Emerald Blossom.

Other

Emerald Blossom



For internal use only

SO# 8787629
JOB# 340500117
Service Line 130

Total Price \$150.00

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only contained or referred to herein. All materials shall conform to bid specifications.
2. Work Force: Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. License and Permits: Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license requirements of the City, State and Federal Governments, as well as all other requirements of law. Unless otherwise agreed upon by the parties or prohibited by law, Customer shall be required to obtain all necessary and required permits to allow the commencement of the Services on the property.
4. Taxes: Contractor agrees to pay all applicable taxes, including sales or General Excise Tax (GET), where applicable.
5. Insurance: Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Customer, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. Liability: Contractor shall not be liable for any damage that occurs from Acts of God defined as extreme weather conditions, fire, earthquake, etc. and rules, regulations or restrictions imposed by any government or governmental agency, national or regional emergency, epidemic, pandemic, health related outbreak or other medical events not caused by one or other delays or failure of performance beyond the commercially reasonable control of either party. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this Contract within sixty (60) days.
7. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Customer or not under Customer management and control shall be the sole responsibility of the Customer.
8. Subcontractors: Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
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13. Assignment: The Customer and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Customer nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
14. Disclaimer: This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Customer. If the Customer must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Customer directly to the designer involved.

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NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Signature _____ Title **Point Of Contact**

Gary Schwartz _____ **October 23, 2025**
Printed Name Date

BrightView Landscape Services, Inc. "Contractor"

Signature _____ Title **Account Manager, Senior**

Maria Adams _____ **October 23, 2025**
Printed Name Date

Job #: **340500117**

SO #: **8787629**

Proposed Price: \$150.00

EXHIBIT 11

AGENDA

1 **MINUTES OF MEETING**

2 **DG FARMS**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the DG Farms Community Development
5 District was held on Monday, October 13, 2025 at 6:00 p.m. at the Holiday Inn Express & Suites, 226 Tecu
6 Road, Ruskin, Florida 33701.

7 **FIRST ORDER OF BUSINESS – Roll Call**

8 Mr. Mendenhall called the meeting to order and conducted roll call.

9 Present and constituting a quorum were:

10 Don Reichard	Board Supervisor, Chairman
11 Rob Mendoza	Board Supervisor, Vice Chairman
12 Andrew Alexandre	Board Supervisor, Assistant Secretary
13 Jeff Duzzny	Board Supervisor, Assistant Secretary
14 Carolyn Schwalm	Board Supervisor, Assistant Secretary

15 Also present were:

16 Andy Mendenhall	District Manager, Kai
17 Adriana Urbina	Community Director, Kai
18 Greg Woodcock (<i>via Zoom</i>)	District Engineer, Stantec

19 **SECOND ORDER OF BUSINESS – Audience Comments**

20 A resident asked about Pergola repairs. Mr. Reichard explained that both sides of the Pergola at the
21 amenity center entrance were decaying, with one side starting to lean. The Board could consider
22 alternatives instead of simply replacing it as before.

23 **THIRD ORDER OF BUSINESS – Staff & Vendor Reports**

24 A. District Counsel

25 Mr. Mendenhall reported that a vandalism letter had not been sent and would be updated and
26 mailed. The Board then discussed procedures for handling rule violations at the amenity center.

27 Board discussed incidents where pool attendants faced confrontations and uncertainty about calling
28 law enforcement.

29 The Board agreed to formalize procedures in writing, ensure staff training, and possibly add logging
30 and identification requirements for pool entry. Mr. Mendenhall offered to share a rules template
31 and recommended creating a standard operating procedure for pool management and enforcement.

32 B. District Engineer

33 Mr. Woodcock:

- 34 • Informed the Board that he had spoken with Welch Tennis about repairing the tennis courts
35 they have sent a proposal covering repairs, including the north area affected by erosion.
- 36 • Mentioned they had sought contractor quotes for either adding a curb or rock behind the
37 courts, with the curb likely being the better option. Chris recommended completing surface
38 repairs before installing the curb or rock.
- 39 • Explained there was a one-year warranty, though new cracks would not be covered. He
40 offered to send the proposal, which he had received earlier that week. Supervisors
41 requested to review it before the next meeting.

- Concerns were raised about worsening erosion near the pond. Mr. Woodcock agreed to include the matter on the next agenda.
- Discussed possibly adding another pickleball court, and Mr. Woodcock agreed to review layout options when he visited next.
- Reported that the bridge entrance project involved repairs to the wall facade and railings. He met with contractors Carlson and Dauntless and was waiting for their proposals. The structural engineer found no major issues, and proposals were expected by the next Board meeting.
- Requested an additional \$5,000 change order to cover work from the previous fiscal year.

On a MOTION by Mr. Mendoza, SECONDED by Mr. Alexandre, WITH ALL IN FAVOR, the Board **approved District Engineer's request for an additional \$5,000.00 change order to cover work completed in the previous fiscal year**, for the DG Farms Community Development District.

Mr. Mendoza noted the Board no longer received detailed pond reports with photos. Mr. Mendenhall said the reports went to the wrong person and would request photos again. The Board discussed algae issues, lack of pond maintenance visibility, and mosquito and midge fly problems. Mr. Duzzny suggested solar fountains to improve water quality, and Mr. Mendenhall agreed to explore the idea.

C. Field Service Manager – Consideration/Approval of Proposals:

1. Exhibit 1: Dog Park and Tot Lot Gates – Florida Commercial Care - \$528.45

The Board agreed that simple, durable, self-closing latches should be installed to prevent repeated damage and that further review of the latch type would be held before proceeding.

2. Roofing Repair – Amenity Center

a. Exhibit 2: Trust - \$7,661.80

b. Exhibit 3: Handyman - \$7,191.00

On a MOTION by Mr. Alexandre, SECONDED by Mr. Reichard, WITH ALL IN FAVOR, the Board **approved the proposal from Handyman for Roofing Repair at the Amenity Center in the amount of \$7,191.00**, for the DG Farms Community Development District.

A resident asked if the repair included both the roof and sheetrock. Mr. Reichard clarified that the work focused on the roof, not the ceiling drywall.

3. Exhibit 4: Paver Straightening – BrightView - \$320.90

Ms. Schwalm suggested using poured concrete like what residents used in their yards to reduce maintenance. Mr. Reichard noted it was costly, around \$2,000, but Ms. Schwalm pointed out it might save money long-term compared to paying \$300.00 twice a year for repairs.

On a MOTION by Mr. Mendoza, SECONDED by Mr. Duzzny, WITH ALL IN FAVOR, the Board **approved the proposal from BrightView for Paver Straightening in the amount of \$320.90**, for the DG Farms Community Development District.

4. Pressure Washing

a. Exhibit 5: Clean Team - \$1,312.49

b. Exhibit 6: Florida Commercial Care - \$759.45

Mr. Mendoza mentioned a resident starting a pressure washing business and suggested giving him a chance for future work. Mr. Reichard proposed approving one of the existing quotes but contacting the resident to see if he could offer a lower price.

On a MOTION by Mr. Alexandre, SECONDED by Mr. Reichard, WITH ALL IN FAVOR, the Board **approved the proposal from Florida Commercial Care for Pressure Washing, contingent upon securing a reduced quote price from another vendor in the amount not to exceed \$759.45**, for the DG Farms Community Development District.

5. Exhibit 7: Tot Lot Irrigation Rerouting Repair – BrightView - \$2,020.00

Mr. Mendenhall warned against using an outside company for irrigation repairs due to potential vendor disputes. Mr. Reichard asked if insurance could cover costs from the tot lot work. Mr. Mendenhall said it might if the total exceeded the deductible and agreed to check.

On a MOTION by Mr. Mendoza, SECONDED by Mr. Duzzny, WITH ALL IN FAVOR, the Board **approved the proposal from BrightView for Tot Lot Irrigation Rerouting Repair in the amount of \$2,020.00**, for the DG Farms Community Development District.

6. Mulch around Tot Lot

a. Exhibit 8: BrightView - \$2,985.00

b. Exhibit 9: EZ Mulch - \$5,500.00

On a MOTION by Mr. Alexandre, SECONDED by Mr. Mendoza, WITH ALL IN FAVOR, the Board **approved the proposal from EZ Mulch for Mulch around Tot Lot in the amount of \$5,500.00**, for the DG Farms Community Development District.

7. Exhibit 10: Painting (Pool Entry Zones) – Florida Commercial Care - \$371.63

On a MOTION by Mr. Mendoza, SECONDED by Mr. Reichard, WITH ALL IN FAVOR, the Board **approved the proposal from Florida Commercial Care for Painting (Pool Entry Zones) in the amount of \$371.63**, for the DG Farms Community Development District.

8. Exhibit 11: Pergola Repairs – Ananda Group - \$14,781.57

On a MOTION by Mr. Mendoza, SECONDED by Mr. Schwalm, WITH ALL IN FAVOR, the Board **approved to bring down the Pergola when needed**, for the DG Farms Community Development District.

D. District Manager

Mr. Mendenhall discussed adding lighting for the community's security cameras. A lighting engineer mapped possible spots, showing how each would cast light. The goal is to brighten the entrance and exit areas while minimizing the number of lights. Next step: review the options to choose the most effective placement.

FOURTH ORDER OF BUSINESS – Business Items

A. Exhibit 12: Consideration/Adoption of Resolution 2026-01, District Objectives and Goals

Mr. Mendenhall said Florida law requires CDD Boards to adopt yearly goals. The Board is reviewing FY2026 goals for approval and would check last year's progress in December.

On a MOTION by Mr. Alexandre, SECONDED by Mr. Mendoza, WITH ALL IN FAVOR, the Board **adopted Resolution 2026-01, District Objectives and Goals**, for the DG Farms Community Development District.

FIFTH ORDER OF BUSINESS – Administrative Items

A. Exhibit 13: Consideration/Approval of the September 8, 2025, Regular Meeting Minutes

On a MOTION by Mr. Alexandre, SECONDED by Mr. Mendoza, WITH ALL IN FAVOR, the Board **approved the September 8, 2025, Regular Meeting Minutes with changes as amended**, for the DG Farms Community Development District.

B. Consideration/Acceptance of the Unaudited Financial Statements

1. Exhibit 14: July 2025

2. Exhibit 15: August 2025

Mr. Reichard asked about cash flow early in the fiscal year. Mr. Mendenhall explained reserves cover expenses until tax revenues arrive, and the district shouldn't have issues unless there's a major unexpected cost. Ms. Schwalm asked about the last reserve study; Mr. Mendenhall said they're typically done every three years and could be updated if needed. He also recommended delaying discretionary projects until after the first three months, though the district's reserves are in good shape.

On a MOTION by Mr. Alexandre, SECONDED by Ms. Schwalm, WITH ALL IN FAVOR, the Board **accepted the Unaudited Financial Statements for July 2025 and August 2025**, for the DG Farms Community Development District.

SIXTH ORDER OF BUSINESS – Audience Comments - New Business – (limited to 3 minutes per individual)

- A resident asked about insurance reimbursements for the tot lot. Mr. Mendenhall said they received more than \$60,000.00, which roughly covers the expenses for the tot lot and front gate; the wall repair is still pending. The resident also asked about a hurricane reserve. A supervisor said an extra \$75,000 was set aside a few years ago as a general cushion. Resident asked about pending BrightView quotes. Mendenhall said four quotes are on hold; the Board could review specs first, then issue an RFP or negotiate.
- A resident asked if BrightView responds properly. Mendoza said results are inconsistent.
- A resident raised concerns about pool and traffic signage.

SEVENTH ORDER OF BUSINESS – Supervisor Requests

- Mr. Reichard raised concerns about the pedestrian gates.
- Mr. Reichard asked for an update on the electrical work, and Mr. Duzzny said an electrician is scheduled to meet Thursday to review the lighting plan. They discussed using existing lights or switching to LED flat fixtures like those in the bathrooms and whether old lights could be returned for a refund.

On a MOTION by Mr. Mendoza, SECONDED by Ms. Schwalm, WITH ALL IN FAVOR, the Board **approved to proceed with electrical improvements in the amount not to exceed \$7,000.00**, for the DG Farms Community Development District.

- 156 • Mr. Duzzny shared recent police activity statistics.
157 • Ms. Schwalm asked about an updated towing report. Mr. Mendenhall said one towing
158 occurred.

159 **SEVENTH ORDER OF BUSINESS – Adjournment**

160 On a MOTION by Mr. Mendoza, SECONDED by Mr. Alexandre, WITH ALL IN FAVOR, the Board
161 **adjourned the meeting**, for the DG Farms Community Development District.

162 _____
 Signature

Printed Name

163 **Title:** ☐ **Chairman** ☐ **Vice Chairman**

EXHIBIT 12

AGENDA

DG Farms Community Development District

**Financial Statements
(Unaudited)**

**Period Ending
September 30, 2025**

DG Farms CDD
Balance Sheet
September 30, 2025

	General Fund	Debt Service 2016	Debt Service 2020	Debt Service 2025	TOTAL
1 <u>ASSETS:</u>					
2 CASH - BANK UNITED OPERATING ACCT	\$ 72,772	\$ -	\$ -	\$ -	\$ 72,772
3 RESTRICTED CASH FOR DEBT SERVICE	-	-	-	-	-
4 CASH - SOUTHSTATE BANK OPERATING ACCT	125,552				125,552
5 MONEY MARKET ACCOUNT-BANK UNITED	-	-	-	-	-
6 MONEY MARKET ACCOUNT-SOUTHSTATE BANK	142,719				142,719
7 MONEY MARKET ACCOUNT-BANK UNITED ASSIGNED FOR POOL	-	-	-	-	-
8 MONEY MARKET ACCOUNT-SOUTHSTATE BANK ASSIGNED FOR POOL	156,049				156,049
9 <u>INVESTMENTS:</u>					
10 REVENUE TRUST FUND	-	117,879	52,059	10,339	180,277
11 SINKING FUND	-	-	-	-	-
12 INTEREST FUND	-	-	-	44,823	44,823
13 RESERVE FUND	-	110,331	175,188	-	285,519
14 PREPAYMENT FUND	-	185	156	-	341
15 COST OF ISSUANCE	-	-	-	508	508
16 ACCOUNTS RECEIVABLE	3,000	-	-	-	3,000
17 ASSESSMENTS RECEIVABLE - ON ROLL	-	-	-	-	-
18 ASSESSMENTS RECEIVABLE - OFF ROLL	-	-	-	-	-
19 DUE FROM GENERAL FUND	-	-	2,165	-	2,165
20 DUE FROM DEBT SERVICE	-	-	10,488	-	10,488
21 DEPOSITS	2,763	-	-	-	2,763
22 PREPAID ITEMS	50,041	-	-	-	50,041
22 TOTAL ASSETS	\$ 552,897	\$ 228,395	\$ 240,055	\$ 55,670	\$ 1,077,017
23 <u>LIABILITIES:</u>					
24 ACCOUNTS PAYABLE	\$ 77,856	\$ -	\$ -	\$ -	\$ 77,856
25 ACCRUED EXPENSES	3,925	-	-	-	3,925
26 DEFERRED REVENUE ON-ROLL	-	-	-	-	-
27 <u>OTHER LIABILITIES:</u>					
28 DUE TO GF	-	-	-	-	-
29 DUE TO DS	2,165	5,723	4,765	-	12,653
30 DUE TO OTHER FUNDS	-	-	-	-	-
31 <u>FUND BALANCE:</u>					
32 NON SPENDABLE	52,804	-	-	-	52,804
33 UNASSIGNED	276,147	-	-	-	276,147
28 RESTRICTED FOR DEBT SERVICE	-	222,672	235,290	55,670	513,632
29 FUND BALANCE ASSIGNED FOR POOL	-	-	-	-	-
30 FUND BALANCE ASSIGNED FOR OPERATING RESERVE	140,000	-	-	-	140,000
31 TOTAL LIABILITIES & FUND BALANCE	\$ 552,897	\$ 228,395	\$ 240,055	\$ 55,670	\$ 1,077,017

DG Farms
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For the period from October 1, 2024 through September 30, 2025

	FY 2025 Adopted Budget	FY 2025 Budget Year-to-Date	FY 2025 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
1 REVENUE				
2 ON-ROLL ASSESSMENTS (NET)	\$ 964,425	\$ 964,425	968,810	4,385
3 ON-ROLL ASSESSMENTS (NET) - EXCESS FEES				
4 DEVELOPER FUNDING	-	-	-	-
5 INTEREST	-	-	8,315	8,315
6 LOT CLOSINGS	-	-	-	-
7 FUND BALANCE FORWARD	147,000	-	-	-
INSURANCE REIMBURSEMENT	-	-	60,691	60,691
8 MISCELLANEOUS REVENUE	-	-	300	300
9 TOTAL REVENUE	\$ 1,111,425	\$ 964,425	\$ 1,038,116	\$ 73,691
10 EXPENDITURES				
11 GENERAL ADMINISTRATIVE				
12 SUPERVISORS COMPENSATION	\$ 13,000	\$ 13,000	\$ 12,600	\$ 400
13 PAYROLL TAXES	995	995	964	31
14 PAYROLL SERVICES	765	765	750	15
15 MANAGEMENT CONSULTING SERVICES	35,000	35,000	35,000	-
16 CONSTRUCTION ACCOUNTING SERVICES	-	-	-	-
17 PLANNING, COORDINATING & CONTRACT SERVICES	-	-	-	-
18 ADMINISTRATIVE SERVICES	6,000	6,000	6,000	-
19 BANK FEES	180	180	145	36
20 MISCELLANEOUS	500	500	89	411
21 AUDITING SERVICES	3,600	3,600	4,250	(650)
22 TRAVEL PER DIEM	-	-	-	-
23 INSURANCE	42,660	46,589	46,589	-
24 REGULATORY AND PERMIT FEES	175	175	175	-
25 ROOM RENTAL	2,400	2,400	1,225	1,175
26 LEGAL ADVERTISEMENTS	2,000	2,000	276	1,724
27 ENGINEERING SERVICES	15,000	15,000	30,213	(15,213)
28 LEGAL SERVICES	15,000	15,000	10,285	4,715
29 PERFORMANCE & WARRANTY BOND PREM	-	-	-	-
30 MASS MAILING	2,200	2,200	-	2,200
31 WEBSITE HOSTING	2,015	3,530	2,015	1,515
32 TOTAL GENERAL ADMINISTRATIVE	141,490	146,934	150,575	(3,642)
33 DEBT ADMINISTRATION				
34 DISSEMINATION AGENT	6,000	6,000	6,000	-
35 TRUSTEE FEES	13,097	13,097	14,618	(1,521)
36 TRUST FUND ACCOUNTING	3,600	3,600	3,600	-
37 ARBITRAGE	475	475	1,425	(950)
38 TOTAL DEBT ADMINISTRATION	23,172	23,172	25,643	(2,471)

DG Farms
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For the period from October 1, 2024 through September 30, 2025

	FY 2025 Adopted Budget	FY 2025 Budget Year-to-Date	FY 2025 Actual Year-to-Date	VARIANCE Favorable (Unfavorable)
39 FIELD & PHYSICAL ENVIRONMENT				
40 COMPREHENSIVE FIELD TECH SERVICES	15,000	15,000	15,000	-
41 STREETPOLE LIGHTING	145,000	145,000	130,619	14,381
42 ELECTRICITY (IRRIGATION & POND PUMPS)	25,920	25,920	25,320	600
43 WATER	10,800	10,800	19,665	(8,865)
44 LANDSCAPING MAINTENANCE	202,632	202,632	193,247	9,385
45 LANDSCAPING MAINTENANCE - new entrance road	-	-	-	-
46 LANDSCAPE REPLENISHMENT	10,000	10,000	4,834	5,166
47 IRRIGATION MAINTENANCE	12,000	12,000	5,379	6,621
48 MANUAL IRRIGATION	-	-	-	-
49 POND MOWING	-	-	-	-
50 POND & LAKE MAINTENANCE	16,752	16,752	15,752	1,000
51 SOLID WASTE DISPOSAL	2,800	2,800	2,400	400
52 NPDES & STORMDRAIN INSPECTIONS & REPAIRS	-	-	-	-
53 STREETSWEeping	-	-	-	-
54 WILDLIFE REMOVAL	3,400	3,400	-	3,400
55 FOUNTAIN MAINTENANCE & REPAIR	1,700	1,700	844	856
55 GATE MAINTENANCE & REPAIR	5,000	5,000	42,922	(37,922)
56 PET WASTE REMOVAL	5,308	5,308	4,174	1,134
57 HOLIDAY LIGHTING	5,500	5,500	-	5,500
58 GATE CLICKERS & TRANSMITTERS	3,000	3,000	-	3,000
59 MISCELLANEOUS	15,500	15,500	49,425	(33,925)
60 TOTAL FIELD & PHYSICAL ENVIRONMENT	480,312	480,312	509,580	(29,268)
61 AMENITY CENTER OPERATIONS				
62 POOL & WATER FEATURE SERVICE CONTRACT	15,000	15,000	9,550	5,450
63 POOL MAINTENANCE & REPAIR	10,000	10,000	16,987	(6,987)
64 POOL PERMIT	275	275	275	-
65 AMENITY MANAGEMENT	7,020	7,020	7,020	-
66 AMENITY CENTER CLEANING & MAINTENANCE	7,800	7,800	7,800	-
67 AMENITY CENTER INTERNET	2,400	2,400	2,579	(179)
68 AMENITY CENTER ELECTRICITY	-	-	-	-
69 AMENITY CENTER WATER	9,300	9,300	-	9,300
70 AMENITY CENTER PEST CONTROL	3,500	3,500	3,540	(40)
71 POWER WASH AMENITY	3,000	3,000	4,975	(1,975)
72 LANDSCAPE MAINTENANCE	-	-	-	-
73 LANDSCAPE REPLACEMENT - INFILL	5,000	5,000	-	5,000
74 MISCELLANEOUS AMENITY CENTER REPAIRS & MAIN.	10,000	10,000	22,716	(12,716)
75 AMENITY CENTER FURNITURE REPAIR & REPLACEMENT	-	-	-	-
76 SECURITY SERVICES	10,000	10,000	16,638	(6,638)
77 SECURITY MONITORING	3,620	3,620	6,750	(3,130)
78 CONTINGENCY	304,537	138,455	138,455	-
79 INCREASE IN OPERATING RESERVES	75,000	75,000	75,000	-
80 TOTAL AMENITY CENTER OPERATIONS	466,452	300,370	312,285	(11,915)
81 TOTAL EXPENDITURES	1,111,426	950,788	998,083	(47,295)
82 OTHER FINANCING SOURCES (USES)				
83 TRANSFER IN	-	-	-	-
84 TRANSFER-OUT	-	-	-	-
85 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
86 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	13,637	40,033	26,396
87 FUND BALANCE - BEGINNING			353,918	
86 FUND BALANCE - INCREASE IN OPERATING RESERVE			75,000	
88 FUND BALANCE - ENDING			\$ 468,951	

DG FARMS
Cash Reconciliation - General Fund
September 30, 2025

	Operating Account- Bank United	Operating Account- Southstate Bank	Op Reserves- Southstate Bank	Money Market Account Assigned for Pool- SouthState Bank	Total
Balance per Bank Statement	\$ 92,162.51	\$ 126,461.30	\$ 142,719.16	\$ 156,049.44	\$ 517,392.41
Deposits		\$ -	\$ -	\$ -	\$ -
Less: Outstanding Checks	\$ (19,390.83)	\$ (908.92)	\$ -	\$ -	\$ (20,299.75)
Adjusted Bank Balance	<u>\$ 72,771.68</u>	<u>\$ 125,552.38</u>	<u>\$ 142,719.16</u>	<u>\$ 156,049.44</u>	<u>\$ 497,092.66</u>
Beginning Cash Balance Per Books	\$ 90,708.51	\$ 139,718.34	\$ 142,411.31	\$ 155,746.49	\$ 528,584.65
Cash Receipts	\$ 60,695.66	\$ -	\$ -	\$ 302.95	\$ 60,998.61
Cash Disbursements	\$ (78,632.49)	\$ (14,165.96)	\$ 307.85	\$ -	\$ (92,490.60)
Book Balance	<u>\$ 72,771.68</u>	<u>\$ 125,552.38</u>	<u>\$ 142,719.16</u>	<u>\$ 156,049.44</u>	<u>\$ 497,092.66</u>

DG Farms
Check Register
FY 2025

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	Balance
09/30/2024		EOY Balance		0.00		125,588.14
10/1/2024	100457	Business Observer	Invoice: 24-02976H (Reference: Fiscal Year 2024/2025; DG Farms CDD.)	70.00		125,518.14
10/1/2024	836	Lakeshore CDD	sales tax accidentally paid for Lakeshore	48.00		125,470.14
10/2/2024	100458	Egis Insurance Advisors, LLC	Invoice: 25206 (Reference: Policy #100124212 10/01/2024-10/01/2025 Florida Insurance Alliance.)	3,637.02		121,833.12
10/3/2024	3806	DG FARMS CDD C/O U S BANK	DS 2014 A-1 Tax collections FY24	8,121.23		113,711.89
10/3/2024	3807	DG FARMS CDD C/O U S BANK	DS 2016 Tax collections FY24	9,752.96		103,958.93
10/3/2024	3808	DG FARMS CDD C/O U S BANK	DS 2020 Tax collections FY24	6,256.18		97,702.75
10/4/2024	100424ACH	Engage PEO	BOS MTG	695.90		97,006.85
10/4/2024	100459	Breeze Connected, LLC	Invoice: 4068 (Reference: Holiday Inn 9/23 - Meeting.) Invoice: 4079 (Reference: Professional M	6,383.34		90,623.51
10/4/2024	100460	DC Integrations LLC	Invoice: 24941 (Reference: 1200LB MAG LOCKS, REPLACE / INSTALL 2 - 1200LB MAG LOCKS AT POOL ARE	1,936.00		88,687.51
10/7/2024	100724ACH1	TECO	Reference: DG FARMS PH 2 August 09, 2024 - September 10, 2024	1,317.84		87,369.67
10/7/2024	100724ACH2	TECO	Reference: DG FARMS, PH 1A August 09, 2024 - September 10, 2024	1,507.43		85,862.24
10/7/2024	100724ACH3	TECO	Reference: DG FARMS, PH 7/8A August 09, 2024 - September 10, 2024	1,934.52		83,927.72
10/7/2024	100724ACH4	TECO	Reference: DG FARMS, PH 1B August 09, 2024 - September 10, 2024	3,204.22		80,723.50
10/7/2024	100724ACH5	TECO	Reference: DPFG/STER340 16510 EMERALD BLOSSOM BL GT August 09, 2024 - September 10, 2024	218.10		80,505.40
10/7/2024	100724ACH6	TECO	Reference: 16414 LITTLE GARDEN DR August 09, 2024 - September 10, 2024	345.28		80,160.12
10/7/2024	100724ACH7	TECO	Reference: 16568 EMERALD BLOSSOM BLVD August 09, 2024 - September 10, 2024	421.12		79,739.00
10/7/2024	100724ACH8	TECO	Reference: 5009 BELLA ARMONIA CR August 09, 2024 - September 10, 2024	525.75		79,213.25
10/7/2024	100724ACH9	TECO	Reference: SR 674 AND US HWY01 August 09, 2024 - September 10, 2024	757.85		78,455.40
10/7/2024	100724ACH10	TECO	Reference: DG FARMS, PH 6A August 09, 2024 - September 10, 2024	858.89		77,596.51
10/7/2024	00724ACH11	TECO	Reference: DG FARMS COMMUNITY DEVEL 16550 EMERALD BLOSSOM BLVD August 09, 2024 - September 10, 20	904.05		76,692.46
10/7/2024	100724ACH	TECO	Reference: DG FARMS PH 3 : August 09, 2024 - September 10, 2024	1,046.63		75,645.83
10/8/2024	100461	NaturZone	Invoice: 705318 (Reference: Monthly Pest Control Service Includes Monthly Billing for Annual Fire	295.00		75,350.83
10/15/2024	100462	Breeze Connected, LLC	Invoice: 3812 (Reference: Holiday Inn 6/25/24 - Meeting.)	125.00		75,225.83
10/15/2024	100463	DC Integrations LLC	Invoice: 24967 (Reference: DKS Cellular Service billed quarterly.) Invoice: 24993 (Reference: 2	1,350.00		73,875.83
10/15/2024	100464	H2 Lagoon Solutions	Invoice: 2619 (Reference: Monthly commercial pool svc.)	2,625.00		71,250.83
10/15/2024	100465	US BANK	Invoice: 7484857 (Reference: Trustee fees and incidental expense.)	5,050.26		66,200.57
10/15/2024	100466	Breeze	Invoice: 19595 (Reference: Service Area- Amenity Mgmt..)	1,835.00		64,365.57
10/21/2024	100467	Business Observer	Invoice: 24-03123H (Reference: Meeting on October 28, 2024.)	59.06		64,306.51
10/21/2024	100468	Gig Fiber LLC - Streetleaf	Invoice: 3308 (Reference: Emerald Blossom Bridgeport 2024.)	250.00		64,056.51
10/22/2024			Funds Transfer		70,000.00	134,056.51
10/23/2024	100469	The Pool Works of Florida, Inc	Reference: 30% of Contract for Pool Resurfacing and 30% of Contract for Pool Repair of Crack.	11,774.40		122,282.11
10/28/2024	100470	The Pool Works of Florida, Inc	Invoice: 400205(b) (Reference: Remaining 30% of Contract.)	27,473.60		94,808.51
10/28/2024	100471	Hillsborough County BOCC	Invoice: 102424-9065 (Reference: 5003 BELLA ARMONIA CIR.)	524.98		94,283.53
10/28/2024	100472	Florida Lake & Pond Care	Invoice: 25063 (Reference: LAKE SERVICE AQUATIC WEED CONTROL ALGAE.)	1,312.65		92,970.88
10/31/2024	831		to move to correct QB cash account		48.00	93,018.88
10/31/2024	831		FY24 Excess Fees		7,768.88	100,787.76
10/31/2024	831		to move to correct QB cash account	48.00		100,739.76
10/31/2024	831		FY24 Excess Fees		1,723.15	102,462.91
10/31/2024	831		FY24 Excess Fees		2,069.37	104,532.28
10/31/2024	831		FY24 Excess Fees		1,327.43	105,859.71
10/31/2024				102,665.26	82,936.83	105,859.71
11/1/2024	836R	Lakeshore CDD	sales tax accidentally paid for Lakeshore		48.00	105,907.71
11/5/2024	110524ACH1	TECO	Reference: DG FARMS PH 3 : September 11, 2024 - October 09, 2024	1,046.22		104,861.49
11/5/2024	110524ACH2	TECO	Reference: DG FARMS, PH 1A September 11, 2024 - October 09, 2024	1,507.43		103,354.06
11/5/2024	110524ACH3	TECO	Reference: DG FARMS, PH 7/8A September 11, 2024 - October 09, 2024	1,934.52		101,419.54

DG Farms
Check Register
FY 2025

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	Balance
11/5/2024	110524ACH4	TECO	Reference: DG FARMS, PH 1B September 11, 2024 - October 09, 2024	3,203.04		98,216.50
11/5/2024	110524ACH5	TECO	Reference: 16568 EMERALD BLOSSOM BLVD September 11, 2024 - October 09, 2024	280.41		97,936.09
11/5/2024	110524ACH6	TECO	Reference: 16414 LITTLE GARDEN DR September 11, 2024 - October 09, 2024	353.32		97,582.77
11/5/2024	110524ACH7	TECO	Reference: DPFG/STER340 16510 EMERALD BLOSSOM BL GT September 11, 2024 - October 09, 2024	356.16		97,226.61
11/5/2024	110524ACH8	TECO	Reference: 5009 BELLA ARMONIA CR September 11, 2024 - October 09, 2024	454.49		96,772.12
11/5/2024	110524ACH9	TECO	Reference: SR 674 AND US HWY01 September 11, 2024 - October 09, 2024	757.85		96,014.27
11/5/2024	110524ACH10	TECO	Reference: DG FARMS COMMUNITY DEVEL 16550 EMERALD BLOSSOM BLVD September 11, 2024 - October 09,	775.10		95,239.17
11/5/2024	110524ACH11	TECO	Reference: DG FARMS, PH 6A September 11, 2024 - October 09, 2024	858.89		94,380.28
11/5/2024	110524ACH	TECO	Reference: DG FARMS PH 2 September 11, 2024 - October 09, 2024	1,317.84		93,062.44
11/6/2024	100473	Breeze	Invoice: 19706 (Reference: Service Area- Amenity Mgmt..)	1,835.00		91,227.44
11/6/2024	100474	FLA DEPT. OF ECONOMIC OPPORT	Invoice: 91164 (Reference: Special District Filling Fee.)	175.00		91,052.44
11/6/2024	100475	Breeze Connected, LLC	Invoice: 4126 (Reference: Accurate Signs - Gate closed sign.) Invoice: 4166 (Reference: Profess	3,858.34		87,194.10
11/6/2024	833		assessments collected		8,537.21	95,731.31
11/6/2024	833		restricted cash for 2014		1,893.57	97,624.88
11/6/2024	833		restricted cash for 2016		2,274.03	99,898.91
11/6/2024	833		restricted cash for 2020		1,458.71	101,357.62
11/7/2024	100476	IPFS CORPORATION	Invoice: 110124-9253 (Reference: Payment 2.)	3,904.69		97,452.93
11/7/2024	100477	STRALEY ROBIN VERICKER	Invoice: 25458 (Reference: For Professional Services Rendered Through September 30, 2024.)	213.50		97,239.43
11/7/2024	100478	NaturZone	Invoice: 712905 (Reference: Monthly Pest Control Service Includes Monthly Billing for Annual Fire	295.00		96,944.43
11/8/2024	110824ACH	Engage PEO	BOS MTG	695.90		96,248.53
11/15/2024	100479	Arbitrage Rebate Counselors LLC	Invoice: 110624 (Reference: Arbitrage Services 9/9/23-9/9/24.)	475.00		95,773.53
11/15/2024	832		assessments collected		6,903.69	102,677.22
11/15/2024	832		restricted cash for 2014		1,531.25	104,208.47
11/15/2024	832		restricted cash for 2016		1,838.91	106,047.38
11/15/2024	832		restricted cash for 2020		1,179.60	107,226.98
11/17/2024	111724ACH	Brighthouse Networks	Reference: 16550 EMERALD BLOSSOM BLVD. 10/10/24 through 11/09/24	438.89		106,788.09
11/18/2024	100480	Hillsborough County BOCC	Invoice: 102324-1396 (Reference: 16550 EMERALD BLOSSOM BLVD.)	1,747.87		105,040.22
11/18/2024	100481	Site Masters of Florida	Invoice: 111424-1 (Reference: final Contract amount (\$7,500).)	7,500.00		97,540.22
11/18/2024	100482	STANTEC CONSULTING	Invoice: 2308889 (Reference: Engineering Fees for Period Ending, November 1, 2024.)	992.00		96,548.22
11/19/2024	100483	Gig Fiber LLC - Streetleaf	Invoice: 3437 (Reference: Emerald Blossom Bridge November 2024.)	250.00		96,298.22
11/19/2024	100484	Poop 911	Invoice: 6174C (Reference: 11 stations emtied/refilled.)	388.20		95,910.02
11/20/2024	100485	Breeze Connected, LLC	Invoice: 4207 (Reference: Planning & Coordination.)	2,500.00		93,410.02
11/22/2024	100486	Steadfast Environmental	Invoice: SE-25172 (Reference: Reset & staking of 17 Oaks.)	2,200.00		91,210.02
11/22/2024	100487	DC Integrations LLC	Invoice: 25113 (Reference: NEW VIKING F1 MOTOR AND ARM.)	5,300.00		85,910.02
11/22/2024	100488	Phillips Electric	Reference: Replacement of twist timer switches. https://clientname(FILLIN).payableslockbox.com/Do	659.60		85,250.42
11/22/2024	831		assessments collected		4,364.59	89,615.01
11/22/2024	831		restricted cash for 2014		968.07	90,583.08
11/22/2024	831		restricted cash for 2016		1,162.58	91,745.66
11/22/2024	831		restricted cash for 2020		745.76	92,491.42
11/27/2024	100489	Florida Lake & Pond Care	Invoice: 25181 (Reference: LAKE SERVICE AQUATIC WEED CONTROL ALGAE CONTROL.)	1,312.65		91,178.77
11/27/2024	100490	H2 Lagoon Solutions	Invoice: 2633 (Reference: Monthly commercial pool svc.)	2,625.00		88,553.77
11/27/2024	100491	Brightview Landscape Services	Invoice: 9115280 (Reference: Landscape Maniit.)	16,103.92		72,449.85
11/29/2024	112924ACH	Engage PEO	BOS MTG	911.20		71,538.65
11/30/2024				67,227.03	32,905.97	71,538.65
12/3/2024	100492	The Pool Works of Florida, Inc	Invoice: 400251 (Reference: Delivery of Tile 50% of Contract Due Upon Delivery of Tile.)	45,580.00		25,958.65
12/3/2024	833		assessments collected		3,137.26	29,095.91

DG Farms
Check Register
FY 2025

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	Balance
12/3/2024	833		restricted cash for 2014		695.85	29,791.76
12/3/2024	833		restricted cash for 2016		835.66	30,627.42
12/3/2024	833		restricted cash for 2020		536.05	31,163.47
12/3/2024			Funds Transfer		75,000.00	106,163.47
12/5/2024	120524ACH1	TECO	Reference: DG FARMS, PH 1A October 10, 2024 - November 08, 2024	1,507.43		104,656.04
12/5/2024	120524ACH2	TECO	Reference: DG FARMS, PH 7/8A October 10, 2024 - November 08, 2024	1,934.52		102,721.52
12/5/2024	120524ACH3	TECO	Reference: DG FARMS, PH 1B October 10, 2024 - November 08, 2024	3,202.52		99,519.00
12/5/2024	120524ACH4	TECO	Reference: 16414 LITTLE GARDEN DR October 10, 2024 - November 08, 2024	231.24		99,287.76
12/5/2024	120524ACH5	TECO	Reference: 16568 EMERALD BLOSSOM BLVD October 10, 2024 - November 08, 2024	489.01		98,798.75
12/5/2024	120524ACH6	TECO	Reference: 5009 BELLA ARMONIA CR October 10, 2024 - November 08, 2024	533.21		98,265.54
12/5/2024	120524ACH7	TECO	Reference: DG FARMS COMMUNITY DEVEL 16550 EMERALD BLOSSOM BLVD October 10, 2024 - November 08, 2	778.49		97,487.05
12/5/2024	120524ACH8	TECO	Reference: DG FARMS, PH 6A October 10, 2024 - November 08, 2024	858.89		96,628.16
12/5/2024	120524ACH9	TECO	Reference: DG FARMS PH 2 October 10, 2024 - November 08, 2024	1,317.84		95,310.32
12/5/2024	120524ACH10	TECO	Reference: DPGF/STE#340 16510 EMERALD BLOSSOM BL GT October 10, 2024 - November 08, 2024	39.25		95,271.07
12/5/2024	120524ACH11	TECO	Reference: SR 674 AND US HWY01 October 10, 2024 - November 08, 2024	757.85		94,513.22
12/5/2024	100493	Hillsborough County Tax Collector	Invoice: 120424 (Reference: Property Taxes.)	61.29		94,451.93
12/5/2024	120524ACH	TECO	Reference: DG FARMS PH 3 : October 10, 2024 - November 08, 2024	1,046.22		93,405.71
12/6/2024	834		assessments collected		632,377.17	725,782.88
12/6/2024	834		restricted cash for 2014		140,262.41	866,045.29
12/6/2024	834		restricted cash for 2016		168,444.41	1,034,489.70
12/6/2024	834		restricted cash for 2020		108,051.06	1,142,540.76
12/9/2024	100494	Breeze	Invoice: 19767 (Reference: Service Area- Amenity Mgmt..)	1,835.00		1,140,705.76
12/9/2024	100495	Brightview Landscape Services	Invoice: 9077503 (Reference: Landscape Maniit For October.)	16,103.92		1,124,601.84
12/9/2024	100496	IPFS CORPORATION	Invoice: 120324-9253 (Reference: Payment 3.)	3,904.69		1,120,697.15
12/9/2024	100497	STRALEY ROBIN VERICKER	Invoice: 25617 (Reference: For Professional Services Rendered Through October 31, 2024.)	1,038.50		1,119,658.65
12/9/2024	100498	NaturZone	Invoice: 721049 (Reference: Monthly Pest Control Service Includes Monthly Billing for Annual Fire	295.00		1,119,363.65
12/9/2024	100499	Breeze Connected, LLC	Invoice: 4213 (Reference: Holiday Inn - Meeting.) Invoice: 4229 (Reference: Professional Manage	9,883.34		1,109,480.31
12/9/2024	100500	Phillips Electric	Invoice: 112924 (Reference: Replacement of bad breaker box and breakers.)	898.78		1,108,581.53
12/9/2024	100501	Hillsborough County BOCC	Invoice: 112724-1396 (Reference: 16550 EMERALD BLOSSOM BLVD.)	1,160.19		1,107,421.34
12/13/2024	100502	Poop 911	Invoice: 6435C (Reference: 11 stations emptied/refilled.)	388.20		1,107,033.14
12/13/2024	100503	Breeze Connected, LLC	Invoice: 4278 (Reference: Holiday Inn - Meeting.)	125.00		1,106,908.14
12/13/2024	100504	Gig Fiber LLC - Streetleaf	Invoice: 3574 (Reference: Emerald Blossom Bridge Dec 2024.)	250.00		1,106,658.14
12/13/2024	100505	DC Integrations LLC	Invoice: 25162 (Reference: NEW FABRICATED POOL GATE.)	2,260.00		1,104,398.14
12/13/2024	100506	Florida Brothers Maint & Repair LLC	Invoice: 1218 (Reference: Replaced gate handle.) Invoice: 1219 (Reference: Insta led new black	372.34		1,104,025.80
12/16/2024	010625ACH	Hillsborough County BOCC	5003 BELLA ARMONIA CIR. 10/22-11/20/24 (paid online)	270.32		1,103,755.48
12/16/2024	100507	STANTEC CONSULTING	Invoice: 2322755 (Reference: Engineering Fees for Period Ending November 29, 2024.)	2,405.76		1,101,349.72
12/17/2024	835		assessments collected		61,124.67	1,162,474.39
12/17/2024	835		restricted cash for 2014		13,557.56	1,176,031.95
12/17/2024	835		restricted cash for 2016		16,281.60	1,192,313.55
12/17/2024	835		restricted cash for 2020		10,444.06	1,202,757.61
12/27/2024	21	Jeffrey Duzzny	BOS MTG	184.70		1,202,572.91
12/27/2024	122724ACH	Brighthouse Networks	Reference: 16550 EMERALD BLOSSOM BLVD. 12/10/24 through 01/09/25	214.97		1,202,357.94
12/27/2024	122724ACH	Engage PEO	BOS MTG	726.50		1,201,631.44
12/31/2024	830		immaterial difference recon	0.01		1,201,631.43
12/31/2024				167,882.01	1,263,653.73	1,201,631.43
1/2/2025	100508	Florida Lake & Pond Care	Invoice: 25298 (Reference: LAKE SERVICE AQUATIC WEED CONTROL ALGAE.)	1,312.65		1,200,318.78

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1/3/2025	100509	Hillsborough County BOCC	Reference: 5003 BELLA ARMONIA CIR. https://clientname(FILLIN).payableslockbox.com/DocView/Invoice	549.14		1,199,769.64
1/6/2025	010625ACH1	TECO	Reference: DG FARMS PH 3 : November 09, 2024 - December 10, 2024	1,003.02		1,198,766.62
1/6/2025	010625ACH2	TECO	Reference: DG FARMS, PH 7/8A November 09, 2024 - December 10, 2024	1,934.52		1,196,832.10
1/6/2025	010625ACH3	TECO	Reference: DG FARMS, PH 1B November 09, 2024 - December 10, 2024	3,157.22		1,193,674.88
1/6/2025	010625ACH4	TECO	DPFG/STE#340 16510 EMERALD BLOSSOM BL GT November 09, 2024 - December 10, 2024	41.76		1,193,633.12
1/6/2025	010625ACH5	TECO	16414 LITTLE GARDEN DR November 09, 2024 - December 10, 2024	266.07		1,193,367.05
1/6/2025	010625ACH6	TECO	DG FARMS COMMUNITY DEVEL 16550 EMERALD BLOSSOM BLVD November 09, 2024 - December 10, 2024	280.64		1,193,086.41
1/6/2025	010625ACH7	TECO	16568 EMERALD BLOSSOM BLVD November 09, 2024 - December 10, 2024	588.37		1,192,498.04
1/6/2025	010625ACH8	TECO	5009 BELLA ARMONIA CR November 09, 2024 - December 10, 2024	675.45		1,191,822.59
1/6/2025	010625ACH9	TECO	SR 674 AND US HWY01 November 09, 2024 - December 10, 2024	757.85		1,191,064.74
1/6/2025	010625ACH10	TECO	DG FARMS, PH 6A November 09, 2024 - December 10, 2024	858.89		1,190,205.85
1/6/2025	010625ACH11	TECO	DG FARMS PH 2 November 09, 2024 - December 10, 2024	1,264.14		1,188,941.71
1/6/2025	010625ACH12	TECO	DG FARMS, PH 1A November 09, 2024 - December 10, 2024	1,445.63		1,187,496.08
1/6/2025	100510	Breeze	Invoice: 19935 (Reference: Service Area- Amenity Mgmt..)	1,835.00		1,185,661.08
1/6/2025	100511	Breeze Connected, LLC	Invoice: 4328 (Reference: Professional Management Services.)	3,758.34		1,181,902.74
1/7/2025	834		assessments collected		185,074.27	1,366,977.01
1/7/2025	834		restricted cash for 2014		41,049.81	1,408,026.82
1/7/2025	834		restricted cash for 2016		49,297.68	1,457,324.50
1/7/2025	834		restricted cash for 2020		31,622.70	1,488,947.20
1/8/2025			Funds Transfer	111,731.00		1,377,216.20
1/8/2025			Funds Transfer	74,726.00		1,302,490.20
1/13/2025	100513	Brightview Landscape Services, Inc.	Invoice: 9177669 (Reference: Irrigation Inspection Repair for September 2024.)	611.20		1,301,879.00
1/13/2025	100514	Poop 911	Invoice: 6754C (Reference: 11 stations emptied/refilled.)	388.20		1,301,490.80
1/13/2025	100515	DC Integrations LLC	Invoice: 25182 (Reference: Videoed Z4 was in trouble and reporting tamper. Tech cleaned term	850.00		1,300,640.80
1/13/2025	100516	Brightview Landscape Services, Inc.	Invoice: 9166651 (Reference: Irrigation Inspection Repair for October 2024.)	747.24		1,299,893.56
1/14/2025	100517	Brightview Landscape Services, Inc.	Invoice: 9199734 (Reference: Install (8) 3-gallon Jasmine plants..)	654.15		1,299,239.41
1/16/2025	100518	NaturZone	Invoice: 729189 (Reference: Monthly Pest Control Service Includes Monthly Billing for Annual Fire	295.00		1,298,944.41
1/16/2025	100519	Hillsborough County BOCC	Invoice: 010225-1396 (Reference: 16550 EMERALD BLOSSOM BLVD.)	1,559.92		1,297,384.49
1/17/2025	011725ACH	Engage PEO	BOS MTG	1,341.80		1,296,042.69
1/17/2025	100520	Florida Brothers Maintenance & Repair	Invoice: 1225 (Reference: Repair and maintenance for amenity center.)	3,623.75		1,292,418.94
1/17/2025	100521	DC Integrations LLC	Invoice: 25280 (Reference: NEW VIKING F1 MOTOR AND ARM.)	5,300.00		1,287,118.94
1/21/2025	100522	STRALEY ROBIN VERICKER	Invoice: 25853 (Reference: Professional Services Rendered Through November 30, 2024.)	244.00		1,286,874.94
1/24/2025	012425ACH	Engage PEO	BOS MTG	1,126.50		1,285,748.44
1/24/2025	100523	Brightview Landscape Services, Inc.	Invoice: 9186330 (Reference: Landscape Maint for 1/25.)	16,103.92		1,269,644.52
1/24/2025	100524	Breeze Connected, LLC	Invoice: 4366 (Reference: Holiday Inn 1/13 meeting.) Invoice: 4371 (Reference: Welch tennis - T	507.97		1,269,136.55
1/24/2025	100525	Gig Fiber, LLC - Streetleaf	Invoice: 3711 (Reference: Solar Equipment Lease.)	250.00		1,268,886.55
1/25/2025	012525ACH	Brighthouse Networks	Reference: 16550 EMERALD BLOSSOM BLVD. 01/10/25 through 02/09/25	214.97		1,268,671.58
1/28/2025	100526	Stantec Consulting Services Inc.	Invoice: 2335670 (Reference: Engineering Fees for Period Ending January 3, 2025.) Invoice: 2335	4,641.12		1,264,030.46
1/29/2025	100527	DC Integrations LLC	Invoice: 25313 (Reference: Transformer coil for gate motor.)	500.00		1,263,530.46
1/29/2025	100528	Brightview Landscape Services, Inc.	Invoice: 18411861 (Reference: 5 HP Grundfos Deluxe Control Box 230v 1 PH.) Invoice: 9213974 (Re	1,611.00		1,261,919.46
1/31/2025	835		assessments collected		1,161.60	1,263,081.06
1/31/2025	836		immaterial recon discrepancy	0.01		1,263,081.05
1/31/2025	835		restricted cash for 2014		257.64	1,263,338.69
1/31/2025	835		restricted cash for 2016		309.41	1,263,648.10
1/31/2025	835		restricted cash for 2020		198.48	1,263,846.58
01/31/2024				246,756.44	308,971.59	1,263,846.58

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2/1/2025	100512	IPFS Corporation	Invoice: 010625-9253 (Reference: Payment 4.)	3,904.69		1,259,941.89
2/4/2025	100529	Kai	Invoice: 20083 (Reference: Service Area- Amenity Mgmt..)	1,835.00		1,258,106.89
2/4/2025	100530	Florida Lake & Pond Care	Invoice: 25413 (Reference: LAKE SERVICE AQUATIC WEED CONTROL ALGAE.)	1,312.65		1,256,794.24
2/5/2025	020525ACH	A & K Enterprise Of Manatee, Inc	Furniture	7,236.80		1,249,557.44
2/5/2025	020525ACH	A & K Enterprise Of Manatee, Inc	VOID: Invoice: 21390 (Reference: Furniture.) duplicate			1,249,557.44
2/6/2025	020625ACH1	TECO	DG FARMS PH 2 December 11, 2024 - January 10, 2025	1,283.05		1,248,274.39
2/6/2025	020625ACH2	TECO	DG FARMS, PH 1A November 09, 2024 - December 11, 2024 - January 10, 2025	1,470.40		1,246,803.99
2/6/2025	020625ACH3	TECO	Reference: DG FARMS, PH 7/8A December 11, 2024 - January 10, 2025	1,916.52		1,244,887.47
2/6/2025	020625ACH4	TECO	Reference: DG FARMS, PH 1B December 11, 2024 - January 10, 2025	3,125.90		1,241,761.57
2/6/2025	020625ACH5	TECO	DPFG/STE#340 16510 EMERALD BLOSSOM BL GT December 11, 2024 - January 10, 2025	34.70		1,241,726.87
2/6/2025	020625ACH6	TECO	DG FARMS COMMUNITY DEVEL 16550 EMERALD BLOSSOM BLVD December 11, 2024 - January 10, 2025	65.95		1,241,660.92
2/6/2025	020625ACH7	TECO	16568 EMERALD BLOSSOM BLVD December 11, 2024 - January 10, 2025	181.87		1,241,479.05
2/6/2025	020625ACH8	TECO	5009 BELLA ARMONIA CR December 11, 2024 - January 10, 2025	652.15		1,240,826.90
2/6/2025	020625ACH9	TECO	SR 674 AND US HWY01 December 11, 2024 - January 10, 2025	739.97		1,240,086.93
2/6/2025	020625ACH10	TECO	DG FARMS, PH 6A December 11, 2024 - January 10, 2025	838.65		1,239,248.28
2/6/2025	020625ACH	TECO	Reference: DG FARMS PH 3 : December 11, 2024 - January 10, 2025	1,017.33		1,238,230.95
2/7/2025	020725ACH4	TECO	16414 LITTLE GARDEN DR December 11, 2024 - January 10, 2025	21.52		1,238,209.43
2/7/2025	100531	Kai Connected, LLC	Invoice: 4396/4410/CR4207 (Reference: CHHJ - Haul away broken pool furn, monthly management servic	3,831.50		1,234,377.93
2/7/2025	830		assessments collected		29,621.41	1,263,999.34
2/7/2025	830		restricted cash for 2014		6,570.08	1,270,569.42
2/7/2025	830		restricted cash for 2016		7,890.16	1,278,459.58
2/7/2025	830		restricted cash for 2020		5,061.26	1,283,520.84
2/10/2025	100532	Florida Brothers Maintenance & Repair	Invoice: 1236 (Reference: Repaired/Adjusted (1) chain link gate handle & Replace (1) chain link g	644.85		1,282,875.99
2/10/2025	100533	Steadfast Alliance, LLC	Invoice: SE-26131 (Reference: Removed fallen shade beam and haul off site.)	1,440.00		1,281,435.99
2/10/2025	100534	Arbitrage Rebate Counselors LLC	Invoice: 020125 (Reference: Arbitrage Services 12/23/2024-12/23/2024.)	475.00		1,280,960.99
2/10/2025	100535	US BANK	Invoice: 7627723 (Reference: Trustee fees and incidental expense.)	4,540.63		1,276,420.36
2/11/2025	100536	IPFS Corporation	Invoice: 020725-59253 (Reference: Payment 5.)	3,904.69		1,272,515.67
2/12/2025	100537	Straley Robin Vericker	Invoice: 26001 (Reference: For Professional Services Rendered Through December 31, 2024.)	122.00		1,272,393.67
2/12/2025	100538	SchoolNow	Invoice: INV-SN-402 (Reference: Subscription starts: 10/1/2024-9/30/25.)	1,515.00		1,270,878.67
2/12/2025	100539	Stantec Consulting Services Inc.	Invoice: 2350300 (Reference: Engineering Fees for Period Ending January 31, 2025.)	2,385.70		1,268,492.97
2/12/2025	100540	The Pool Works of Florida, Inc	Invoice: 400282 (Reference: 100% of Completion.)	29,700.00		1,238,792.97
2/12/2025	100541	Poop 911	Invoice: 7068C (Reference: 11 stations emptied/refilled.)	388.20		1,238,404.77
2/12/2025	100542	Brightview Landscape Services, Inc.	Invoice: 9241925 (Reference: PVC Repair - irrigation Mainline 3" with a gate valve replac.)	820.00		1,237,584.77
2/12/2025	100543	Florida Fountains & Equipment, LLC	Invoice: F2024-848 (Reference: motor change from Florida Fountains & Equipment (FF&E)..)	844.00		1,236,740.77
2/12/2025	100544	DC Integrations LLC	Invoice: 25350 (Reference: New pool gate with lock TH24952.)	2,260.00		1,234,480.77
2/14/2025	021425ACH	Hillsborough County BOCC	Reference: 16550 EMERALD BLOSSOM BLVD. https://clientname(FILLIN).payableslockbox.com/DocView/Inv	2,057.79		1,232,422.98
2/17/2025	021725ACH	Hillsborough County BOCC	Reference: 5003 BELLA ARMONIA CIR.	945.10		1,231,477.88
2/19/2025	100545	NaturZone Pest Control	Invoice: 737171 (Reference: Monthly Pest Control ServiceIncludes Monthly Billing for Annual Fire	295.00		1,231,182.88
2/19/2025	100546	H2 Lagoon Solutions	Invoice: 2675 (Reference: Commercial Pool cleaning and other maintenance.)	975.00		1,230,207.88
2/20/2025	100547	Kai Connected, LLC	Invoice: 4454 (Reference: Holiday Inn 2.10 meeting.)	125.00		1,230,082.88
2/20/2025	100548	DC Integrations LLC	Invoice: 25390 (Reference: Monitor 3 cameras \$70 per camera per a month..) Invoice: 25389 (Re	3,785.00		1,226,297.88
2/21/2025	022125ACH	Engage PEO	BOS MTG 2-10-25	1,126.50		1,225,171.38
2/21/2025	100549	Gig Fiber, LLC - Streetleaf	Invoice: 3864 (Reference: DG Farms CDD - Amenity Parking_Feb 2025.)	200.00		1,224,971.38
2/24/2025	100550	Gig Fiber, LLC - Streetleaf	Invoice: 3863 (Reference: DG Farms CDD - Emerald Blossom Bridge_Feb 2025.)	250.00		1,224,721.38
2/26/2025	022625ACH	Brighthouse Networks	Reference: 16550 EMERALD BLOSSOM BLVD. 02/10/25 through 03/09/25	214.97		1,224,506.41
02/28/2025				88,483.08	49,142.91	1,224,506.41

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Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	Balance
3/1/2025	WIRE	DG Farms CDD c/o U S Bank	DS 2014 A-1 Tax collections FY25	208,509.40		1,015,997.01
3/1/2025	WIRE	DG Farms CDD c/o U S Bank	DS 2016 Tax collections FY25	250,403.82		765,593.19
3/1/2025	WIRE	DG Farms CDD c/o U S Bank	DS 2020 Tax collections FY25	160,625.09		604,968.10
3/3/2025	100551	Straley Robin Vericker		1434 1,337.16		603,630.94
3/3/2025	100551	Straley Robin Vericker	VOID: Duplicate Invoice: 26081 (Reference: For Professional Services Rendered Through January 31,			603,630.94
3/4/2025	030425ACH1	TECO	DG FARMS PH 2 January 11, 2025 - February 10, 2025	1,283.05		602,347.89
3/4/2025	030425ACH2	TECO	DG FARMS, PH 1A January 11, 2025 - February 10, 2025	1,470.35		600,877.54
3/4/2025	030425ACH3	TECO	Reference: DG FARMS, PH 7/8A January 11, 2025 - February 10, 2025	1,916.52		598,961.02
3/4/2025	030425ACH4	TECO	Reference: DG FARMS, PH 1B January 11, 2025 - February 10, 2025	3,125.90		595,835.12
3/4/2025	030425ACH7	TECO	DPFG/STE#340 16510 EMERALD BLOSSOM BL GT January 11, 2025 - February 10, 2025	193.52		595,641.60
3/4/2025	030425ACH8	TECO	16414 LITTLE GARDEN DR January 11, 2025 - February 10, 2025	212.29		595,429.31
3/4/2025	030425ACH9	TECO	5009 BELLA ARMONIA CR January 11, 2025 - February 10, 2025	651.72		594,777.59
3/4/2025	030425ACH10	TECO	SR 674 AND US HWY01 January 11, 2025 - February 10, 2025	739.97		594,037.62
3/4/2025	030425ACH11	TECO	DG FARMS, PH 6A January 11, 2025 - February 10, 2025	838.65		593,198.97
3/4/2025	030425ACH6	TECO	DG FARMS COMMUNITY DEVEL 16550 EMERALD BLOSSOM BLVD January 11, 2025 - February 10, 2025	62.44		593,136.53
3/4/2025	030425ACH	TECO	Reference: DG FARMS PH 3 : January 11, 2025 - February 10, 2025	1,017.33		592,119.20
3/4/2025	100552	Kai	Reference: Service Area- Amenity Mgmt..	1,835.00		590,284.20
3/4/2025	100552	Kai	VOID (duplicate): Invoice: 20213 (Reference: Service Area- Amenity Mgmt..)			590,284.20
3/6/2025	100553	Gig Fiber, LLC - Streetleaf	Invoice: 4001 (Reference: DG Farms CDD - Amenity Parking_March 2025.) Invoice: 4002 (Reference:	450.00		589,834.20
3/7/2025	030425ACH5	TECO	16568 EMERALD BLOSSOM BLVD January 11, 2025 - February 10, 2025	61.34		589,772.86
3/7/2025	100554	IPFS Corporation	Invoice: 030325-59253 (Reference: Payment 6.)	3,904.69		585,868.17
3/10/2025	100555	Florida Lake & Pond Care	Invoice: 25525 (Reference: LAKE SERVICE AQUATIC WEED CONTROL ALGAE.)	1,312.65		584,555.52
3/11/2025	031125ACH	Restaurant Furniture 4 Less	Furniture for DG Farms	3,367.12		581,188.40
3/11/2025	835		assessments collected		1,790.30	582,978.70
3/11/2025	835		restricted cash for 2014		397.09	583,375.79
3/11/2025	835		restricted cash for 2016		476.88	583,852.67
3/11/2025	835		restricted cash for 2020		305.90	584,158.57
3/12/2025	100556	Stantec Consulting Services Inc.	Invoice: 238202064 (Reference: For Period Ending: February 28, 2025.)	3,357.20		580,801.37
3/17/2025	100557	DC Integrations LLC	nvoice: 25451 (Reference: DOORKING ENTRY UNIT SCREEN. INSTALL AND TEST..) Invoice: 25452 (Refer	13,475.00		567,326.37
3/17/2025	100558	The Pool Works of Florida, Inc	Invoice: 400310 (Reference: Replace Motor on Pool Water Feature.)	13,282.00		554,044.37
3/19/2025	100559	H2 Lagoon Solutions	Invoice: 2698 (Reference: Commercial Pool cleaning and other maintenance.) Invoice: 2706 (Refer	3,175.00		550,869.37
3/19/2025	100560	NaturZone Pest Control	Invoice: 745381 (Reference: Monthly Pest Control Service Includes Monthly Billing for Annual Fire	295.00		550,574.37
3/19/2025	100561	Poop 911	Invoice: 7415C (Reference: 11 stations emtied/refilled.)	97.05		550,477.32
3/19/2025	100562	Brightview Landscape Services, Inc.	Invoice: 9153027 (Reference: Landscape Maint for 12/24.)	16,103.92		534,373.40
3/19/2025	100563	Straley Robin Vericker	Invoice: 26252 (Reference: General prof Legal services.)	183.00		534,190.40
3/21/2025	032125ACH	Engage PEO	BOS MTG 3-10-25	911.20		533,279.20
3/21/2025	100564	Brightview Landscape Services, Inc.	Invoice: 9275004 (Reference: Staking of the tree on Pendola Rock with a set of 2X.)	85.00		533,194.20
3/25/2025	032525ACH	Hillsborough County BOCC	16550 EMERALD BLOSSOM BLVD.	371.34		532,822.86
3/31/2025	832		Immaterial recon difference	0.01		532,822.85
03/31/2025				694,653.73	2,970.17	532,822.85
4/1/2025	040125ach	Engage PEO	rob medonza backpay	265.30		532,557.55
4/1/2025	100565	Florida Lake & Pond Care	Invoice: 25637 (Reference: LAKE SERVICE AQUATIC WEED CONTROL ALGAE.)	1,312.65		531,244.90
4/2/2025	040225ACH	Brighthouse Networks	Reference: 16550 EMERALD BLOSSOM BLVD. 03/10/25 through 04/09/25	215.00		531,029.90
4/3/2025	100566	Kai Connected, LLC	Invoice: 4521 (Reference: Professional Management Services.)	3,758.34		527,271.56
4/3/2025	100567	Kai	Invoice: 20248 (Reference: Service Area- Amenity Mgmt..)	1,835.00		525,436.56
4/3/2025	100568	IPFS Corporation	Invoice: 040325-59253 (Reference: Payment 7.)	3,904.69		521,531.87

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4/4/2025	040425ACH1	TECO	DG FARMS PH 2 February 11, 2025 - March 11, 2025	1,291.10		520,240.77
4/4/2025	040425ACH2	TECO	DG FARMS, PH 1A February 11, 2025 - March 11, 2025	1,478.19		518,762.58
4/4/2025	040425ACH3	TECO	Reference: DG FARMS, PH 7/8A February 11, 2025 - March 11, 2025	1,916.52		516,846.06
4/4/2025	040425ACH4	TECO	Reference: DG FARMS, PH 1B February 11, 2025 - March 11, 2025	3,142.62		513,703.44
4/4/2025	040425ACH5	TECO	16568 EMERALD BLOSSOM BLVD February 11, 2025 - March 11, 2025	45.97		513,657.47
4/4/2025	040425ACH6	TECO	16414 LITTLE GARDEN DR February 11, 2025 - March 11, 2025	316.46		513,341.01
4/4/2025	040425ACH7	TECO	DPFG/STE#340 16510 EMERALD BLOSSOM BL GT February 11, 2025 - March 11, 2025	431.28		512,909.73
4/4/2025	040425ACH8	TECO	5009 BELLA ARMONIA CR February 11, 2025 - March 11, 2025	703.92		512,205.81
4/4/2025	040425ACH9	TECO	SR 674 AND US HWY01 February 11, 2025 - March 11, 2025	743.84		511,461.97
4/4/2025	040425ACH10	TECO	DG FARMS COMMUNITY DEVEL 16550 EMERALD BLOSSOM BLVD February 11, 2025 - March 11, 2025	801.38		510,660.59
4/4/2025	040425ACH11	TECO	DG FARMS, PH 6A February 11, 2025 - March 11, 2025	843.02		509,817.57
4/4/2025	040425ACH	TECO	Reference: DG FARMS PH 3 : February 11, 2025 - March 11, 2025	1,024.17		508,793.40
4/4/2025	100569	DC Integrations LLC	Invoice: 25374 (Reference: Gate Repair.) Invoice: 25543 (Reference: 24/7 communication via ca	7,935.00		500,858.40
4/7/2025	831		assessments collected		21,968.85	522,827.25
4/7/2025	831		restricted cash for 2014		4,872.73	527,699.98
4/7/2025	831		restricted cash for 2016		5,851.78	533,551.76
4/7/2025	831		restricted cash for 2020		3,753.70	537,305.46
4/11/2025	100570	Chentee Tyler	VOID: VOID(stop payment put on the check): Invoice: 0002 (Reference: off duty Deputy Sheriffs Secu			537,305.46
4/11/2025	100571	Jay Meyers	Invoice: 0003 (Reference: off duty Deputy Sheriffs Security Service.)	168.00		537,137.46
4/11/2025	100572	Jamsly Duverna	Invoice: 0004 (Reference: off duty Deputy Sheriffs Security Service.)	168.00		536,969.46
4/14/2025	100573	Gig Fiber, LLC - Streetleaf	VOID: VOID(stop payment put on the check): Invoice: 4151 (Reference: DG Farms CDD - Emerald Bloss			536,969.46
4/21/2025	100574	Hillsborough County BOCC	Invoice: 032525-1396 (Reference: 16550 EMERALD BLOSSOM BLVD.)	924.60		536,044.86
4/21/2025	100575	DC Integrations LLC	Invoice: 25592 (Reference: Monitor 1 camera add on for pool entrance gate \$70 per month..)	210.00		535,834.86
4/21/2025	100576	Brightview Landscape Services, Inc.	Invoice: 9315166 (Reference: Removal of the dead cypress tree uprooted by Hurricane Milto.)	510.00		535,324.86
4/21/2025	100577	Jamsly Duverna	Invoice: 0005 (Reference: off duty Deputy Sheriffs Security Service.)	168.00		535,156.86
4/22/2025	042225ACH	Brighthouse Networks	Reference: 16550 EMERALD BLOSSOM BLVD. 04/10/25 through 05/09/25	215.00		534,941.86
4/22/2025	100578	ECS Integrations LLC	Invoice: 102461 (Reference: The gate motor needed to be powered cycled because of loose gate arm	595.00		534,346.86
4/23/2025	100579	Chentee Tyler	VOID: Invoice: 0002 (Reference: off duty Deputy Sheriffs Security Service.)			534,346.86
4/23/2025	100580	Gig Fiber, LLC - Streetleaf	Invoice: 4151 (Reference: DG Farms CDD - Emerald Blossom Bridge April 2025.) Invoice: 4150 (Re	450.00		533,896.86
4/25/2025	100581	NaturZone Pest Control	Invoice: 753641 (Reference: Monthly pest control.)	295.00		533,601.86
4/25/2025	100582	H2 Lagoon Solutions	Invoice: 2716 (Reference: Commercial Pool cleaning and other maintenance.)	975.00		532,626.86
4/25/2025	830		assessments collected		320.94	532,947.80
4/25/2025	830		restricted cash for 2014		71.19	533,018.99
4/25/2025	830		restricted cash for 2016		85.49	533,104.48
4/25/2025	830		restricted cash for 2020		54.84	533,159.32
4/29/2025	100583	Hillsborough County BOCC	Invoice: 022425-9065 (Reference: 5003 BELLA ARMONIA CIR.) Invoice: 032625-9065 (Reference: 5003	602.10		532,557.22
4/30/2025	836		immaterial recon difference	0.01		532,557.21
04/30/2025				37,245.16	36,979.52	532,557.21
5/1/2025	100584	Zeus Safety and Marking LLC	Invoice: 1003 (Reference: Thermoplastic Lineal FT.)	2,900.56		529,656.65
5/2/2025	050225ach1	Engage PEO	bos 4-21-25	1,126.50		528,530.15
5/2/2025	100585	Brightview Landscape Services, Inc.	Invoice: 9315196 (Reference: PVC Repair.)	1,252.24		527,277.91
5/2/2025	100586	Poop 911	Invoice: 7527C (Reference: 11 stations emtid/refilled.)	97.05		527,180.86
5/5/2025	100587	Kai	Invoice: 20340 (Reference: Service Area- Amenity Mgmt..)	1,835.00		525,345.86
5/5/2025	100588	Kai Connected, LLC	Invoice: 4550 (Reference: Professional Management Services.)	3,758.34		521,587.52
5/6/2025	050625ACH1	TECO	DG FARMS PH 2 March 12, 2025 - April 09, 2025	1,291.10		520,296.42
5/6/2025	050625ACH2	TECO	DG FARMS, PH 1A March 12, 2025 - April 09, 2025	1,478.19		518,818.23

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5/6/2025	050625ACH3	TECO	Reference: DG FARMS, PH 7/8A March 12, 2025 - April 09, 2025	1,916.52		516,901.71
5/6/2025	050625ACH4	TECO	Reference: DG FARMS, PH 1B March 12, 2025 - April 09, 2025	3,142.62		513,759.09
5/6/2025	050625ACH5	TECO	16568 EMERALD BLOSSOM BLVD March 12, 2025 - April 09, 2025	46.13		513,712.96
5/6/2025	050625ACH6	TECO	DPPG/STE#340 16510 EMERALD BLOSSOM BL GT March 12, 2025 - April 09, 2025	369.46		513,343.50
5/6/2025	050627ACH6	TECO	16414 LITTLE GARDEN DR March 12, 2025 - April 09, 2025	315.66		513,027.84
5/6/2025	050625ACH7	TECO	5009 BELLA ARMONIA CR March 12, 2025 - April 09, 2025	705.23		512,322.61
5/6/2025	050625ACH8	TECO	SR 674 AND US HWY01 March 12, 2025 - April 09, 2025	743.84		511,578.77
5/6/2025	050625ACH9	TECO	DG FARMS, PH 6A March 12, 2025 - April 09, 2025	843.02		510,735.75
5/6/2025	050625ACH10	TECO	DG FARMS COMMUNITY DEVEL 16550 EMERALD BLOSSOM BLVD March 12, 2025 - April 09, 2025	909.33		509,826.42
5/6/2025	050625ACH	TECO	Reference: DG FARMS PH 3 : February 11, 2025 - March 11, 2025	1,024.17		508,802.25
5/6/2025	100589	ECS Integrations LLC	Invoice: 102474 (Reference: The exit gate was closing in 6 seconds after a car would pass.)	220.00		508,582.25
5/6/2025	100590	Hillsborough County BOCC	Invoice: 042325-1396 (Reference: 16550 EMERALD BLOSSOM BLVD.)	1,202.87		507,379.38
5/7/2025	100591	Hillsborough County BOCC	Reference: 5003 BELLA ARMONIA CIR. https://clientname(FILLIN).payableslockbox.com/DocView/Invoice	271.53		507,107.85
5/7/2025	838-15		assessments collected		2,910.87	510,018.72
5/7/2025	838-15		restricted cash for 2014		645.64	510,664.36
5/7/2025	838-15		restricted cash for 2016		775.36	511,439.72
5/7/2025	838-15		restricted cash for 2020		497.37	511,937.09
5/8/2025	100592	Gig Fiber, LLC - Streetleaf	Invoice: 4385 (Reference: Emerald Blossom Bridge May 2025.) Invoice: 4384 (Reference: Amenity	457.50		511,479.59
5/12/2025	100593	Kory P. Swanson	Invoice: 0009 (Reference: Security Services.) Invoice: 0011 (Reference: Security Services.)	336.00		511,143.59
5/12/2025	100594	Samuel Ramsey Porter III	Invoice: 0008 (Reference: Security Services.)	168.00		510,975.59
5/13/2025	100595	IPFS Corporation	Invoice: 0050125-59253 (Reference: Payment 8.)	3,904.69		507,070.90
5/14/2025	100596	FL Dept of Health in Hillsborough County	Invoice: 29-BID-7841015 (Reference: Pool Permit.)	275.00		506,795.90
5/16/2025	100597	Tyler Schaeffer	Invoice: 0010 (Reference: Security Services.) Invoice: 0012 (Reference: Security Services.)	336.00		506,459.90
5/19/2025	100598	Samuel Ramsey Porter III	Reference: Security Services. https://clientname(FILLIN).payableslockbox.com/DocView/InvoiceView	168.00		506,291.90
5/22/2025	100599	Stantec Consulting Services Inc.		1210048 3,203.05		503,088.85
5/22/2025	100600	Straley Robin Vericker		1434 4,245.00		498,843.85
5/22/2025	100600	Straley Robin Vericker	VOID: 001434			498,843.85
5/22/2025	100601	Jamsly Duverna	Reference: off duty Deputy Sheriffs Security Service. https://clientname(FILLIN).payableslockbox.	168.00		498,675.85
5/22/2025	100602	Jay Meyers	Reference: off duty Deputy Sheriffs Security Service. https://clientname(FILLIN).payableslockbox.	168.00		498,507.85
5/23/2025	052325ach	Engage PEO	bos 5-12-25	911.20		497,596.65
5/27/2025	052725ACH	Brighthouse Networks	Reference: 16550 EMERALD BLOSSOM BLVD. 05/10/25 through 06/09/25	215.00		497,381.65
5/27/2025	100603	Arbitrage Rebate Counselors LLC	Arbitrage Services 4/21/24-4/21/25	475.00		496,906.65
5/28/2025	100604	Hillsborough County BOCC	5003 BELLA ARMONIA CIR	315.96		496,590.69
5/29/2025	100605	Hillsborough County BOCC	16550 EMERALD BLOSSOM BLVD	1,359.72		495,230.97
5/31/2025	838-14		FY25 tax collections - DS 2014 A-1	5,269.82		489,961.15
05/31/2025				47,425.30	4,829.24	489,961.15
6/4/2025	060425ACH1	TECO	DG FARMS PH 2 April 10, 2025 - May 09, 2025	1,291.10		488,670.05
6/4/2025	060425ACH2	TECO	DG FARMS, PH 1A April 10, 2025 - May 09, 2025	1,478.19		487,191.86
6/4/2025	060425ACH3	TECO	Reference: DG FARMS, PH 7/8A April 10, 2025 - May 09, 2025	1,916.52		485,275.34
6/4/2025	060425ACH4	TECO	Reference: DG FARMS, PH 1B April 10, 2025 - May 09, 2025	3,142.62		482,132.72
6/4/2025	060425ACH5	TECO	16568 EMERALD BLOSSOM BLVD April 10, 2025 - May 09, 2025	53.04		482,079.68
6/4/2025	060425ACH6	TECO	16414 LITTLE GARDEN DR April 10, 2025 - May 09, 2025	112.41		481,967.27
6/4/2025	060425ACH7	TECO	DPPG/STE#340 16510 EMERALD BLOSSOM BL GT April 10, 2025 - May 09, 2025	338.59		481,628.68
6/4/2025	060425ACH8	TECO	5009 BELLA ARMONIA CR April 10, 2025 - May 09, 2025	728.82		480,899.86
6/4/2025	060425ACH9	TECO	SR 674 AND US HWY01 April 10, 2025 - May 09, 2025	743.84		480,156.02
6/4/2025	060425ACH10	TECO	DG FARMS, PH 6A April 10, 2025 - May 09, 2025	843.02		479,313.00

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6/4/2025	060425ACH	TECO	Reference: DG FARMS PH 3 : April 10, 2025 - May 09, 2025	1,024.17		478,288.83
6/5/2025	060525ACH	TECO	DG FARMS COMMUNITY DEVEL 16550 EMERALD BLOSSOM BLVD April 10, 2025 - May 09, 2025	1,026.63		477,262.20
6/6/2025	100606	Kai Connected, LLC	Invoice: 4582 (Reference: Professional Management Services.)	3,758.34		473,503.86
6/6/2025	100607	Gig Fiber, LLC - Streetleaf	Invoice: 4553 (Reference: Emerald Blossom Bridge June 2025.) Invoice: 4552 (Reference: Amenity	463.50		473,040.36
6/6/2025	100608	IPFS Corporation	Invoice: 060325-59253 (Reference: Payment 9.)	3,904.69		469,135.67
6/6/2025	100609	Kai	Invoice: 20423 (Reference: Service Area- Amenity Mgmt..)	1,835.00		467,300.67
6/9/2025	100610	Sterrett Holdings LLC	Invoice: 1661 (Reference: Initial Payment for footbridge repair.)	9,861.50		457,439.17
6/9/2025	100611	Jonah Daniel	Invoice: 0015 (Reference: Security Services.)	189.00		457,250.17
6/9/2025	837		assessments collected		3,820.03	461,070.20
6/9/2025	837		restricted cash for 2014		847.29	461,917.49
6/9/2025	837		restricted cash for 2016		1,017.53	462,935.02
6/9/2025	837		restricted cash for 2020		652.71	463,587.73
6/11/2025	100612	US BANK	Invoice: 7764853 (Reference: Trustee fees and incidental expense.)	4,756.13		458,831.60
6/12/2025	100613	Stantec Consulting Services Inc.	Invoice: 2405634 (Reference: For Period Ending: May 30, 2025.)	845.39		457,986.21
6/17/2025	100614	H2 Lagoon Solutions	Invoice: 2734 (Reference: Commercial Pool cleaning and other maintenance.)	975.00		457,011.21
6/17/2025	100615	Hillsborough County Sheriff's Office	Invoice: CI-2025-13975 (Reference: Mileage and Admin Fees.)	17.00		456,994.21
6/17/2025	100616	TSI Enforcement Inc	Invoice: INV10066 (Reference: Sereno Clubhouse Pool Officer.)	1,890.00		455,104.21
6/17/2025	100617	Brightview Landscape Services, Inc.	Invoice: 9320951 (Reference: Landscape Maint for 2/25.)	16,103.92		439,000.29
6/17/2025	100618	NaturZone Pest Control	Invoice: 762302 (Reference: Monthly pest control.)	295.00		438,705.29
6/17/2025	100619	Kory P. Swanson	Invoice: 0013 (Reference: Security Services.)	168.00		438,537.29
6/18/2025	100620	Brightview Landscape Services, Inc.	Invoice: 9320952 (Reference: Landscape Maint for 3/25.) Invoice: 9320953 (Reference: Landscape	64,415.68		374,121.61
6/18/2025	100621	NaturZone Pest Control	Invoice: 771171 (Reference: Monthly pest control.)	295.00		373,826.61
6/18/2025	100622	ECS Integrations LLC	Invoice: 102507 (Reference: . ALL CABLE NEEDED FOR VOICEDOWN FUNCTION.) Invoice: 102555 (Refe	4,010.00		369,816.61
6/18/2025	100623	Kory P. Swanson	Invoice: 0009A (Reference: Security Services.)	42.00		369,774.61
6/18/2025	100624	DC Integrations LLC	Invoice: 25516 (Reference: Monitor 3 cameras.)	630.00		369,144.61
6/18/2025	100625	H2 Lagoon Solutions	Invoice: 2651 (Reference: Monthly commercial pool svc.) Invoice: 2664 (Reference: Commercial Po	6,225.00		362,919.61
6/18/2025	100626	Marcella Metal Works Inc.	Invoice: 1083 (Reference: Gate repair.)	2,916.11		360,003.50
6/18/2025	100627	Florida Lake & Pond Care	Invoice: 25756 (Reference: LAKE SERVICE AQUATIC WEED CONTROL ALGAE.)	1,312.65		358,690.85
6/18/2025	838		assessments collected		7,764.29	366,455.14
6/18/2025	838		restricted cash for 2014		1,722.13	368,177.27
6/18/2025	838		restricted cash for 2016		2,068.15	370,245.42
6/18/2025	838		restricted cash for 2020		1,326.64	371,572.06
6/20/2025	100628	Hillsborough County Sheriff's Office	Invoice: CCI-2025-00565 (Reference: Mileage and Admin Fees.)	93.05		371,479.01
6/20/2025	100629	JBW Designs LLC	Invoice: 710003 (Reference: station in dog park.) Invoice: 710005 (Reference: 11 stations servi	514.52		370,964.49
6/20/2025	100630	ECS Integrations LLC	Invoice: 102643 (Reference: Camera Repair.)	3,480.00		367,484.49
6/23/2025	062325Ach	Engage PEO	bos 6-9-25	1,126.50		366,357.99
6/23/2025	062325ACH	Brighthouse Networks	Reference: 16550 EMERALD BLOSSOM BLVD. 06/10/25 through 07/09/25	215.00		366,142.99
6/26/2025	100631	Straley Robin Vericker	Invoice: 26725 (Reference: For Professional Services Rendered ThroughMay 31, 2025.)	324.77		365,818.22
6/26/2025			Funds Transfer	140,000.00		225,818.22
6/26/2025			Funds Transfer		154,596.43	380,414.65
6/27/2025	100632	Restaurant Furniture 4 Less	Invoice: Inv-18660873 (Reference: Furniture.)	3,420.03		376,994.62
6/27/2025	100633	Finn Outdoor, LLC	Invoice: 2917 (Reference: Drainage Maintenance.)	6,800.00		370,194.62
6/27/2025	100634	A & K Enterprise Of Manatee, Inc	Invoice: 21945 (Reference: Furniture.)	3,645.00		366,549.62
6/27/2025	100635	ECS Integrations LLC	Invoice: 102644 (Reference: Camera Repair.)	1,780.00		364,769.62
6/27/2025	100636	Site Masters of Florida	Invoice: 121024-1 (Reference: Emerald Blossom Retaining Wall.)	2,600.00		362,169.62
6/30/2025		DC Integrations LLC	QuickBooks generated zero amount transaction for bill payment stub			362,169.62

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6/30/2025	100637	JBW Designs LLC	Invoice: 710002 (Reference: 11 stations serviced.)	404.52		361,765.10
6/30/2025	100638	Tyler Schaeffer	Invoice: 0017 (Reference: Security Services.)	180.00		361,585.10
6/30/2025	100639	Kory P. Swanson	Invoice: 00016 (Reference: Security Services.)	180.00		361,405.10
6/30/2025			Funds Transfer	154,596.43		206,808.67
06/30/2025				456,967.68	173,815.20	206,808.67
7/2/2025	100640	IPFS Corporation	Invoice: 070125-59253 (Reference: Payment 10.)	3,904.69		202,903.98
7/3/2025	100641	Hillsborough County BOCC	Invoice: 062325-1396 (Reference: 16550 EMERALD BLOSSOM BLV.)	1,083.14		201,820.84
7/7/2025	070725ACH1	TECO	Reference: DG FARMS PH 3 : May 10, 2025 - June 10, 2025	1,035.48		200,785.36
7/7/2025	070725ACH2	TECO	DG FARMS PH 2 May 10, 2025 - June 10, 2025	1,305.23		199,480.13
7/7/2025	070725ACH3	TECO	DG FARMS, PH 1A May 10, 2025 - June 10, 2025	1,494.04		197,986.09
7/7/2025	070725ACH4	TECO	Reference: DG FARMS, PH 7/8A May 10, 2025 - June 10, 2025	1,934.52		196,051.57
7/7/2025	070725ACH5	TECO	Reference: DG FARMS, PH 1B May 10, 2025 - June 10, 2025	3,176.29		192,875.28
7/7/2025	070725ACH6	TECO	16568 EMERALD BLOSSOM BLVD May 10, 2025 - June 10, 2025	64.21		192,811.07
7/7/2025	070725ACH7	TECO	16414 LITTLE GARDEN DR May 10, 2025 - June 10, 2025	352.66		192,458.41
7/7/2025	070725ACH8	TECO	DPFG/STE#340 16510 EMERALD BLOSSOM BL GT May 10, 2025 - June 10, 2025	354.70		192,103.71
7/7/2025	070725ACH9	TECO	SR 674 AND US HWY01 May 10, 2025 - June 10, 2025	751.78		191,351.93
7/7/2025	070725ACH10	TECO	5009 BELLA ARMONIA CR May 10, 2025 - June 10, 2025	791.93		190,560.00
7/7/2025	070725ACH11	TECO	DG FARMS, PH 6A May 10, 2025 - June 10, 2025	852.02		189,707.98
7/7/2025	070725ACH	TECO	DG FARMS COMMUNITY DEVEL 16550 EMERALD BLOSSOM BLVD May 10, 2025 - June 10, 2025	1,092.86		188,615.12
7/7/2025	100642	Kory P. Swanson	Invoice: 00019 (Reference: Security Services.)	180.00		188,435.12
7/7/2025	100643	Scott Michael Marsden	Invoice: 0018 (Reference: Security Services.)	270.00		188,165.12
7/7/2025	100644	Kai	Invoice: 20505 (Reference: Field Services Amenity Management.)	1,835.00		186,330.12
7/9/2025	100645	Matthew Patellis	Invoice: 0021 (Reference: security services.) Invoice: 0022 (Reference: security services.)	540.00		185,790.12
7/9/2025	100646	Kai Connected, LLC	Invoice: 4614 ()	3,758.34		182,031.78
7/9/2025	100647	Lawrence Thomas	Invoice: 0023 (Reference: Holiday Security Services.) Invoice: 0024 (Reference: Holiday Securit	750.00		181,281.78
7/11/2025	100648	Kory P. Swanson	Invoice: 00026 (Reference: Security Services.)	180.00		181,101.78
7/14/2025	100649	Hillsborough County BOCC	Invoice: 062525-9065 (Reference: 5003 BELLA ARMONIA CIR.)	265.09		180,836.69
7/14/2025	100650	Kory P. Swanson	Invoice: 00027 (Reference: Security Services.)	180.00		180,656.69
7/16/2025	100651	Chentee Tyler	Invoice: 0002 (Reference: off duty Deputy Sheriffs Security Service.)	168.00		180,488.69
7/16/2025	100652	Alexa Lohnes	Invoice: 00028 (Reference: security services.)	270.00		180,218.69
7/16/2025	100653	Lawrence Thomas	Invoice: 0030 (Reference: security services.)	180.00		180,038.69
7/17/2025	100654	Brightview Landscape Services, Inc.	Invoice: 9421338 (Reference: Valve - Replacement - Standard 1-1/2".) Invoice: 9421340 (Referenc	1,130.00		178,908.69
7/17/2025	100655	ECS Integrations LLC	Invoice: 102700 (Reference: Gate Management.) Invoice: 102701 (Reference: Monitor 6 cameras \$70	2,670.00		176,238.69
7/17/2025	100656	JBW Designs LLC	Invoice: 710006 (Reference: 11 stations serviced.)	404.52		175,834.17
7/17/2025	100657	Lawrence Thomas	Invoice: 0029 (Reference: security services.)	270.00		175,564.17
7/17/2025	833		assessments collected		98.00	175,662.17
7/17/2025	833		restricted cash for 2025		21.74	175,683.91
7/17/2025	833		restricted cash for 2016		26.11	175,710.02
7/17/2025	833		restricted cash for 2020		16.75	175,726.77
7/18/2025	100658	Gig Fiber, LLC - Streetleaf	Invoice: 4730 (Reference: Emerald Blossom Bridge_July 2025.) Invoice: 4729 (Reference: Amenity	463.50		175,263.27
7/18/2025	100659	Brightview Landscape Services, Inc.	Invoice: 9401104 (Reference: Landscape Maint for 7/25.)	16,103.92		159,159.35
7/21/2025	100660	Jay Meyers	Invoice: 0031 (Reference: Security Services.)	225.00		158,934.35
7/22/2025	100661	H2 Lagoon Solutions	Invoice: 2781 (Reference: Commercial Pool cleaning and other maintenance.)	2,375.00		156,559.35
7/22/2025	100662	NaturZone Pest Control	Invoice: 780246 (Reference: Monthly pest control.)	295.00		156,264.35
7/23/2025	100663	Business Observer	Invoice: 25-02109H (Reference: Fiscal Year 2025-2026 Proposed Budget Board of Supervisors Meeting	153.12		156,111.23
7/25/2025	100664	Florida Brothers Maintenance & Repair	Invoice: 1288 (Reference: Pressure Washing.)	675.00		155,436.23

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Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	Balance
7/25/2025	100665	Jessica Bross	Invoice: 0032 (Reference: Security Services.)	270.00		155,166.23
7/25/2025	100666	Kalin Craig Hall Jr	Invoice: 0033 (Reference: Security Services.)	180.00		154,986.23
7/27/2025	072725ACH	Brighthouse Networks	Reference: 16550 EMERALD BLOSSOM BLVD. 07/10/25 through 08/09/25	215.00		154,771.23
7/29/2025	100667	Kory P. Swanson	Invoice: 00035 (Reference: Security Services.)	180.00		154,591.23
7/30/2025	100668	Andrew Karpenske	Invoice: 0034 (Reference: security services.)	180.00		154,411.23
7/31/2025	073125ach	Engage PEO	BOS MTG 7-14-25	1,126.50		153,284.73
7/31/2025	830		analysis charge	4.89		153,279.84
7/31/2025	830		analysis charge - refunded		4.89	153,284.73
07/31/2025				53,691.43	167.49	153,284.73
8/4/2025	100669	Straley Robin Vericker	Invoice: 26887 (Reference: For Professional Services Rendered Through June 30, 2025.)	1,827.25		151,457.48
8/4/2025	100670	Kory P. Swanson	Invoice: 00037 (Reference: Security Services.)	180.00		151,277.48
8/4/2025	08042025ACH	Kai	Invoice: 20603 (Reference: Field Services Amenity Management.)	1,835.00		149,442.48
8/4/2025	08042025ACH	Kai Connected, LLC	Invoice: 4704 (Reference: Professional Management Services.)	3,758.34		145,684.14
8/5/2025	100671	IPFS Corporation	Invoice: 080425-59253 (Reference: Payment 11.)	3,904.69		141,779.45
8/7/2025	ACH	TECO	Invoice: 071625-4687 (Reference: Reference: DG FARMS PH 3 June 11, 2025 - July 10, 2025.)	1,035.48		140,743.97
8/7/2025	ACH	TECO	Invoice: 071625-3762 (Reference: DG FARMS PH 2 June 11, 2025 - July 10, 2025.)	1,304.94		139,439.03
8/7/2025	ACH	TECO	Invoice: 071625-3952 (Reference: DG FARMS, PH 1A June 11, 2025 - July 10, 2025.)	1,494.04		137,944.99
8/7/2025	ACH	TECO	Invoice: 071625-1691 (Reference: Reference: DG FARMS, PH June 11, 2025 - July 10, 2025.)	1,934.52		136,010.47
8/7/2025	ACH	TECO	Invoice: 071625-5023 (Reference: DPGF/STE#340 16510 EMERALD BLOSSOM BL GT June 11, 2025 - July 10	270.90		135,739.57
8/7/2025	ACH	TECO	Invoice: 071625-4792 (Reference: 16414 LITTLE GARDEN DR June 11, 2025 - July 10, 2025.)	329.03		135,410.54
8/7/2025	ACH	TECO	Invoice: 071625-4828 (Reference: 5009 BELLA ARMONIA CR June 11, 2025 - July 10, 2025.)	737.11		134,673.43
8/7/2025	ACH	TECO	Invoice: 071625-1373 (Reference: SR 674 AND US HWY01 June 11, 2025 - July 10, 2025.)	751.78		133,921.65
8/7/2025	ACH	TECO	Invoice: 071625-2338 (Reference: DG FARMS, PH 6A June 11, 2025 - July 10, 2025.)	852.02		133,069.63
8/7/2025	080725ACH	TECO	DG FARMS COMMUNITY DEVEL 16550 EMERALD BLOSSOM BLVD June 11, 2025 - July 10, 2025	1,030.13		132,039.50
8/7/2025	834	Engage PEO	8.11.25 BOS meeting	1,126.50		130,913.00
8/8/2025	ACH	TECO	Invoice: 071625-4083 (Reference: Reference: DG FARMS, PH 1B June 11, 2025 - July 10, 2025.)	3,176.29		127,736.71
8/8/2025	100672	Sterett Holdings LLC	Invoice: 1718 (Reference: Final payment for pedestrian bridge.)	9,861.50		117,875.21
8/12/2025	100673	Gig Fiber, LLC - Streetleaf	Invoice: 4904 (Reference: Emerald Blossom Bridge_August 2025.) Invoice: 4903 (Reference: Amenit	457.50		117,417.71
8/13/2025	081325ACH1	Hillsborough County BOCC	Reference: 5003 BELLA ARMONIA CIR.	278.34		117,139.37
8/13/2025	081325ACH	Hillsborough County BOCC	Reference: 16550 EMERALD BLOSSOM BLV.	1,640.24		115,499.13
8/13/2025	100674	JBW Designs LLC	Invoice: 710007 (Reference: 11 stations serviced.)	404.52		115,094.61
8/13/2025	100675	H2 Lagoon Solutions	Invoice: 2805 (Reference: Commercial Pool cleaning and other maintenance.) Invoice: 2814 (Refer	2,825.00		112,269.61
8/13/2025	100676	NaturZone Pest Control	Invoice: 789315 (Reference: Monthly pest control.)	295.00		111,974.61
8/13/2025	100677	ECS Integrations LLC	Invoice: 102890 (Reference: Gate Management.) Invoice: 102902 (Reference: pool gate maintenance	2,665.00		109,309.61
8/18/2025	100678	Kory P. Swanson	Invoice: 00038 (Reference: Security Services.) Invoice: 00039 (Reference: Security Services.)	405.00		108,904.61
8/18/2025	100679	Jessica Bross	Invoice: 0041 (Reference: Security Services.)	292.50		108,612.11
8/19/2025	100680	Kai	Invoice: 20754 (Reference: Pool Signs & Meeting.)	500.00		108,112.11
8/20/2025			Deposit		300.00	108,412.11
8/20/2025	100681	Brightview Landscape Services, Inc.	Invoice: 9437599 (Reference: Landscape Maint for 8/25.)	16,103.92		92,308.19
8/20/2025	100682	Kory P. Swanson	Invoice: 0049 (Reference: Security Services.)	270.00		92,038.19
8/21/2025	100683	Dep robert Howard II	Invoice: 0048 (Reference: security services.)	270.00		91,768.19
8/22/2025	100684	Kory P. Swanson	Invoice: 00043 (Reference: Security Services.)	180.00		91,588.19
8/22/2025	100685	Kai	Invoice: 20798 (Reference: 5.12.25 Hotel.)	125.00		91,463.19
8/25/2025	100686	Lawrence Thomas	Invoice: 0050 (Reference: security services.)	180.00		91,283.19
8/25/2025	100687	Kai	Invoice: 20814 (Reference: 6.9.25 Hotel, Ladder.) Invoice: 20830 (Reference: HOLIDAY INN EXP &	717.93		90,565.26
8/25/2025	100688	Jessica Bross	Invoice: 0042 (Reference: Security Services.)	180.00		90,385.26

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Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	Balance
8/25/2025	100689	Kory P. Swanson	Invoice: 00020 (Reference: Security Services.)	180.00		90,205.26
8/25/2025	100690	Kai	Invoice: 20862 (Reference: Amenity center supplies.)	713.92		89,491.34
8/26/2025	100691	Jessica Bross	Invoice: 0052 (Reference: Security Services.)	180.00		89,311.34
8/26/2025	100692	Dep. Andrew Van Pelt	Invoice: 00040 (Reference: security services.)	270.00		89,041.34
8/26/2025	100693	Lawrence Thomas	Invoice: 0051 (Reference: security services.)	180.00		88,861.34
8/26/2025	100694	ECS Integrations LLC	Invoice: 102940 (Reference: Camera Repairs.)	1,910.00		86,951.34
8/26/2025	100695	Dep. Vanessa Paredes	Invoice: 0053 (Reference: security services.)	270.00		86,681.34
8/28/2025	100696	Kai	Invoice: 20917 (Reference: Dinner night meeting.)	21.74		86,659.60
8/28/2025	100697	Straley Robin Vericker	Invoice: 27044 (Reference: For Professional Services Rendered Through July 31, 2025.)	139.50		86,520.10
08/28/2025				120,760.95	472.38	86,520.10
9/2/2025	100698	Deputy Vicente Marquez-Ortiz	Invoice: 0046 (Reference: security services.)	180.00		86,340.10
9/2/2025	100699	Kai Connected, LLC	Invoice: 4751 (Reference: Professional Management Services.)	3,758.34		82,581.76
9/2/2025	100700	Kai	Invoice: 20942 (Reference: Field Services Amenity Management.)	1,835.00		80,746.76
9/4/2025	100701	Kory P. Swanson	Invoice: 0059 (Reference: Security Services.)	180.00		80,566.76
9/4/2025	100702	Lawrence Thomas	Invoice: 0057 (Reference: Security Services.)	180.00		80,386.76
9/4/2025	100703	Dep. Bradford Sutter	Invoice: 0058 (Reference: security services.)	270.00		80,116.76
9/5/2025	100704	Hillsborough County BOCC	Invoice: 082225-9065 (Reference: 5003 BELLA ARMONIA CIR.) Invoice: 082125-1396 (Reference: 1655	1,261.22		78,855.54
9/8/2025	100705	Gig Fiber, LLC - Streetleaf	Invoice: 5089 (Reference: Amenity Parking_Sept 2025.) Invoice: 5090 (Reference: Emerald Blossom	457.50		78,398.04
9/11/2025	100706	NaturZone Pest Control	Invoice: 798330 (Reference: Monthly pest control.)	295.00		78,103.04
9/11/2025	100707	H2 Lagoon Solutions	Invoice: 2825 (Reference: Commercial Pool cleaning and other maintenance.)	2,375.00		75,728.04
9/11/2025	100708	Marcella Metal Works Inc.	Invoice: 1092 (Reference: Gate repair.)	2,173.50		73,554.54
9/12/2025	100709	Hillsborough County Sheriff's Office	Invoice: CCI-2025-00458 (Reference: Mileage and Admin Fees.) Invoice: CCI-2025-00667 (Reference	619.75		72,934.79
9/12/2025	100710	Brightview Landscape Services, Inc.	Invoice: 9473582 (Reference: Landscape Maint for 9/25.)	16,103.92		56,830.87
9/15/2025	100711	ECS Integrations LLC	Invoice: 103015 (Reference: replacement of the limit switch disc on the exit side motor.)	362.00		56,468.87
9/15/2025	100712	Jayman Enterprises, LLC	Invoice: 4168 (Reference: Tennis Court Fence repair.)	500.00		55,968.87
9/15/2025	100713	Off Duty Management, Inc	Invoice: INV250610 (Reference: Kory Swanson.)	412.24		55,556.63
9/15/2025	100714	Kai	Invoice: 21068 (Reference: Amazon trash can lids and containers.)	582.17		54,974.46
9/15/2025	100715	Red Cap Plumbing, Air & Electric	Invoice: 411641715 (Reference: Amenities building. Women?s Ada toilet clogged.)	1,232.00		53,742.46
9/15/2025	100716	Fields Consulting Group, LLC	Invoice: 3638 (Reference: Printing & Reproduction.)	50.00		53,692.46
9/15/2025	838-22		BOS meeting 9/8/25	911.20		52,781.26
9/17/2025	100717	Kai	VOID: VOID(Voided check 1000717 and reissued per Kerri's email dated 9/22/25): Invoice: 21079 (Ref			52,781.26
9/18/2025	100718	Dep. Allen Herbert	Invoice: 0059(A) (Reference: security services.)	180.00		52,601.26
9/22/2025	100719	Business Observer	Invoice: 25-02846H (Reference: Fiscal Year 2025-2026 Board of Supervisors Meetings.)	63.44		52,537.82
9/22/2025	100720	Florida Commercial Care, Inc.	Invoice: 2582959 (Reference: Pond Maintenance.)	1,484.78		51,053.04
9/22/2025	100721	Stantec Consulting Services Inc.	Invoice: 2454974 (Reference: For Period Ending: August 28, 2025.)	14,622.14		36,430.90
9/22/2025	100722	Fields Consulting Group, LLC	Invoice: 3632 (Reference: Printing & Reproduction.)	50.00		36,380.90
9/23/2025	100723	Off Duty Management, Inc	Invoice: INV253347 (Reference: Olivia Paiva, Amado Zamora Leyva, Vicente Marquez Ortiz, Erica Re	1,030.60		35,350.30
9/24/2025	100717	Kai	Invoice: 21079 (Reference: Applebee's Grill & Bar DG Farms Board meeting dinner.)	17.19		35,333.11
9/24/2025	100725	ECS Integrations LLC	Invoice: 103008 (Reference: Removed all videofied cameras.) Invoice: 103009 (Reference: Camera	2,045.00		33,288.11
9/24/2025	100726	Kory P. Swanson	Invoice: 0044 (Reference: Security Services.) Invoice: 0036 (Reference: Security Services.)	990.00		32,298.11
9/24/2025	WIRE	DG Farms CDD c/o U S Bank	DS 2014 A-1 Tax collections FY25	3,307.99		28,990.12
9/24/2025	WIRE	DG Farms CDD c/o U S Bank	DS 2016 Tax collections FY25	10,301.29		18,688.83
9/24/2025	WIRE	DG Farms CDD c/o U S Bank	DS 2020 Tax collections FY25	6,607.90		12,080.93
9/26/2025			Deposit		60,690.77	72,771.70
9/30/2025	838-24		immaterial recon variance	0.02		72,771.68
09/30/2025				74,439.19	60,690.77	72,771.68