

***DG FARMS
COMMUNITY DEVELOPMENT DISTRICT***

Advanced Meeting Package

Regular Meeting

Date/Time:

Monday, January 12, 2026

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, January 12, 2026, 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, January 12, 2026

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 | |

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. Staff & Vendor Reports

A. District Counsel

B. District Engineer

1. Update: Sereno Clubhouse Tennis Court Improvements with Pickleball Layout

Exhibit 1

C. Field Service Manager

1. Field Report conducted on December 29, 2025
2. Consideration/Approval of Proposals:

Exhibit 2

- a. Removal & Stump Grinding of Palm Tree and Re-staking of Oak Tree – Adam B's Tree - \$1,300.00

Exhibit 3

- b. Housekeeping – Nick Knows

- i. October to March - \$1,000.00

Exhibit 4

- ii. April to September - \$1,500.00

Exhibit 5

- c. BrightView – Bed Renovation - \$487.50

Exhibit 6

D. District Manager

1. Consideration of a Public Hearing for the CDD Rules of Procedures and Rates

2. Consideration/Approval of Proposals – ECS Integrations

- a. Four (4) Speed Humps - \$1,610.00 **Exhibit 7**
- b. Two (2) Cameras for basketball and tennis courts - **Exhibit 8**
\$4,715.00
- c. LED lights installation to 4 gate panels (both sides) - **Exhibit 9**
\$3,770.00

IV. Consent Agenda Items

- A. Consideration/Approval of the December 8, 2025, Regular Meeting Minutes **Exhibit 10**
- B. Consideration/Acceptance of the November 2025 Unaudited Financial Statements **Exhibit 11**

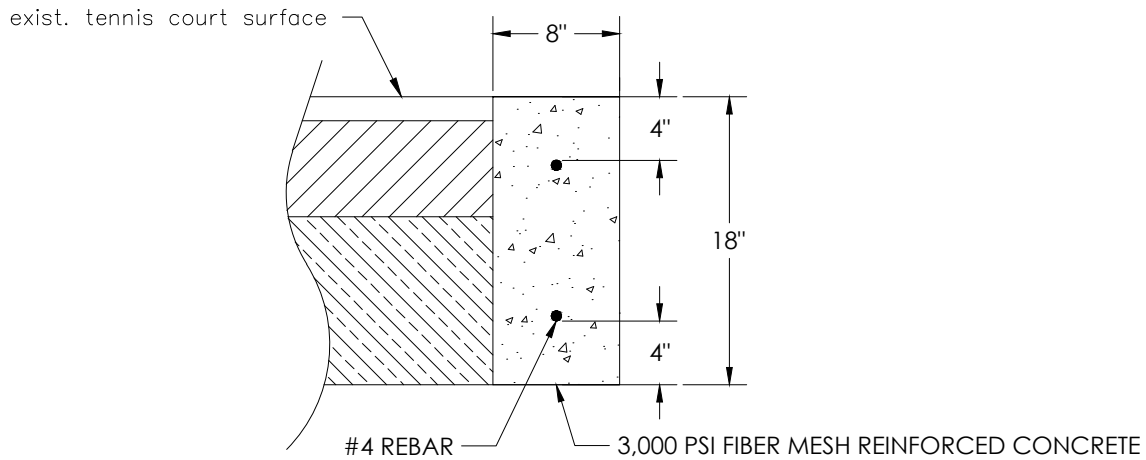
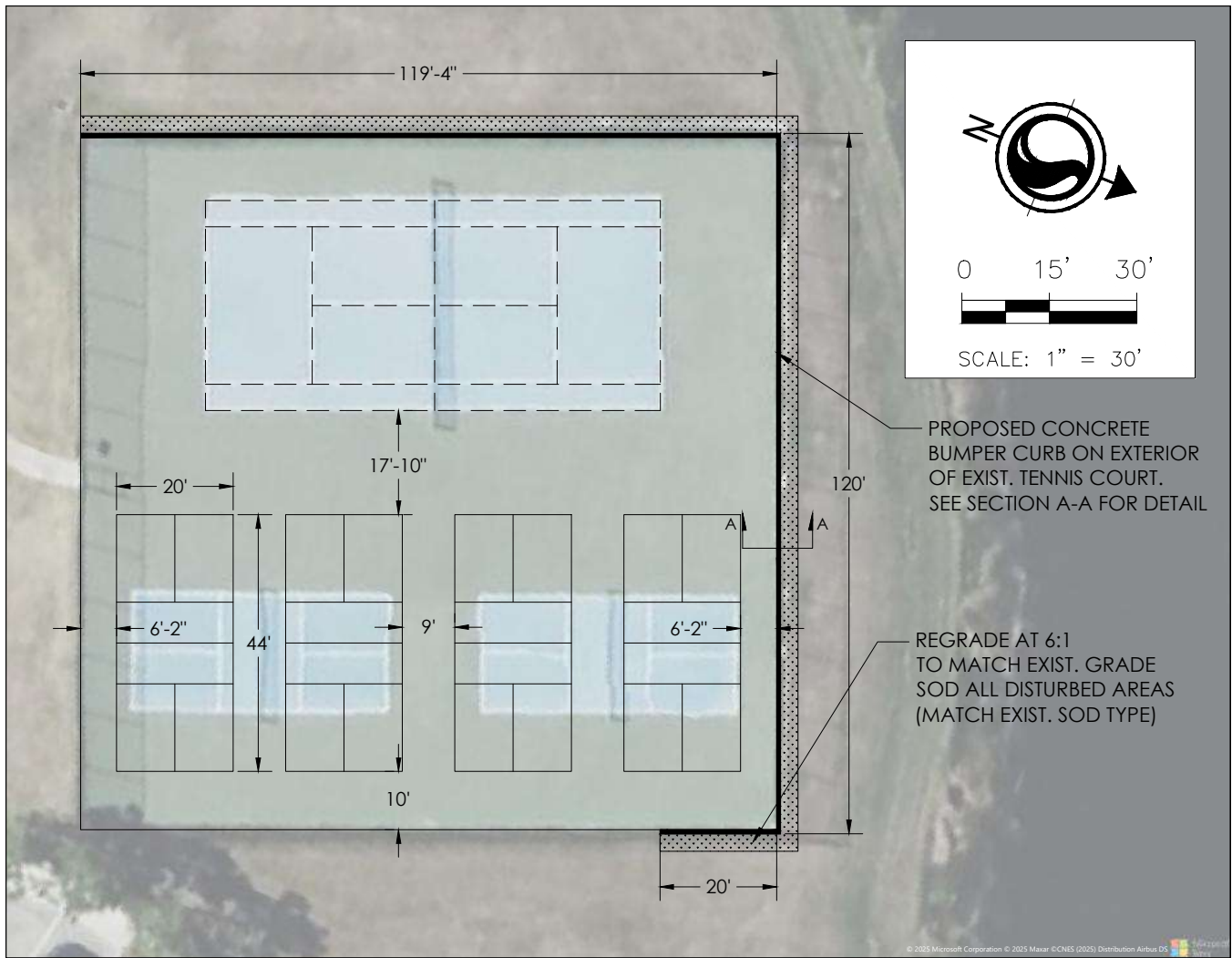
V. Audience Comments – New Business – *(limited to 3 minutes per individual)*

VI. Supervisor Requests

VII. Adjournment

EXHIBIT 1

AGENDA



SECTION A-A

NOVEMBER, 2025
238202064



380 Park Place Boulevard, Suite 300
Clearwater, Florida 33759 Tel. 727.531.3505
Page 3 of 8 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 2

AGENDA

DG Farms CDD

Gary Schwartz

Complete

| | | | | | |
|-------|------------------|---------------|---|---------|---|
| Score | 92 / 97 (94.85%) | Flagged items | 0 | Actions | 0 |
|-------|------------------|---------------|---|---------|---|

29 Dec 2025 11:11 EST

Prepared by

Gary Schwartz

Ponds

30 / 30 (100%)

Ponds 1

3 / 3 (100%)

Ponds

Good

There is turbidity in the pond, but the pond is well maintained.



Photo 1

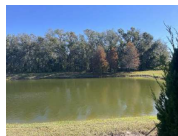


Photo 2



Photo 3

Pond Location

Sereno Bridge Blvd
Wimauma FL 33598

Ponds 2

3 / 3 (100%)

Ponds

Good

The pond is heavily receded and looks good overall.

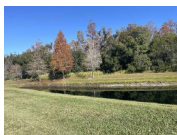


Photo 4



Photo 5



Photo 6

Pond Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.71503445520908,
-82.32866652720588)

Ponds 3

3 / 3 (100%)

Ponds

Good

The pond is heavily receded, but looks good overall.



Photo 7



Photo 8



Photo 9

Pond Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.71692230946055,
-82.32859515287134)

Ponds 4 3 / 3 (100%)

Ponds Good



Photo 10



Photo 11



Photo 12

Pond Location

Emerald Blossom Blvd
Wimauma FL 33598
United States
(27.717237090717738,
-82.32819649398543)

Ponds 5 3 / 3 (100%)

Ponds Good



Photo 13



Photo 14



Photo 15

Pond Location

Emerald Blossom Blvd
Wimauma FL 33598
United States
(27.71685297272953,
-82.32721779136394)

Ponds 6 3 / 3 (100%)

Ponds Good



Photo 16



Photo 17



Photo 18

Pond Location

16568-16598 Emerald Blossom
Blvd
Wimauma FL 33598
United States
(27.7211679808692,
-82.3242472767519)

Ponds 7 3 / 3 (100%)

Ponds

Good



Photo 19



Photo 20



Photo 21

Pond Location

16542 Windmill Forge Pass
Wimauma FL 33598
United States
(27.723911767851302,
-82.32164151042916)

Ponds 8

3 / 3 (100%)

Ponds

Good

The pond is heavily receded but well maintained.



Photo 22



Photo 23



Photo 24

Pond Location

16410 Little Garden Dr
Wimauma FL 33598
United States
(27.720346296687673,
-82.32284295975016)

Ponds 9

3 / 3 (100%)

Ponds

Good

The pond, it's heavily receded but well maintained.



Photo 25



Photo 26



Photo 27

Pond Location

16644 Mosaic Oar Dr
Wimauma FL 33598
United States
(27.72210029487808,
-82.32112519916332)

Ponds 10

3 / 3 (100%)

Ponds

Good



Photo 28



Photo 29



Photo 30

Pond Location

16401 Treasure Point Dr
Wimauma FL 33598
United States
(27.718851875312716,
-82.32601223131515)

Landscaping

19 / 21 (90.48%)

Landscaping 1

2 / 3 (66.67%)

Landscaping

Fair



Photo 31



Photo 32

Landscaping Location

Capri Harbor Dr
Wimauma FL 33598
United States
(27.712240469091622,
-82.32793604720196)

FCC needs to remove any dead plants and provide an estimate to replace.

Landscaping 2

3 / 3 (100%)

Landscaping

Good



Photo 33



Photo 34



Photo 35

Landscaping Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.714552475716495,
-82.3280389213673)

Landscaping 3

2 / 3 (66.67%)

Landscaping

Fair

Remove the invasive grass growing through the plant. Turf fertility issues.



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40

Landscaping Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.717118108861502,
-82.32847904484858)

Landscaping 4

3 / 3 (100%)

Landscaping

Good



Photo 41



Photo 42



Photo 43

Landscaping Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.714797488080336,
-82.32832492672989)

Landscaping 5

3 / 3 (100%)

Landscaping

Good



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52

Landscaping Location

Emerald Blossom Blvd
Wimauma FL 33598
United States
(27.717505355718757,
-82.32629927981387)

Landscaping 6

3 / 3 (100%)

Landscaping

Good



Photo 53



Photo 54

Landscaping Location

16568 Emerald Blossom Blvd
Wimauma FL 33598
United States
(27.71831533708786,
-82.3271172721969)

Landscaping 7

3 / 3 (100%)

Landscaping

Good



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59

Landscaping Location

16568 Emerald Blossom Blvd
Wimauma FL 33598
United States
(27.71735374438629,
-82.32791057238552)

Mailbox

Good

Mailbox Location

16568 Emerald Blossom Blvd
Wimauma FL 33598
United States
(27.718014745645863,
-82.32664511017593)



Photo 60

Streetlights

Working

Streetlights Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.71330480466384,
-82.32783716179647)

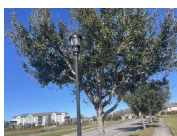


Photo 61

Entrance Monuments

Good



Photo 62

Entrance Monuments - Secondary

Gates

Good



Photo 63



Photo 64

Gates - Secondary

Good

No secondary gate.

Sidewalks

Good



Photo 65

Sidewalks Location

16500-16516 Emerald Blossom
Blvd
Wimauma FL 33598
United States
(27.718230364065704,
-82.3262035963631)

Common Area Fence

Good



Photo 66

Roads

Good



Photo 67



Photo 68

Roads Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.713043586560083,
-82.32787831654203)

Amenities

21 / 21 (100%)

Basketball Court

Good



Photo 69

Tennis Court

Good



Photo 70



Photo 71

Clubhouse

Good



Photo 72



Photo 73



Photo 74

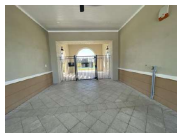


Photo 75

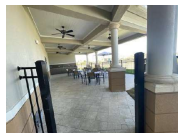


Photo 76

Clubhouse Restroom

Good



Photo 77



Photo 78

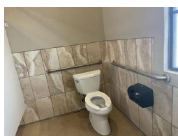


Photo 79



Photo 80



Photo 81



Photo 82

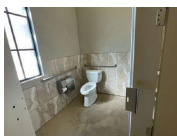


Photo 83



Photo 84

Pool

Good

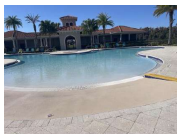


Photo 85

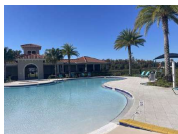


Photo 86

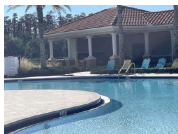


Photo 87

Tot Lot

Good



Photo 88



Photo 89

Dog Park

Good



Photo 90



Photo 91

WiFi Speed at Clubhouse

Sign Off

Gary Schwartz
30 Dec 2025 10:17 EST

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

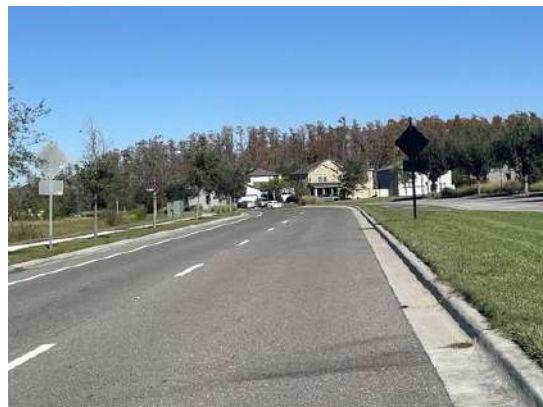


Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74

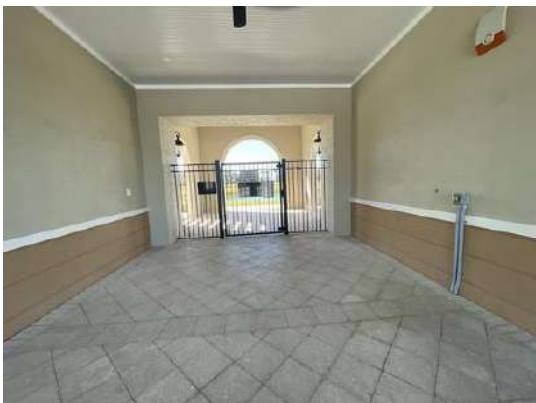


Photo 75



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



Photo 90



Photo 91

EXHIBIT 3

AGENDA



**Adam B's Tree
Service**

Adam Bean
17349 Shirla Rae Drive
Shady Hills, FL 34610
7277686202
adamtbean@gmail.com

ESTIMATE
ROCKYPOINT05

DATE
12/19/2025

TOTAL
USD \$1,300.00

TO

DG Farms CDD

2502 Rocky Point Drive Tampa, FL 33607
Gary@hikai.com

| DESCRIPTION | RATE | QTY | AMOUNT |
|------------------------|------------|-----|----------------|
| Removal of 1 palm tree | \$1,300.00 | 1 | \$1,300.00 |
| Removal of 1 stump | | | |
| Removal of all debris | | | |
| Re-stake 1 oak tree | | | |
| TOTAL | | | USD \$1,300.00 |

Please leave a rating/review on
https://g.page/r/CY2_iXKPgGvOEBM/review





EXHIBIT 4

AGENDA



ESTIMATE

Nick Knows LLC
3848 Sun City Center Blv
Suite 104 PMB 1039
Ruskin, Florida 33573
United States

8554656697
www.nickknowscleaning.com

BILL TO
DG Farms CDD
Andy Mendenhall

Andy@HiKai.com

Estimate Number: GCCDDE73
Estimate Date: December 30, 2025
Valid Until: February 13, 2026
Grand Total (USD): \$1,000.00

| Items | Quantity | Price | Amount |
|--|----------|------------|------------|
| Clubhouse Facility Cleaning: Comprehensive janitorial service for the community clubhouse, scheduled three times per week (Monday, Wednesday, and Friday). Each visit includes: - Thorough cleaning of two restrooms (toilets, sinks, mirrors, and floors) - Sweeping and mopping of common areas and breezeways - Wiping down all high-touch surfaces - Emptying of all trash containers to onsite garbage. All cleaning equipment and products are provided by our team. We also handle restocking of paper goods and soap, and purchase necessary supplies such as toilet paper, hand soap, paper towels, garbage bags, and pool-area trash liners — all reimbursed by the community (CDD or HOA) This will be two-tiered pricing (2) times a week service October to March (Tuesday/Thursday) \$1,000.00 Billed Monthly (3) times a week service April to September (Monday/Wednesday/Friday) \$1,500.00 | 1 | \$1,000.00 | \$1,000.00 |



ESTIMATE

Nick Knows LLC
3848 Sun City Center Blv
Suite 104 PMB 1039
Ruskin, Florida 33573
United States

8554656697
www.nickknowscleaning.com

| Items | Quantity | Price | Amount |
|----------------|----------|-------|--------|
| Billed Monthly | | | |

Grand Total (USD): **\$1,000.00**

Notes / Terms
Signature: _____
Signature Date: _____

Thank You for Your Business!





EXHIBIT 5

AGENDA



ESTIMATE

Nick Knows LLC
3848 Sun City Center Blv
Suite 104 PMB 1039
Ruskin, Florida 33573
United States

8554656697
www.nickknowscleaning.com

BILL TO
DG Farms CDD
Andy Mendenhall

Andy@HiKai.com

Estimate Number: GCCDDE78
Estimate Date: December 31, 2025
Valid Until: February 14, 2026
Grand Total (USD): **\$1,500.00**

| Items | Quantity | Price | Amount |
|--|----------|------------|------------|
| Clubhouse Facility Cleaning: Comprehensive janitorial service for the community clubhouse, scheduled three times per week (Monday, Wednesday, and Friday). Each visit includes: - Thorough cleaning of two restrooms (toilets, sinks, mirrors, and floors) - Sweeping and mopping of common areas and breezeways - Wiping down all high-touch surfaces - Emptying of all trash containers to onsite garbage. All cleaning equipment and products are provided by our team. We also handle restocking of paper goods and soap, and purchase necessary supplies such as toilet paper, hand soap, paper towels, garbage bags, and pool-area trash liners — all reimbursed by the community (CDD or HOA) This will be two-tiered pricing (2) times a week service October to March (Tuesday/Thursday) \$1,000.00 Billed Monthly (3) times a week service April to September (Monday/Wednesday/Friday) \$1,500.00 | 1 | \$1,500.00 | \$1,500.00 |



ESTIMATE

Nick Knows LLC
3848 Sun City Center Blv
Suite 104 PMB 1039
Ruskin, Florida 33573
United States

8554656697
www.nickknowscleaning.com

| Items | Quantity | Price | Amount |
|----------------|----------|-------|--------|
| Billed Monthly | | | |

Grand Total (USD): **\$1,500.00**

Notes / Terms
Signature: _____
Signature Date: _____

Thank You for Your Business!

EXHIBIT 6

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 / 11-06-2025

Project Description Bed renovation

Scope of Work

| QTY | UoM/Size | Material/Description |
|-------|----------|---|
| 1.00 | EACH | Removal of the blue daze in the bed by the Sereno monument wall |
| 45.00 | EACH | Install 45-1 gal variegated conferred jasmine as ground cover. |

Other

Sereno Monument



For internal use only

SO# 8797530
JOB# 340500117
Service Line 130

Total Price \$487.50

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 for 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 | January 06, 2026 |
| Printed Name | Date |

BrightView Landscape Services, Inc. "Contractor"

Account Manager, Senior

| | |
|--------------------|-------------------------|
| Signature | Title |
| Maria Adams | January 06, 2026 |
| Printed Name | Date |

| | | | |
|---------------|------------------|------------------------|-----------------|
| Job #: | 340500117 | | |
| SO #: | 8797530 | Proposed Price: | \$487.50 |

EXHIBIT 7

AGENDA



Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM



DG FARMS CDD - 4 Speed Humps for entrance / exit

| | | | | | |
|---------------|----------------------------------|----------------------|--|--------------|------------|
| Date: | 1/8/2026 | PROPOSAL | | Proposal No: | TH26108 -1 |
| Submitted to: | DG Farms CDD | Job Location: | DG FARMS CDD - 4 Speed Humps for entrance / exit | | |
| Attention: | Andy Mendenhall Title: LCAM | Attention: | Andy Mendenhall Title: | | |
| Email: | andy@hikai.com | Email: | gary@hikai.com | | |
| Phone: | 813-565-4663 Fax: | Phone: | 813-565-4663 Fax: | | |
| Address: | 1540 International Parkway #2000 | Address: | 16550 Emerald Blossom Blvd | | |
| City / ST | Lake Mary / FL Zip: 32746 | City / ST | Wimauma / FL Zip: 33598 | | |

SCOPE OF WORK:

INSTALL 4 SPEED HUMPS AT GATE ENTRANCE . 2 HUMPS (12' ACROSS) PER SIDE .

INCLUDED MATERIALS:

4- SPEED HUMPS . ALL MOUNTING HARDWARE NEEDED .

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. • ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT
DUE PRIOR TO INSTALL.

| | | | |
|---------------|--|---------------------|-------------------|
| Terms: | First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed. | GRAND TOTAL: | \$1,610.00 |
|---------------|--|---------------------|-------------------|

This proposal is valid through 2/7/2026

ECSI Sales Rep: _____
(Sales Representative)

ECSI Officer: _____
(Authorizing Officer Signature) _____
Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____

Signature: _____
Date

ECS INTEGRATIONS- rev 2021-10-11

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A.

Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External

Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.



EXHIBIT 8

AGENDA



Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM

DG FARMS CDD - Add 2 cameras / tennis / bball



| | | | | | |
|---------------|----------------------------------|-----------------|---|--------------|---------|
| Date: | 1/8/2026 | PROPOSAL | | Proposal No: | TH26108 |
| Submitted to: | DG Farms CDD | Job Location: | DG FARMS CDD - Add 2 cameras / tennis / bball | | |
| Attention: | Andy Mendenhall Title: LCAM | Attention: | Andy Mendenhall Title: | | |
| Email: | andy@hikai.com | Email: | gary@hikai.com | | |
| Phone: | 813-565-4663 Fax: | Phone: | 813-565-4663 Fax: | | |
| Address: | 1540 International Parkway #2000 | Address: | 16550 Emerald Blossom Blvd | | |
| City / ST | Lake Mary / FL Zip: 32746 | City / ST | Wimauma / FL Zip: 33598 | | |

SCOPE OF WORK:

INSTALL 2 CAMERAS FOR VIEWING BASKETBALL AND TENNIS COURTS . INSTALL 1 - 8 CHANNEL 4K NVR IN CLUBHOUSE . INSTALL 2 - 4K CAMERAS TO POLE . INSTALL 12' POLE IN CONCRETE . TRENCH ALL WIRING NEEDED FROM POLE BACK TO NVR . CONNECT NEW NVR TO EXISTING INTERNET FOR REMOTE VIEWING . THERE WILL BE ROOM TO ADD 6 MORE CAMERAS TO NEW NVR .

INCLUDED MATERIALS:

1- 8 CHANNEL 4K NVR . 1 - POLE AND CONCRETE . 2- 4K 8MP CAMERAS . ALL CABLE NEEDED . ALL PROGRAMMING NEEDED .

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. • ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT
DUE PRIOR TO INSTALL.

| | | | |
|--------|--|---------------------|-------------------|
| Terms: | First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed. | GRAND TOTAL: | \$4,715.00 |
|--------|--|---------------------|-------------------|

This proposal is valid through 2/7/2026

ECSI Sales Rep: _____
(Sales Representative)

ECSI Officer: _____
(Authorizing Officer Signature) _____
Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____

Signature: _____
Date

ECS INTEGRATIONS- rev 2021-10-11

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A. Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

8.A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that the ECSI assume responsibility for any loss or damage sustained through burglary.

8. ECSI'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT ECSI IS NOT AN INSURER AND THAT INSURANCE, IF ANY, COVERING INJURY AND PROPERTY LOSS OR DAMAGE ON SUBSCRIBER'S PREMISES SHALL BE OBTAINED BY THE SUBSCRIBER.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscribers premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.

EXHIBIT 9

AGENDA



Phone: (863) 797-7525 (863) 968-6713

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM

DG FARMS CDD -LED Lights -4 Gate Panels / dual sided



| | | | | | |
|----------------------|----------------------------------|----------------------|--|--------------|----------------------------|
| Date: | 1/8/2026 | PROPOSAL | | Proposal No: | TH26108 -3 |
| Submitted to: | DG Farms CDD | Job Location: | DG FARMS CDD -LED Lights -4 Gate Panels / dual sided | | |
| Attention: | Andy Mendenhall | Title: | LCAM | Attention: | Andy Mendenhall |
| Email: | andy@hikai.com | | | Email: | gary@hikai.com |
| Phone: | 813-565-4663 | Fax: | | Phone: | 813-565-4663 |
| Address: | 1540 International Parkway #2000 | | | Address: | 16550 Emerald Blossom Blvd |
| City / ST | Lake Mary / FL | Zip: | 32746 | City / ST | Wimauma / FL |
| | | | | Zip: | 33598 |

SCOPE OF WORK:

INSTALL / MOUNT RED AND GREEN LED LIGHTS TO 4 GATES / BOTH SIDES . LED LIGHTS WILL BE RED WHEN CLOSED AND TURN GREEN WHEN OPEN . LIGHT STRIPS WILL BE ON BOTH SIDES OF ALL 4 GATE PANELS . RUN ALL WIRING NEEDED FROM LED STRIPS BACK TO MOTORS FOR POWER. INSTALL WIRING HARNESS FOR COMMUNICATION BETWEEN LED STRIPS AND GATE MOTORS .

INCLUDED MATERIALS:

TOTAL OF 8 LED STRIPS (2 PER GATE PANEL X 4 PANELS) . ALL MOUNTING EQUIPMENT NEEDED FOR STRIPS . ALL WIRING FOR POWER BACK TO MOTOR . WIRING HARNESS FOR GATE PANELS .

INCLUSIONS:

• Quoted price will include materials specified, normal freight for all materials, filed notice to owner, equipment submittals, wire and device installation, final check-out and certification, one staff training session on the systems' operation.

CONSIDERATIONS & EXCLUSIONS:

- All work described in this proposal is to be performed during normal business hours unless otherwise noted.
- Customer agrees to provide uninterrupted and unhindered access to all necessary work areas during normal business hours. Any hindrance of ECS Integrations (ECSI) technicians will result in additional labor charges of \$85/man hour.
- ECSI is not responsible for any changes the Authority Having Jurisdiction (AHJ) or customer may deem necessary. Any alteration or deviation from the original scope involving additional costs will be executed only upon written orders. Work, including closing of the permit, will be halted until the authorization for the change order is received in writing. • ECSI will accept payments with a credit card. These are subject to a 4% processing fee.
- Permit documents and fees are not included as specified above. Tax is excluded.
- This proposal does NOT include repairing any pre-existing troubles that may be present, including those troubles that may not be detected until proposed work is complete. (Such trouble issues may arise from any field device, field wiring, module, panel or system connected to the panel)
- This proposal does NOT cover ancillary device connections, overtime, lifts, patching, fire caulking existing penetrations, painting, phone lines, damage by others, or additional inspections required by AHJ.
- The customer is responsible for providing all connections to high voltage system components, and all conduit of the correct size to accommodate ECSI wire fills (with pull string installed).
- Unless instructed by writing prior to commencement of work, all parts removed from jobsite will be discarded without notice.

Additional notes added at time of acceptance: 50% DEPOSIT DUE PRIOR TO INSTALL.

| | | | |
|---------------|--|---------------------|-------------------|
| Terms: | First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed. | GRAND TOTAL: | \$3,770.00 |
|---------------|--|---------------------|-------------------|

This proposal is valid through 2/7/2026

ECSI Sales Rep: _____
(Sales Representative)

ECSI Officer: _____
(Authorizing Officer Signature) _____
Date

THIS IS A BINDING CONTRACT. The person executing this Contract represents and warrants that he/she has full authority to enter into this Contract on behalf of the Customer. The undersigned hereby acknowledges reading, understanding, and accepting all the prices, specifications, terms and conditions set forth in this Contract, including those on page two of this document which are incorporated herein and by reference made a part hereof. The undersigned authorizes ECSI to perform the work specified herein.

Customer Name: _____

Signature: _____

ECS INTEGRATIONS- rev 2021-10-11

Date

TERMS & CONDITIONS:

1. Required Approval: This Contract shall not be binding upon ECSI until signed by an officer of ECSI. In the event this Contract is not approved by said officer of ECSI, ECSI's liability shall be limited to refunding Subscriber the amount paid, if any, upon signing this Contract.

2. Warranty:

A. Standard Warranty. ECSI guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices. Materials & labor are warranted for 90 days from date of installation or for the term of the selected Extended Service Plan if Subscriber elects to participate in such plan. There is no labor and material warranty on any customer provided equipment.

B. Extended Warranty. Applicable only if specified on face of this contract and is contingent upon ECSI being contracted to provide Central Station Monitoring Services and perform all of the NFPA mandated tests and inspections of the installed fire protection systems'.

C. All Warranty obligations exclude pre-existing to remain components, batteries, acts of God, fire, theft, vandalism, or tampering by unauthorized personnel. All warranty's are void if any party not authorized by ECSI performs work on any item installed by ECSI.

3. Hours of Service. All work required by this Contract shall be performed between 8:00 a.m. and 4:30 p.m. on normal business days, except in the case of emergency. Service calls received after 3:30 p.m. are subject to after-hour rates.

4. Subscriber Responsibilities:

A. Subscriber agrees not to tamper with, remove, or otherwise interfere with the communication software and agrees to furnish, at Subscriber's expense, all 110 volt AC power, electrical outlets, receptacles, and telephone hook-ups as deemed necessary by ECSI for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify ECSI immediately. When ECSI alerts Subscriber of any issue with the system that requires correction, Subscriber assumes full responsibility for taking action to resolve the reported issue.

C. Subscriber must inform ECSI, in writing, of any change in fire rating bureau or agency. Subscriber must also inform ECSI, in writing, of any change in the list of people that ECSI is to call in the event of alarm activation. ECSI is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

A.

Event of Default. Subscriber shall be in default of this Contract if Subscriber: (a) fails to pay any installation charge, (b) fails to pay any monitoring or service charge, (c) willfully or negligently causes repeated false alarms, (d) cancels this Contract without cause before the end of its term, or (e) fails to perform any other obligations under this Contract.

B. ECSI's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, ECSI may terminate this Contract ten (10) days after written notice of default if Subscriber has not cleared the default by that date.

ii. Damages. If Subscriber defaults, Subscriber shall pay ECSI any money due for any product or services provided prior to default. Additionally, Subscriber shall pay an amount equal to 60% of the remaining monitoring and or Extended Service Plan fees, plus any other damages to which ECSI may be entitled under applicable law.

iii. Costs. In the event either Party resorts to legal action to enforce the terms and provisions of this Agreement, or as a result of any breach under this Agreement, the prevailing Party shall be entitled to recover the costs of such action so incurred, including, without limitation, reasonable attorneys' fees, arbitration fees, prejudgment interest, and any other reasonable and related expenses of collection.

6. Changes: Any alteration or deviation from the specified work involving extra costs, will be executed only upon written orders, and will become an extra charge. The cost of any changes to the scope of work described herein made at the request of or made necessary or required by Subscriber's action, or which may be required by any governmental agency or insurance interest or inspection and rating bureaus are to be borne solely by Subscriber. SUBSCRIBER ACKNOWLEDGES THAT SUBSCRIBER HAS CHOSEN THE SYSTEM AND THAT ADDITIONAL PROTECTION IS AVAILABLE AND MAY BE OBTAINED FROM ECSI AT AN ADDITIONAL COST TO SUBSCRIBER. All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. External

Services: Any fines levied by a municipality or government agency regarding false alarms shall be the sole responsibility of the Subscriber. Additional fees levied by monitoring agency for any reason, including but not limited to those caused by runaway dialers, runner services, etc. shall be the sole responsibility of Subscriber. Such fees shall be added to the service charges or billed to Subscriber directly by the appropriate agency.

8. A. Limitation of Damages (cont.)

The payments under this Contract are based solely upon the value of the services provided and it is not the intention of the parties that ECSI assume responsibility for any loss or damage sustained through burglary, theft, robbery, fire, or other cause, or that there exists or shall exist any liability on the part of ECSI by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of ECSI, such liability is and shall be limited to a sum equal to the service charge for a period of six (6) months or \$500.00 whichever is less, which sum is liquidated damages and not a penalty. In the event that Subscriber wishes ECSI to assume greater liability, Subscriber may obtain from ECSI a higher limit by paying an additional amount proportioned to the responsibility and a rider shall be attached to this Contract, setting forth the additional liability of ECSI and the additional charges. However, any such additional obligation does not make ECSI an insurer.

B. Interruption of Service. ECSI shall not be liable for any damage or loss sustained by Subscriber as a result of any delay in service or installation of equipment, equipment failure, or interruption of service due to electric failures, strikes, war, acts of God, or other causes, including ECSI's negligence in the performance of this Contract. The estimated date that work is to be substantially completed is not a definite completion date and time is not of the essence.

C. Disclaimer of Warranties. ECSI does not represent or warrant that the system may not be compromised or circumvented; or that the system will prevent any loss by burglary, hold-up, fire or otherwise; or that the system will in all cases provide the protection for which it is installed or intended. Subscriber acknowledges and agrees that ECSI has made no representations or warranties, expressed or implied, as to any matter whatsoever including without limitation the condition of equipment, its merchantability or its fitness for any particular purpose; nor has Subscriber relied on any representations or warranties, expressed or implied, that any affirmation of fact or promise shall not be deemed to create an express warranty and that there are no warranties which extend beyond the face of this Contract; that

ECSI is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph eight (8) which sets forth ECSI's maximum liability in the event of any loss or damage to Subscriber or anyone else.

9. Third Party Indemnification: In the event any person, not a party to this contract, shall make any claim or file any lawsuit against ECSI for any reason relating to ECSI's duties and obligations pursuant to this Contract, including but not limited to the design, installation, maintenance, monitoring, operation, or any failure of the alarm system to operate properly, Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent Subscriber agrees to indemnify, defend and hold ECSI harmless from any and all claims and lawsuits, including the payment of all damages, expenses, costs, and attorney's fees to the extent caused by Subscriber. The parties agree that there are no third party beneficiaries of this Contract. Subscriber, for itself and any of its insurance carriers waives any right of subrogation Subscriber's insurance carriers may have against ECSI or any of its subcontractors, subject to the advice of Subscriber's counsel.

10. Assignment: ECSI shall have the right to assign this Contract without notice to Subscriber and shall have the further right to subcontract any services which it may perform. ECSI shall inform Subscriber when services are subcontracted and shall maintain current proof of subcontractor's state license, general insurance, and workers compensation coverage. Subscriber acknowledges that this Contract, and particularly those paragraphs relating to disclaimer of warranties, liquidated damages and third party indemnification, inure to the benefit of, and are applicable to any subcontractors employed by ECSI to provide monitoring, maintenance, installation or service of the system(s) and they bind Subscriber to said subcontractors with the same force and effect as they bind Subscriber to ECSI.

11. Severability: In the event any of the terms or provisions of this Contract shall be declared to be invalid or inoperative, all of the remaining terms and provisions shall remain in full force and effect.

12. Notices: All notices to be given hereunder shall be in writing and may be served either personally or by mail, postage prepaid to the addresses set forth in the Contract or to any other from time to time in writing.

13. Binding Arbitration: This Contract is binding for ECSI, Subscriber, successors in interest, agents, employees, shareholders, officers, former employees, former officers, directors, subsidiaries, parent corporations, attorneys, and all other entities acting on the their behalf. Parties agree to submit to binding arbitration, conducted by the American Arbitration Association under the Construction Industry Arbitration Rules, any matters which cannot otherwise be resolved, and expressly waive any and all rights in law and equity to bringing any civil disagreement before a court of law, except that judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof.

14. Entire Agreement: This Contract is intended by the parties as a final expression of their agreement and as a complete and exclusive statement of the terms. This Contract supersedes all prior representations, understandings or agreements of the parties. This Contract can only be modified in a writing signed by the parties. No waiver of a breach of any term or condition of this Contract shall be construed to be a waiver of any succeeding breach.



EXHIBIT 10

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, December 8, 2025 at 6:00 p.m. at the Holiday Inn Express & Suites, 226
6 Teco 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 Gary Schwartz | Field Service Manager, Kai |
| 18 Greg Woodcock (<i>via Zoom</i>) | District Engineer, Stantec |

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

20 None

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

22 A. District Counsel

23 Mr. Mendenhall noted that he had spoken earlier in the day with Ms. Sousa regarding the
24 landscaping Request for Proposals (RFP). He explained that the RFP package had been completed
25 and included detailed specifications outlining the scope of work and expectations, as well as a draft
26 contract, timelines, and related materials. District Engineer

27 Mr. Woodcock provided several updates, beginning with the tennis court project. He reminded the
28 Board that at the previous meeting, a proposal from Welch Tennis had been presented for repairs
29 to approximately 640 square feet of court surface in the amount of \$12,900. He also noted that the
30 Board had requested that additional vendors be contacted for proposals.

31 Mr. Woodcock stated that he had received one proposal from Surface Slam. He explained that the
32 vendor was not interested in performing only partial repairs and instead submitted a proposal that
33 included repairing the damaged areas, resurfacing the courts, and restriping them to appear new.
34 The total cost of this proposal was \$30,973. He compared this to the earlier Welch Tennis repair
35 proposal of \$12,900 combined with the curb work proposal from ADS in the amount of \$18,500,
36 noting that the ADS estimate appeared high and that he had contacted them to see if the cost could
37 be reduced. He stated that, overall, the Surface Slam proposal appeared to be a reasonable cost for
38 the scope of work included.

39 Mr. Mendoza commented that the update sounded reasonable and referenced the photographs
40 showing the proposed work along the north side of the courts, including concrete improvements
41 intended to reduce erosion. He stated that the Board had previously discussed the possibility of
42 reconfiguring the courts, including adding pickleball courts or changing the orientation to add
43 additional courts. He requested to be notified when a site meeting was scheduled so he could attend
44 with Mr. Woodcock and the vendor.

Mr. Woodcock also provided an update regarding the bridge and fencing project. He reported that he had contacted several additional fencing and civil contractors but had been unable to find other companies willing to take on the project. He explained that the work required close coordination between a site contractor and a fencing contractor, which limited interest.

1. Exhibit 1: Sereno Clubhouse Tennis Court Improvements

- a. Consideration/Approval of Proposal of Perimeter Curb – Advanced Drainage Solutions - \$18,500.00

2. Exhibit 2: Bridge and Fence Review

- a. Consideration/Approval of Proposals – Advanced Drainage Solutions

i. Complete Fence Repair (10 locations) - \$18,500.00

ii. Fence and Caps Replacement - \$54,600.00

B. Field Service Manager

1. Exhibit 3: Consideration/Approval of Bulb Replacement and Occupancy Sensors Installation - \$696.00

On a MOTION by Mr. Alexandre, SECONDED by Mr. Mendoza, WITH ALL IN FAVOR, the Board **approved the proposal to replace the bulb and install the occupancy sensors in the amount of \$696.00,** for the DG Farms Community Development District.

C. District Manager

1. Consideration of Public Hearing for Rules and Fees

2. Mr. Mendenhall explained that a new law required the District to review its rules and fees and hold a public hearing on them at least once every five years. He noted that this statutory requirement necessitated a formal review process. Exhibit 4: Consideration of Landscaping Request for Proposals (RFP)

Mr. Mendenhall highlighted several key provisions for Board consideration. One significant addition was a requirement that the landscaper be responsible for certain irrigation repairs, generally limited to above-ground components such as heads and rotors up to a specified size.

Mr. Mendenhall emphasized that the specifications placed responsibility on the contractor for proper maintenance practices.

After discussion, Mr. Mendenhall suggested that the pre bid be on January 5 and the due date be on the January 19. The Board had a discussion and pushed both dates back by one additional week to allow adequate time. Mr. Mendenhall proposed setting the mandatory pre-bid meeting for January 12, 2026, with the proposal due date of January 26, 2026. He noted that this schedule would still allow sufficient time prior to the February 9 meeting.

On a MOTION by Mr. Mendoza, SECONDED by Mr. Reichard, WITH ALL IN FAVOR, the Board **approved the dates provided for the Landscaping RFPs,** for the DG Farms Community Development District.

3. Roof proposals

83 Mr. Mendenhall distributed a proposal from Garrett Roofing and Construction. He explained
84 that the roofing contractor previously selected by the Board had withdrawn from the project at
85 the last minute.

86 On a MOTION by Mr. Mendoza, SECONDED by Mr. Reichard, WITH ALL IN FAVOR, the Board
87 **approved the roofing proposal from Trust Roofing in the amount of \$7,200.00**, for the DG Farms
88 Community Development District.

89 Discussion on speed bumps took place.

90 Ms. Schwalm asked if the Board would be setting money for Christmas decorations. Mr.
91 Mendenhall said that there were two estimates at \$1,290.00 and \$1,297.00 including a credit
92 of \$400.00.

93 On a MOTION by Mr. Mendoza, SECONDED by Mr. Alexandre, WITH ALL IN FAVOR, the Board
94 **approved the decorations for Christmas in the amount of \$1,297.00**, for the DG Farms Community
95 Development District.

96 **FOURTH ORDER OF BUSINESS – Consent Agenda Items**

97 A. Exhibit 5: Ratification of Gate Strike Repair Proposals – Gate Pros - \$550.00

98 Mr. Mendenhall corrected the amount to \$2,000.00

99 B. Exhibit 6: Consideration/Approval of the November 10, 2025, Regular Meeting Minutes

100 C. Exhibit 7: District Goals & Objectives: Annual Performance Report

101 D. Consideration/Acceptance of the October 2025 Unaudited Financial Statements (*To Be*
102 *Distributed*)

103 On a MOTION by Mr. Alexandre, SECONDED by Mr. Duzzny, WITH ALL IN FAVOR, the Board
104 **approved the Consent Agenda Items**, for the DG Farms Community Development District.

105 **FIFTH ORDER OF BUSINESS – Audience Comments - New Business – (limited to 3 minutes per**
106 *individual)*

107 A resident asked quote for the dead palm tree.

108 Another resident raised concern on the different glow tape.

109 A resident also asked if the fountain on the pool could be turned off.

110 Residents discussed speed bumps before the bridge and trucks parked in the road.

111 **SIXTH ORDER OF BUSINESS – Supervisor Requests**

112 A discussion on towing hours took place. During the last meeting, it was discussed that the towing
113 hours would be from 10:00 p.m. to 6:00 a.m. Mr. Mendenhall said that the tow company affirmed
114 the time and said that an email would be blasted to the community.

115 Mr. Mendoza discussed the parking permit at the amenity center.

116 A motion was made to approve poles right between the gates.

117 On a MOTION by Mr. Alexandre, SECONDED by Mr. Mendoza, WITH ALL IN FAVOR, the Board
118 **approved to install poles not to exceed four poles**, for the DG Farms Community Development District.

119 Mr. Reichard asked about the steps in reservation of the Amenity Center. Mr. Mendenhall discussed
120 the current process. A request came from the Board that they needed to know who has the
121 reservation.

122 **SEVENTH ORDER OF BUSINESS – Adjournment**

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

125 _____
Signature

Printed Name

126 **Title:** ☐ **Chairman** ☐ **Vice Chairman**

EXHIBIT 11

AGENDA

DG Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2025

DG Farms CDD
Balance Sheet
November 30, 2025

| | General Fund | Debt Service 2016 | Debt Service 2020 | Debt Service 2025 | Construction Funds | TOTAL |
|--|---------------------|----------------------|----------------------|----------------------|-----------------------|---------------------|
| 1 <u>ASSETS:</u> | | | | | | |
| 2 CASH - BANK UNITED OPERATING ACCT | \$ 85,357 | \$ - | \$ - | \$ - | \$ - | \$ 85,357 |
| 3 RESTRICTED CASH FOR DEBT SERVICE | 10,669 | - | - | - | - | 10,669 |
| 4 CASH - SOUTHSTATE BANK OPERATING ACCT | 78,264 | - | - | - | - | 78,264 |
| 5 MONEY MARKET ACCOUNT-BANK UNITED | - | - | - | - | - | - |
| 6 MONEY MARKET ACCOUNT-SOUTHSTATE BANK | 80,107 | - | - | - | - | 80,107 |
| 7 MONEY MARKET ACCOUNT-SOUTHSTATE BANK - RESTRICTED | 23,160 | - | - | - | - | 23,160 |
| 8 MONEY MARKET ACCOUNT-SOUTHSTATE BANK ASSIGNED FOR POOL | 156,695 | - | - | - | - | 156,695 |
| 9 INVESTMENTS: | | | | | | |
| 10 REVENUE TRUST FUND | - | 27,587 | 12,126 | 6,129 | - | 45,842 |
| 11 SINKING FUND | - | - | - | - | - | - |
| 12 INTEREST FUND | - | - | - | 772 | - | 772 |
| 13 RESERVE FUND | - | 110,331 | 175,188 | - | - | 285,519 |
| 14 PREPAYMENT FUND | - | 185 | 156 | - | - | 341 |
| 15 COST OF ISSUANCE | - | - | - | - | - | - |
| 15 CONSTRUCTION | - | - | - | - | 1,961 | 1,961 |
| 16 ACCOUNTS RECEIVABLE | 3,017 | - | - | - | - | 3,017 |
| 17 ASSESSMENTS RECEIVABLE - ON ROLL | 910,590 | 237,714 | 167,828 | 166,656 | - | 1,482,789 |
| 18 ASSESSMENTS RECEIVABLE - OFF ROLL | - | - | - | - | - | - |
| 19 DUE FROM GENERAL FUND | - | 14,054 | 9,922 | 9,853 | - | 33,829 |
| 20 DUE FROM DEBT SERVICE | - | - | - | - | - | - |
| 21 DEPOSITS | 3,163 | - | - | - | - | 3,163 |
| 22 PREPAID ITEMS | 41,221 | - | - | - | - | 41,221 |
| 23 TOTAL ASSETS | \$ 1,392,243 | \$ 389,871 | \$ 365,220 | \$ 183,410 | \$ 1,961 | \$ 2,332,705 |
| 24 <u>LIABILITIES:</u> | | | | | | |
| 25 ACCOUNTS PAYABLE | \$ 76,097 | \$ - | \$ - | \$ - | \$ - | \$ 76,097 |
| 26 ACCRUED EXPENSES | - | - | - | - | - | - |
| 27 DEFERRED REVENUE ON-ROLL | 910,590 | 237,714 | 167,828 | 166,656 | - | 1,482,789 |
| 28 <u>OTHER LIABILITIES:</u> | | | | | | |
| 29 DUE TO GF | - | - | - | - | - | - |
| 30 DUE TO DS | 33,829 | - | - | - | - | 33,829 |
| 31 DUE TO OTHER FUNDS | - | - | - | - | - | - |
| 32 <u>FUND BALANCE:</u> | | | | | | |
| 33 NON SPENDABLE | 44,384 | - | - | - | - | 44,384 |
| 34 UNASSIGNED | 30,649 | - | - | - | - | 30,649 |
| 28 RESTRICTED FOR DEBT SERVICE | - | 152,156 | 197,392 | 16,754 | - | 366,303 |
| ASSIGNED | - | - | - | - | 1,961 | 1,961 |
| 29 FUND BALANCE ASSIGNED FOR POOL | 156,695 | - | - | - | - | 156,695 |
| 30 FUND BALANCE ASSIGNED FOR OPERATING RESERVE | 140,000 | - | - | - | - | 140,000 |
| 31 TOTAL LIABILITIES & FUND BALANCE | \$ 1,392,243 | \$ 389,871 | \$ 365,220 | \$ 183,410 | \$ 1,961 | \$ 2,332,705 |

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

| | FY 2026 Adopted Budget | FY 2026 Budget Year-to-Date | FY 2026 Actual Year-to-Date | VARIANCE Favorable (Unfavorable) |
|---|---------------------------------------|--|--|---|
| 1 REVENUE | | | | |
| 2 ON-ROLL ASSESSMENTS (NET) | \$ 964,425 | \$ 96,443 | 53,835 | (42,608) |
| 3 ON-ROLL ASSESSMENTS (NET) - EXCESS FEES | | | | |
| 4 DEVELOPER FUNDING | - | - | - | - |
| 5 INTEREST | - | - | 1,176 | 1,176 |
| 6 LOT CLOSINGS | - | - | - | - |
| 7 FUND BALANCE FORWARD | - | - | - | - |
| 8 INSURANCE REIMBURSEMENT | - | - | - | - |
| 9 MISCELLANEOUS REVENUE | - | - | - | - |
| 10 TOTAL REVENUE | \$ 964,425 | \$ 96,443 | \$ 55,011 | \$ (41,431) |
| 11 EXPENDITURES | | | | |
| 12 GENERAL ADMINISTRATIVE | | | | |
| 13 SUPERVISORS COMPENSATION | \$ 13,000 | \$ 2,167 | \$ 2,000 | \$ 167 |
| 14 PAYROLL TAXES | 995 | 166 | 153 | 13 |
| 15 PAYROLL SERVICES | 765 | 128 | 100 | 28 |
| 16 MANAGEMENT CONSULTING SERVICES | 35,000 | 5,833 | 5,833 | - |
| 17 ADMINISTRATIVE SERVICES | 6,000 | 1,000 | 1,000 | - |
| 18 BANK FEES | 180 | 30 | 192 | (162) |
| 19 MISCELLANEOUS | 500 | 83 | 2,005 | (1,921) |
| 20 AUDITING SERVICES | 3,600 | - | - | - |
| 21 INSURANCE | 49,000 | 8,167 | 7,466 | 700 |
| 22 REGULATORY AND PERMIT FEES | 175 | 29 | 175 | (146) |
| 23 ROOM RENTAL | 2,400 | 400 | 134 | 266 |
| 24 LEGAL ADVERTISEMENTS | 1,000 | 167 | - | 167 |
| 25 ENGINEERING SERVICES | 15,000 | 2,500 | 1,280 | 1,220 |
| 26 LEGAL SERVICES | 15,000 | 2,500 | 249 | 2,252 |
| 27 MASS MAILING | 2,200 | 367 | - | 367 |
| 28 WEBSITE HOSTING | 2,015 | 336 | 336 | - |
| 29 TOTAL GENERAL ADMINISTRATIVE | 146,830 | 23,872 | 20,923 | 2,949 |
| 30 DEBT ADMINISTRATION | | | | |
| 31 DISSEMINATION AGENT | 6,000 | 6,000 | - | 6,000 |
| 32 TRUSTEE FEES | 13,097 | 2,183 | 1,549 | 633 |
| 33 TRUST FUND ACCOUNTING | 3,600 | 600 | 600 | - |
| 34 ARBITRAGE | 1,425 | 475 | 475 | - |
| 35 TOTAL DEBT ADMINISTRATION | 24,122 | 9,258 | 2,624 | 6,633 |

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

| | FY 2026 Adopted Budget | FY 2026 Budget Year-to-Date | FY 2026 Actual Year-to-Date | VARIANCE Favorable (Unfavorable) |
|---|---------------------------------------|--|--|---|
| 36 FIELD & PHYSICAL ENVIRONMENT | | | | |
| 37 COMPREHENSIVE FIELD TECH SERVICES | 15,000 | 2,500 | 2,500 | - |
| 38 STREETPOLE LIGHTING | 145,000 | 24,167 | 22,012 | 2,155 |
| 39 ELECTRICITY (IRRIGATION & POND PUMPS) | 25,920 | 4,320 | 5,205 | (885) |
| 40 WATER | 12,500 | 2,083 | 1,141 | 942 |
| 41 LANDSCAPING MAINTENANCE | 202,632 | 33,772 | 32,208 | 1,564 |
| 42 LANDSCAPE REPLENISHMENT | 10,000 | 1,667 | 491 | 1,176 |
| 43 IRRIGATION MAINTENANCE | 8,000 | 1,333 | 2,861 | (1,528) |
| 44 POND & LAKE MAINTENANCE | 16,752 | 2,792 | 2,625 | 167 |
| 45 SOLID WASTE DISPOSAL | 2,800 | 467 | 400 | 67 |
| 46 FOUNTAIN MAINTENANCE & REPAIR | 1,700 | 283 | - | 283 |
| 47 GATE MAINTENANCE & REPAIR | 5,000 | 833 | 877 | (44) |
| 48 PET WASTE REMOVAL | 5,308 | 885 | 405 | 480 |
| 49 HOLIDAY LIGHTING | 5,500 | 917 | - | 917 |
| 50 GATE CLICKERS & TRANSMITTERS | 3,000 | 500 | - | 500 |
| 51 MISCELLANEOUS | 15,500 | 2,583 | - | 2,583 |
| 52 TOTAL FIELD & PHYSICAL ENVIRONMENT | 474,612 | 79,102 | 70,724 | 8,378 |
| 53 AMENITY CENTER OPERATIONS | | | | |
| 54 POOL & WATER FEATURE SERVICE CONTRACT | 15,000 | 2,500 | 2,550 | (50) |
| 55 POOL MAINTENANCE & REPAIR | 10,000 | 1,667 | - | 1,667 |
| 56 POOL PERMIT | 275 | 46 | - | 46 |
| 57 AMENITY MANAGEMENT | 7,080 | 1,180 | 1,170 | 10 |
| 58 AMENITY CENTER STAFF | 20,000 | 3,333 | - | 3,333 |
| 59 AMENITY CENTER CLEANING & MAINTENANCE | 8,400 | 1,400 | 1,300 | 100 |
| 60 AMENITY CENTER INTERNET | 3,000 | 500 | 420 | 80 |
| 61 AMENITY CENTER WATER | 9,300 | 1,550 | - | 1,550 |
| 62 AMENITY CENTER PEST CONTROL | 4,200 | 700 | 590 | 110 |
| 63 POWER WASH AMENITY | 3,600 | 600 | 500 | 100 |
| 64 LANDSCAPE REPLACEMENT - INFILL | 5,000 | 833 | - | 833 |
| 65 MISCELLANEOUS AMENITY CENTER REPAIRS & MAIN. | 10,000 | 1,667 | 600 | 1,067 |
| 66 SECURITY SERVICES | 43,000 | 7,167 | 10,254 | (3,088) |
| 67 SECURITY MONITORING | 4,900 | 817 | 2,670 | (1,853) |
| 68 CONTINGENCY | 100,107 | 38,311 | 38,311 | - |
| 69 INCREASE IN OPERATING RESERVES | 75,000 | 75,000 | - | 75,000 |
| 70 TOTAL AMENITY CENTER OPERATIONS | 318,862 | 137,270 | 58,365 | 78,905 |
| 71 TOTAL EXPENDITURES | 964,426 | 249,501 | 152,636 | 96,865 |
| 72 OTHER FINANCING SOURCES (USES) | | | | |
| 73 TRANSFER IN | - | - | - | - |
| 74 TRANSFER-OUT | - | - | - | - |
| 75 TOTAL OTHER FINANCING SOURCES (USES) | - | - | - | - |
| 76 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES | - | (153,059) | (97,625) | 55,434 |
| 77 FUND BALANCE - BEGINNING | | | 469,352 | |
| 86 FUND BALANCE - INCREASE IN OPERATING RESERVE | | | - | |
| 78 FUND BALANCE - ENDING | | | \$ 371,727 | |

DG FARMS
Cash Reconciliation - General Fund
November 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 | \$ 96,210.83 | \$ 83,177.60 | \$ 103,266.62 | \$ 156,694.72 | \$ 439,349.77 |
| Deposits | | \$ - | \$ - | \$ - | \$ - |
| Less: Outstanding Checks | \$ (184.70) | \$ (4,913.46) | \$ - | \$ - | \$ (5,098.16) |
| Adjusted Bank Balance | <u>\$ 96,026.13</u> | <u>\$ 78,264.14</u> | <u>\$ 103,266.62</u> | <u>\$ 156,694.72</u> | <u>\$ 434,251.61</u> |
| | | | | | |
| Beginning Cash Balance Per Books | \$ 69,690.15 | \$ 14,909.92 | \$ 142,992.42 | \$ 156,381.44 | \$ 383,973.93 |
| Cash Receipts | \$ 27,647.18 | \$ 100,000.00 | \$ 60,274.20 | \$ 313.28 | \$ 188,234.66 |
| Cash Disbursements | \$ (1,311.20) | \$ (36,645.78) | \$ (100,000.00) | \$ - | \$ (137,956.98) |
| Book Balance | <u>\$ 96,026.13</u> | <u>\$ 78,264.14</u> | <u>\$ 103,266.62</u> | <u>\$ 156,694.72</u> | <u>\$ 434,251.61</u> |

DG Farms
Check Register-Bank United Operating
FY 2026

| Date | Ref # | Vendor Name | Memo | Disbursements | Deposits | Balance |
|------------|-------|---------------------------|--|---------------|-----------|-----------|
| 09/30/2025 | | EOY Balance | | 0.00 | | 72,835.89 |
| 10/3/2025 | WIRE | DG Farms CDD c/o U S Bank | DS 2020 Tax collections FY25 - GF overage paid to DS 2020 after allocation corrections | 2,164.81 | | 70,671.08 |
| 10/31/2025 | 833 | Kai Customer | Kai Invoice 21079 was paid twice | 17.19 | | 70,653.89 |
| 10/31/2025 | 834 | FI Dept of Revenue | CY Q3 Sales Tax | 21.94 | | 70,631.95 |
| 10/31/2025 | 834 | Engage PEO | 8.11.25 BOS meeting | 1,126.50 | | 69,505.45 |
| 10/31/2025 | | | | 3,330.44 | 0.00 | 69,505.45 |
| 11/3/2025 | 835 | | assessments collected | | 6,737.24 | 76,242.69 |
| 11/3/2025 | 835 | | restricted cash for 2025 | | 1,233.05 | 77,475.74 |
| 11/3/2025 | 835 | | restricted cash for 2016 | | 1,758.79 | 79,234.53 |
| 11/3/2025 | 835 | | restricted cash for 2020 | | 1,241.72 | 80,476.25 |
| 11/7/2025 | 836 | | assessments collected | | 10,241.07 | 90,717.32 |
| 11/7/2025 | 836 | | restricted cash for 2025 | | 1,874.32 | 92,591.64 |
| 11/7/2025 | 836 | | restricted cash for 2016 | | 2,673.49 | 95,265.13 |
| 11/7/2025 | 836 | | restricted cash for 2020 | | 1,887.50 | 97,152.63 |
| 11/14/2025 | 834 | Engage PEO | 11.10.25 BOS meeting | 1,126.50 | | 96,026.13 |
| 11/30/2025 | | | | 1,126.50 | 16,676.38 | 96,026.13 |

DG Farms
Check Register-Bank United Operating
FY 2026

| Date | Ref # | Vendor Name | Memo | Disbursements | Deposits | Balance |
|------------|--------|---|---|---------------|----------|------------|
| 09/30/2025 | | EOY Balance | | 0.00 | | 125,552.38 |
| 10/3/2025 | 100325 | ACH Hillsborough County BOCC | 16550 EMERALD BLOSSOM BLVD | 638.01 | | 124,914.37 |
| 10/6/2025 | ACH | TECO | Invoice: 091525-4687 (Reference: DG FARMS PH 3 : August 09, 2025 - September 09, 2025 | 1,034.95 | | 123,879.42 |
| 10/6/2025 | ACH | TECO | Invoice: 091625-4281 (Reference: 16550 EMERALD BLOSSOM BLVD August 09, 2025 - Sept | 1,189.06 | | 122,690.36 |
| 10/6/2025 | ACH | TECO | Invoice: 091525-3762 (Reference: DG FARMS PH 2 August 09, 2025 - September 09, 2025. | 1,304.68 | | 121,385.68 |
| 10/6/2025 | ACH | TECO | Invoice: 091525-3952 (Reference: DG FARMS, PH 1A August 09, 2025 - September 09, 2025 | 1,494.04 | | 119,891.64 |
| 10/6/2025 | ACH | TECO | Invoice: 091525-1691 (Reference: DG FARMS, PH 7/8A August 09, 2025 - September 09, 20 | 1,934.52 | | 117,957.12 |
| 10/6/2025 | ACH | TECO | Invoice: 091525-4083 (Reference: DG FARMS, PH 1B August 09, 2025 - September 09, 2025 | 3,176.29 | | 114,780.83 |
| 10/6/2025 | ACH | TECO | Invoice: 091525-5023 (Reference: 16510 EMERALD BLOSSOM BL GT August 09, 2025 - Sept | 91.85 | | 114,688.98 |
| 10/6/2025 | ACH | TECO | Invoice: 091525-4539 (Reference: 16568 EMERALD BLOSSOM BLVD August 09, 2025 - Sept | 260.00 | | 114,428.98 |
| 10/6/2025 | ACH | TECO | Invoice: 091525-4792 (Reference: 16414 LITTLE GARDEN DR.) | 350.30 | | 114,078.68 |
| 10/6/2025 | ACH | TECO | Invoice: 091525-1373 (Reference: SR 674 AND US HWY01.) | 751.78 | | 113,326.90 |
| 10/6/2025 | ACH | TECO | Invoice: 091525-4828 (Reference: 5009 BELLA ARMONIA CR August 09, 2025 - September (| 793.62 | | 112,533.28 |
| 10/6/2025 | ACH | TECO | Invoice: 091525-2338 (Reference: DG FARMS, PH 6A August 09, 2025 - September 09, 2025 | 852.02 | | 111,681.26 |
| 10/6/2025 | 100002 | Egis Insurance Advisors, LLC | Invoice: 30499 (Reference: Policy #100125212 10/01/2025-10/01/2026 Florida Insurance A | 44,798.00 | | 66,883.26 |
| 10/6/2025 | 100003 | Florida Commercial Care, Inc. | Reference: Missing street sign installed. https://clientname(FILLIN).payableslockbox.com/ | 448.54 | | 66,434.72 |
| 10/6/2025 | 100004 | Snowbird Electric LLC | Reference: replace/upgrade the recessed lighting in both of the clubhouse bathrooms. ht | 1,249.26 | | 65,185.46 |
| 10/6/2025 | 100005 | Kory P. Swanson | Invoice: 100325 (Reference: Security Services.) | 180.00 | | 65,005.46 |
| 10/7/2025 | 100006 | Marcella Metal Works Inc. | Invoice: 1161 (Reference: Gate repair.) | 3,113.34 | | 61,892.12 |
| 10/7/2025 | 100007 | Kai Connected, LLC | Invoice: 4786 (Reference: Professional Management Services.) | 3,758.34 | | 58,133.78 |
| 10/7/2025 | 100008 | Gig Fiber, LLC - Streetleaf | Invoice: 5276 (Reference: Emerald Blossom Bridge_Oct 2025.) Invoice: 5275 (Reference: . | 857.50 | | 57,276.28 |
| 10/7/2025 | 100009 | ECS Integrations LLC | Invoice: 103107 (Reference: 24/7 communication via callbox (billed quarterly).) Invoice: : | 3,390.00 | | 53,886.28 |
| 10/7/2025 | 100010 | Kai | Invoice: 21146 (Reference: Field Services Amenity Management.) | 1,835.00 | | 52,051.28 |
| 10/7/2025 | 100011 | Florida Lake & Pond Care | Invoice: 25877 (Reference: LAKE SERVICE AQUATIC WEED CONTROL ALGAE.) Invoice: 259 | 6,563.25 | | 45,488.03 |
| 10/7/2025 | 100012 | Off Duty Management, Inc | Invoice: INV259170 (Reference: Erica Realejo.) | 206.12 | | 45,281.91 |
| 10/7/2025 | 100013 | Brightview Landscape Services, Inc. | Reference: Remove the stump. Back fill the hole with soil. https://clientname(FILLIN).pay | 592.15 | | 44,689.76 |
| 10/7/2025 | 100014 | NaturZone Pest Control | Invoice: 807521 (Reference: Monthly pest control.) | 295.00 | | 44,394.76 |
| 10/7/2025 | 100015 | H2 Lagoon Solutions | Invoice: 2845 (Reference: Commercial Pool cleaning and other maintenance.) | 2,375.00 | | 42,019.76 |
| 10/8/2025 | 100016 | SchoolNow | Invoice: INV-SN-977 (Reference: Subscription starts: 10/1/2025-9/30/26.) | 1,515.00 | | 40,504.76 |
| 10/14/2025 | ACH | Hillsborough County BOCC | Invoice: 092325-9065 (Reference: 5003 BELLA ARMONIA CIR.) | 276.70 | | 40,228.06 |
| 10/14/2025 | 100017 | JBW Designs LLC | Invoice: 710008 (Reference: 11 stations serviced.) Invoice: 710009 (Reference: 11 station | 809.04 | | 39,419.02 |
| 10/14/2025 | 100018 | Off Duty Management, Inc | Invoice: INV262209 (Reference: Jessica Bross, Kory Swanson, Lawrence Thomas.) | 657.01 | | 38,762.01 |
| 10/23/2025 | 100019 | Brightview Landscape Services, Inc. | Invoice: 9512706 (Reference: Landscape Maint for 10/25.) | 16,103.92 | | 22,658.09 |
| 10/23/2025 | 100020 | Stantec Consulting Services Inc. | Invoice: 2466246 (Reference: For Period Ending: September 30, 2025.) | 618.00 | | 22,040.09 |
| 10/23/2025 | 100021 | Kai | Invoice: 21277 (Reference: City Electric Supply.) | 576.10 | | 21,463.99 |
| 10/23/2025 | 100022 | Florida Lake & Pond Care | Invoice: 26482 (Reference: LAKE SERVICE AQUATIC WEED CONTROL ALGAE.) | 1,312.65 | | 20,151.34 |
| 10/23/2025 | 100023 | Off Duty Management, Inc | Invoice: INV265072 (Reference: Jenna Peach, Jeffery Richards, Lawrence Thomas, Jessica I | 1,030.60 | | 19,120.74 |
| 10/23/2025 | 100024 | ECS Integrations LLC | Invoice: 103197 (Reference: Gate repair.) | 157.00 | | 18,963.74 |
| 10/27/2025 | ACH | Brighthouse Networks | Invoice: 2540872101025 (Reference: 16550 EMERALD BLOSSOM BLVD, 10/10/25 through 1 | 210.00 | | 18,753.74 |
| 10/28/2025 | 100025 | Straley Robin Vericker | Invoice: 27360 (Reference: For Professional Services Rendered Through September 30, 20: | 423.00 | | 18,330.74 |
| 10/28/2025 | 100026 | Kai | Invoice: 21282 (Reference: Removal and installation of new CBU, and replacing locks on n | 1,894.50 | | 16,436.24 |
| 10/28/2025 | 100027 | Off Duty Management, Inc | Invoice: INV267985 (Reference: Spencer Andrews, Jessica Bross, Kory Swanson.) | 1,004.84 | | 15,431.40 |
| 10/28/2025 | 100028 | DiBartolomeo, McBee, Hartley & Barnes,P.A | Invoice: 90110766 (Reference: Services rendered regarding audited financial statements fr | 4,250.00 | | 11,181.40 |
| 10/31/2025 | 835 | | bank service fees | 81.63 | | 11,099.77 |
| 10/31/2025 | | | | 113,814.60 | 0.00 | 11,099.77 |

DG Farms
Check Register-Bank United Operating
FY 2026

| Date | Ref # | Vendor Name | Memo | Disbursements | Deposits | Balance |
|----------------|-----------|--------------------------------------|---|---------------|------------|------------|
| 11/1/2025 | 100029 | H2 Lagoon Solutions | Invoice: 2863 (Reference: Commercial Pool cleaning and other maintenance.) | 2,375.00 | | 8,724.77 |
| 11/4/2025 ACH | | TECO | Invoice: 101425-4687 (Reference: DG FARMS PH 3 September 10, 2025 - October 08, 2025. | 1,034.95 | | 7,689.82 |
| 11/4/2025 ACH | | TECO | Invoice: 101425-4281 (Reference: 16550 EMERALD BLOSSOM BLVD September 10, 2025 - October 08, 2025. | 1,050.50 | | 6,639.32 |
| 11/4/2025 ACH | | TECO | Invoice: 101425-3762 (Reference: DG FARMS PH 2 September 10, 2025 - October 08, 2025. | 1,304.68 | | 5,334.64 |
| 11/4/2025 ACH | | TECO | Invoice: 101425-3952 (Reference: DG FARMS, PH 1A September 10, 2025 - October 08, 2025. | 1,494.04 | | 3,840.60 |
| 11/4/2025 ACH | | TECO | Invoice: 101425-1691 (Reference: DG FARMS, PH 7/8A September 10, 2025 - October 08, 2025. | 1,934.52 | | 1,906.08 |
| 11/4/2025 ACH | | TECO | Invoice: 101425-4083 (Reference: DG FARMS, PH 1B September 10, 2025 - October 08, 2025. | 3,176.29 | | (1,270.21) |
| 11/4/2025 ACH | | TECO | Invoice: 101425-4539 (Reference: 16568 EMERALD BLOSSOM BLVD September 10, 2025 - October 08, 2025. | 114.35 | | (1,384.56) |
| 11/4/2025 ACH | | TECO | Invoice: 101425-5023 (Reference: 16510 EMERALD BLOSSOM BLVD September 10, 2025 - October 08, 2025. | 292.61 | | (1,677.17) |
| 11/4/2025 ACH | | TECO | Invoice: 101425-4792 (Reference: 16414 LITTLE GARDEN DR September 10, 2025 - October 08, 2025. | 318.55 | | (1,995.72) |
| 11/4/2025 ACH | | TECO | Invoice: 101425-4828 (Reference: 5009 BELLA ARMONIA CR September 10, 2025 - October 08, 2025. | 725.13 | | (2,720.85) |
| 11/4/2025 ACH | | TECO | Invoice: 101425-2338 (Reference: DG FARMS, PH 6A September 10, 2025 - October 08, 2025. | 852.02 | | (3,572.87) |
| 11/5/2025 ACH | | TECO | Invoice: 101425-1373 (Reference: SR 674 AND US HWY01 September 10, 2025 - October 08, 2025. | 751.78 | | (4,324.65) |
| 11/5/2025 | | | Funds Transfer | | 100,000.00 | 95,675.35 |
| 11/6/2025 | 110625ACH | Hillsborough County BOCC | 5003 BELLA ARMONIA CIR. https://clientname(FILLIN).payableslockbox.com/DocView/Invoice/102425-9065 (Reference: 5003 BELLA ARMONIA CIR.) | 266.3 | | 95,409.05 |
| 11/10/2025 | 100030 | Hillsborough County BOCC | Invoice: 102425-9065 (Reference: 5003 BELLA ARMONIA CIR.) | 266.3 | | 95,142.75 |
| 11/10/2025 | 100031 | Kai | Invoice: 21351 (Reference: Field Services Amenity Management.) | 1,835.00 | | 93,307.75 |
| 11/10/2025 | 100032 | Arbitrage Rebate Counselors LLC | Invoice: 110325 (Reference: Arbitrage Services 9/9/24-9/9/25.) | 475 | | 92,832.75 |
| 11/10/2025 | 100033 | Jayman Enterprises, LLC | Invoice: 4169 (Reference: Straighten sign throughout the community.) | 600 | | 92,232.75 |
| 11/10/2025 | 100034 | Off Duty Management, Inc | Invoice: INV270865 (Reference: Kory Swanson, Jamsly Duverna, Kory Swanson.) | 824.48 | | 91,408.27 |
| 11/10/2025 | 100035 | NaturZone Pest Control | Invoice: 816715 (Reference: Monthly pest control.) | 295 | | 91,113.27 |
| 11/10/2025 | 100036 | Kai Connected, LLC | Invoice: 4826 (Reference: Professional Management Services.) | 3,758.34 | | 87,354.93 |
| 11/10/2025 | 100037 | Gig Fiber, LLC - Streetleaf | Invoice: 5520 (Reference: Emerald Blossom Bridge_Nov 2025.) Invoice: 5519 (Reference: 5519 (Reference: Emerald Blossom Bridge_Nov 2025.) | 457.5 | | 86,897.43 |
| 11/13/2025 ACH | | Hillsborough County BOCC | Invoice: 102325-1396 (Reference: 16550 EMERALD BLOSSOM BLVD.) | 314.67 | | 86,582.76 |
| 11/14/2025 | 100038 | Hillsborough County Tax Collector | Invoice: 110825-0000 (Reference: Property Taxes.) Invoice: 110825-0150 (Reference: Pro | 1,336.77 | | 85,245.99 |
| 11/14/2025 | 100039 | Off Duty Management, Inc | Invoice: INV273812 (Reference: Kory Swanson, Jessica Bross, Jameson Jaikaran, Jonah Dan | 1,159.43 | | 84,086.56 |
| 11/14/2025 | 100040 | Hillsborough County Sheriff's Office | Invoice: CCI-2025-00878 (Reference: Mileage and Admin Fees.) | 414.25 | | 83,672.31 |
| 11/24/2025 ACH | Online | FL Dept OF Economic Opportunity | Invoice: 93249 (Reference: Annual District Filing Fee.) | 175 | | 83,497.31 |
| 11/24/2025 | 100041 | Stantec Consulting Services Inc. | Invoice: 2481855 (Reference: For Period Ending: October 31, 2025.) | 1,280.07 | | 82,217.24 |
| 11/24/2025 | 100042 | Kai | Invoice: 21497 (Reference: Meeting hotel, MISCELLANEOUS AMENITY CENTER REPAIRS & MAINTENANCE.) | 1,914.74 | | 80,302.50 |
| 11/24/2025 | 100043 | Brightview Landscape Services, Inc. | Invoice: 9557874 (Reference: Cut up tree that fell over from storm.) Invoice: 9557788 (Reference: 9557788 (Reference: Cut up tree that fell over from storm.) | 490.9 | | 79,811.60 |
| 11/24/2025 | 100044 | Straley Robin Vericker | Invoice: 27528 (Reference: For Professional Services Rendered Through October 31, 2025. | 248.5 | | 79,563.10 |
| 11/25/2025 | 100045 | Off Duty Management, Inc | Invoice: INV276712 (Reference: Kory Swanson, Kory Swanson, Hailee Laitinen, Shalonda S | 979.07 | | 78,584.03 |
| 11/27/2025 ACH | | Brighthouse Networks | Invoice: 2540872111025 (Reference: 16550 EMERALD BLOSSOM BLVD, 11/10/25 through 11/10/25 | 210 | | 78,374.03 |
| 11/30/2025 | 831 | | bank service fees | 109.89 | | 78,264.14 |
| 11/30/2025 | 832 | | missing hillsborough water payment | 266.3 | | 77,997.84 |
| 11/30/2025 | 832R | | missing hillsborough water payment | | 266.3 | 78,264.14 |
| 11/30/2025 | | | | 154,147.50 | 100,266.30 | 78,264.14 |