

**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

Exhibit 2

2. Consideration/Approval of Proposals:

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
- b. Two (2) Cameras for basketball and tennis courts - \$4,715.00
- c. LED lights installation to 4 gate panels (both sides) - \$3,770.00

[**Exhibit 7**](#)

[**Exhibit 8**](#)

[**Exhibit 9**](#)

IV. Consent Agenda Items

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

[**Exhibit 10**](#)

[**Exhibit 11**](#)

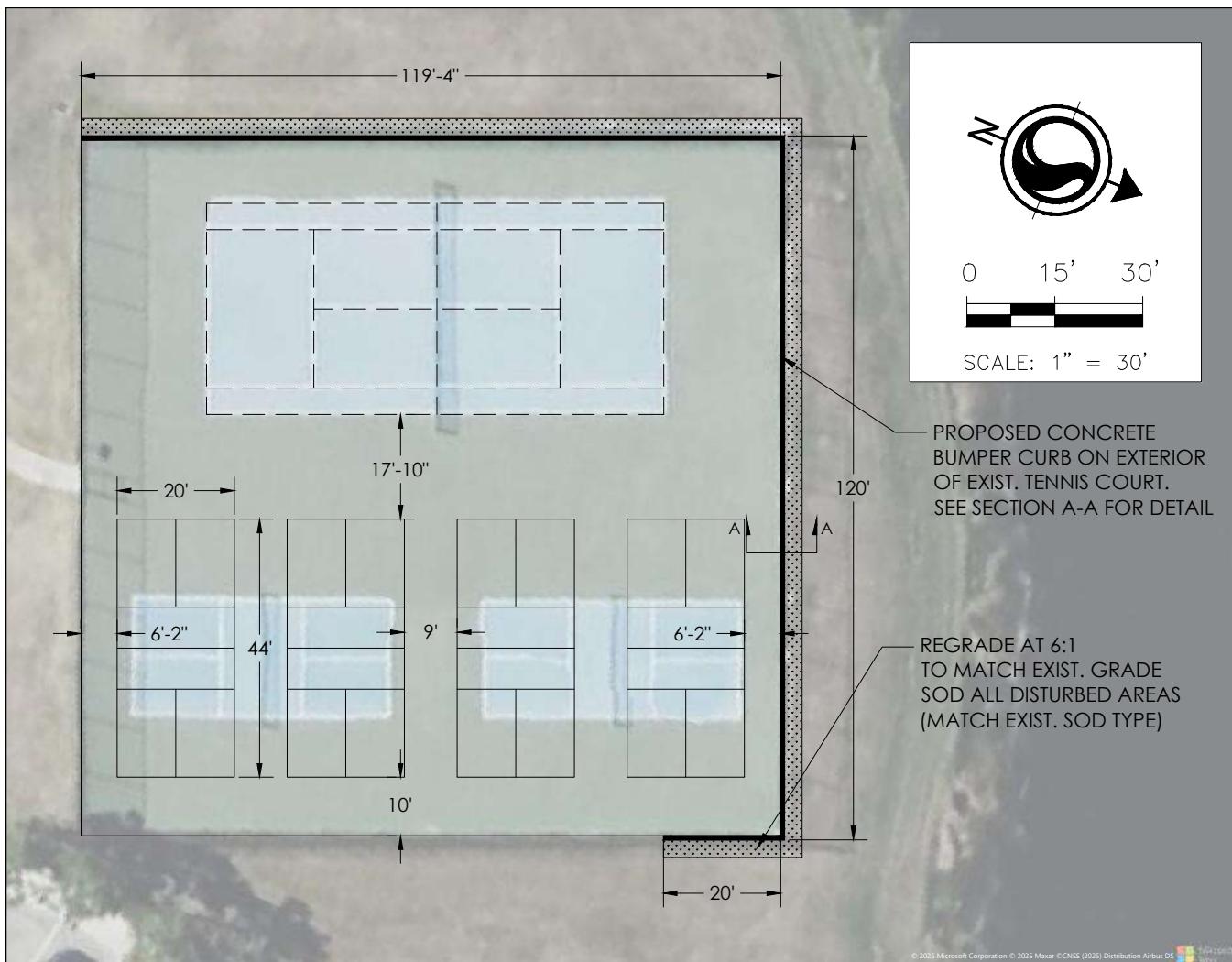
V. Audience Comments – New Business – (*limited to 3 minutes per individual*)

VI. Supervisor Requests

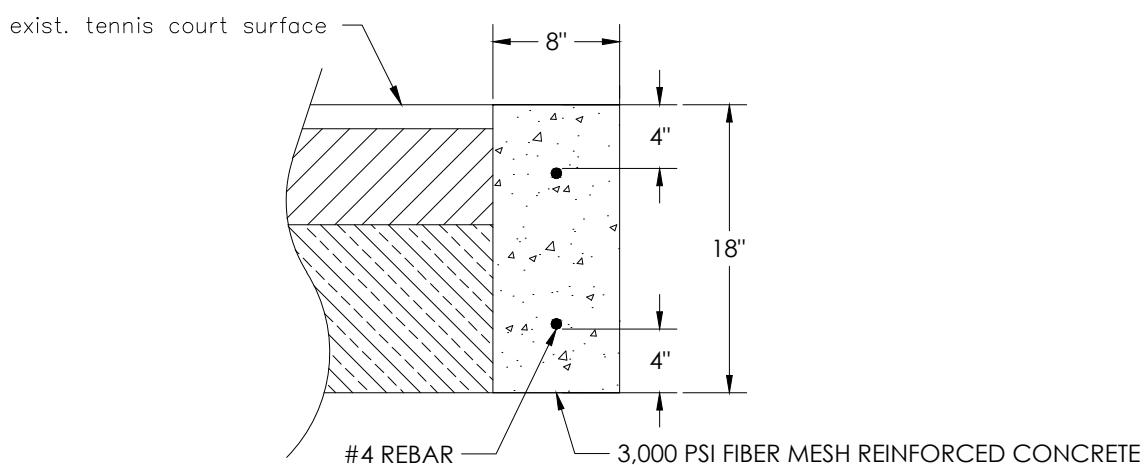
VII. Adjournment

EXHIBIT 1

AGENDA



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SECTION A-A

NOVEMBER, 2025
238202064

Client/Project

DG FARMS CDD

WIMAUMA, FL

Figure No.

1.0

Title

SERENO CLUBHOUSE
TENNIS COURT IMPROVEMENTS



380 Park Place Boulevard, Suite 300
Clearwater, Florida 33759 Tel. 727.531.3505
Page 6768 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.

EXHIBIT 2

AGENDA

DG Farms CDD

Gary Schwartz

Complete

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

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

Pond Location

Landscaping

19 / 21 (90.48%)

Landscaping 1

2 / 3 (66.67%)

Landscaping

Fair



Photo 31



Photo 32

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

Landscaping Location

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

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

Landscaping Location

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

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

Landscaping Location

Landscaping 4

3 / 3 (100%)

Landscaping

Good



Photo 41



Photo 42



Photo 43

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

Landscaping Location

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

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

Landscaping Location

Landscaping 6

3 / 3 (100%)

Landscaping

Good



Photo 53



Photo 54

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

Landscaping Location

Landscaping 7

3 / 3 (100%)

Landscaping

Good



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59

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

Landscaping Location

Mailbox

Good



Photo 60

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

Mailbox Location

Streetlights

Working

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



Photo 61

Entrance Monuments

Good



Photo 62

Entrance Monuments - Secondary

Gates



Photo 63



Photo 64

Good

Gates - Secondary

No secondary gate.

Good

Sidewalks



Photo 65

Good

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

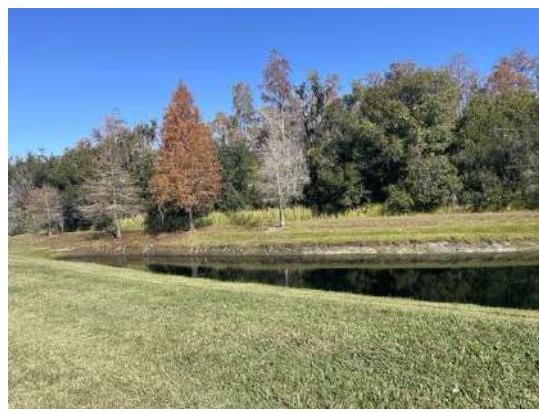


Photo 4



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

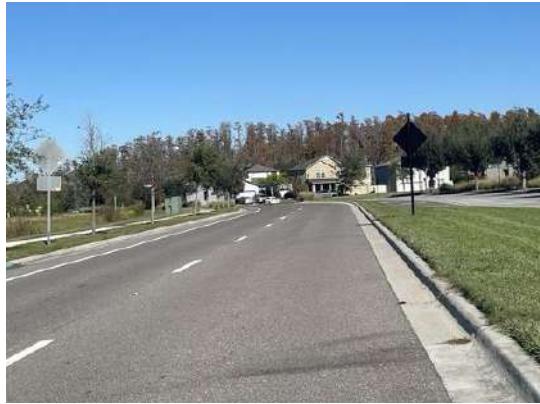


Photo 68



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

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).	1	\$1,000.00	\$1,000.00

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



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!

Powered by wave

Page 2 of 2 for Estimate #GCCDDE73

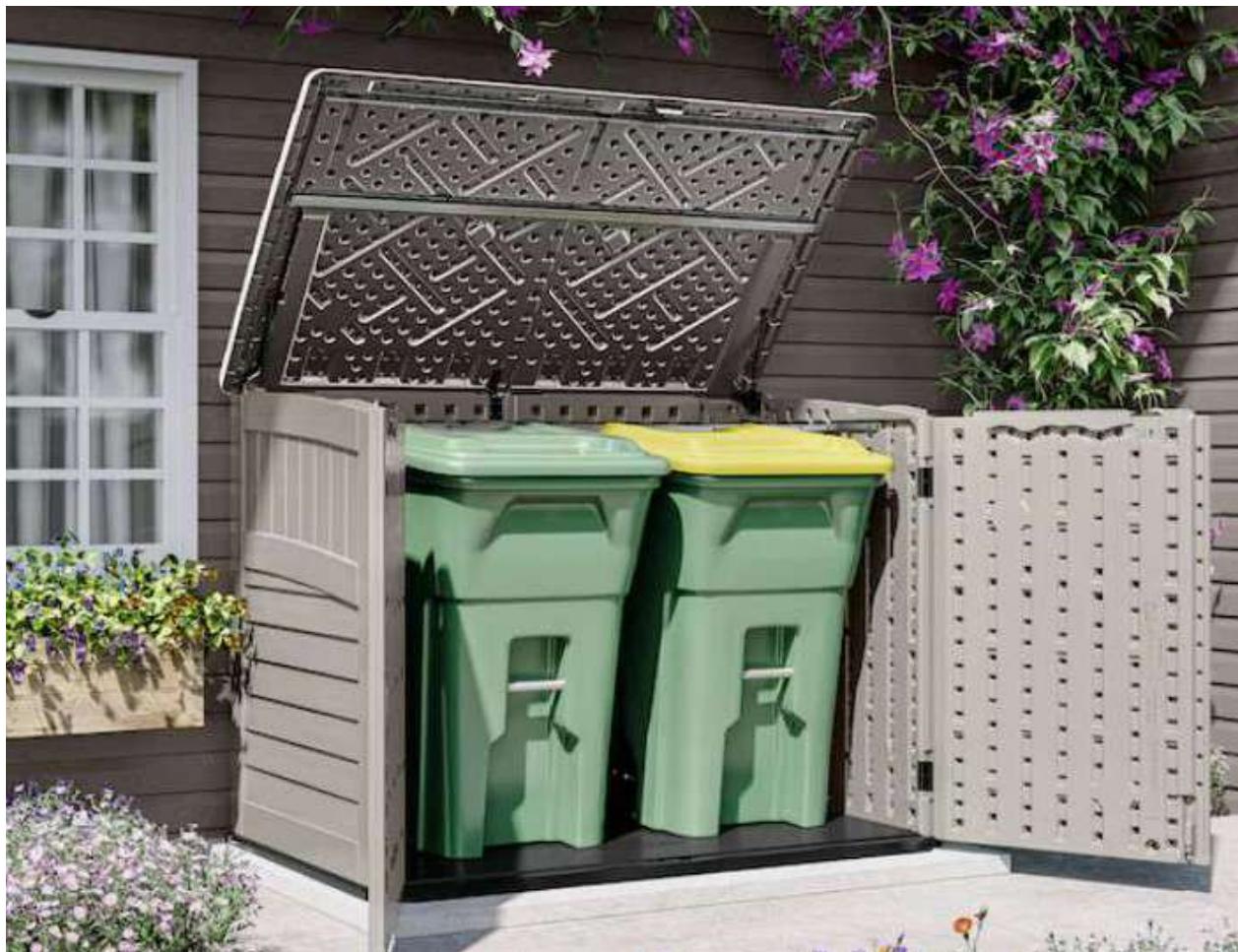




EXHIBIT 5

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).	1	\$1,500.00	\$1,500.00

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



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!

Powered by wave

Page 2 of 2 for Estimate #GCCDDE78

EXHIBIT 6

AGENDA

Proposal for Extra Work at DG Farms CDD

Property Name	DG Farms CDD	Contact	Gary Schwartz
Property Address	16550 Emerald Blossom Blvd. Wimauma, FL 33598	To	DG Farms CDD
		Billing Address	c/o KAI 2502 N Rocky Point Dr Ste 1000 Tampa, FL 33607
Project Name	DG Farms / 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

THIS IS NOT AN INVOICE

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 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 demolishing.
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 Printed Name	January 06, 2026 Date

BrightView Landscape Services, Inc. "Contractor"

Account Manager, Senior	
Signature	Title
Maria Adams Printed Name	January 06, 2026 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
Submitted to: DG Farms CDD
Attention: Andy Mendenhall Title: LCAM
Email: andy@hikai.com
Phone: 813-565-4663 Fax:
Address: 1540 International Parkway #2000
City / ST Lake Mary / FL Zip: 32746

PROPOSAL

Proposal No: TH26108 -1
Job Location: DG FARMS CDD - 4 Speed Humps for entrance / exit
Attention: Andy Mendenhall Title:
Email: gary@hikai.com
Phone: 813-565-4663 Fax:
Address: 16550 Emerald Blossom Blvd
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: _____
ECS INTEGRATIONS- rev 2021-10-11

Signature: _____

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:

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:

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.

initial: _____



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	Attention:	Andy Mendenhall	Title:
Email:	andy@hikai.com	Email:	gary@hikai.com	
Phone:	813-565-4663	Phone:	813-565-4663	Fax:
Address:	1540 International Parkway #2000	Address:	16550 Emerald Blossom Blvd	
City / ST	Lake Mary / FL	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

DU 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: _____
ECS INTEGRATIONS- rev 2021-10-11

Signature: _____

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:

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:

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.

initial: _____

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	Attention:	Andy Mendenhall	Title:
Email:	andy@hikai.com	Email:	gary@hikai.com	
Phone:	813-565-4663	Phone:	813-565-4663	Fax:
Address:	1540 International Parkway #2000	Address:	16550 Emerald Blossom Blvd	
City / ST	Lake Mary / FL	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

DUET 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: _____
ECS INTEGRATIONS- rev 2021-10-11

Signature: _____

Date

TERMS & CONDITIONS:

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5. Default:

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:

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.

initial: _____



EXHIBIT 10

AGENDA

MINUTES OF MEETING
DG FARMS
COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the DG Farms Community Development District was held on Monday, December 8, 2025 at 6:00 p.m. at the Holiday Inn Express & Suites, 226 Teco Road, Ruskin, Florida 33701.

FIRST ORDER OF BUSINESS – Roll Call

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

Present and constituting a quorum were:

Don Reichard	Board Supervisor, Chairman
Rob Mendoza	Board Supervisor, Vice Chairman
Andrew Alexandre	Board Supervisor, Assistant Secretary
Jeff Duzzny	Board Supervisor, Assistant Secretary
Carolyn Schwalm	Board Supervisor, Assistant Secretary

Also present were:

Andy Mendenhall
Gary Schwartz
Greg Woodcock (*via Zoom*)

SECOND ORDER OF BUSINESS – Audience Comments

None

THIRD ORDER OF BUSINESS – Staff & Vendor Reports

A. District Counsel

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

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

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

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

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

49 1. Exhibit 1: Sereno Clubhouse Tennis Court Improvements

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

52 2. Exhibit 2: Bridge and Fence Review

53 a. Consideration/Approval of Proposals – Advanced Drainage Solutions
54 i. Complete Fence Repair (10 locations) - \$18,500.00
55 ii. Fence and Caps Replacement - \$54,600.00

56 B. Field Service Manager

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

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

62 C. District Manager

63 1. Consideration of Public Hearing for Rules and Fees

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

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

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

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

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

82 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 ASSETS:						
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 LIABILITIES:						
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 OTHER LIABILITIES:						
29 DUE TO GF	-	-	-	-	-	-
30 DUE TO DS	33,829	-	-	-	-	33,829
31 DUE TO OTHER FUNDS	-	-	-	-	-	-
32 FUND BALANCE:						
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	\$ 96,026.13	\$ 78,264.14	\$ 103,266.62	\$ 156,694.72	\$ 434,251.61
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	\$ 96,026.13	\$ 78,264.14	\$ 103,266.62	\$ 156,694.72	\$ 434,251.61

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	100325ACH	Hillsborough County BOCC	16550 EMERALD BLOSSOM BLVD Invoice: 091525-4687 (Reference: DG FARMS PH 3 : August 09, 2025 - September 09, 2025)	638.01		124,914.37
10/6/2025	ACH	TECO	Invoice: 091625-4281 (Reference: 16550 EMERALD BLOSSOM BLVD August 09, 2025 - Sept)	1,034.95		123,879.42
10/6/2025	ACH	TECO	Invoice: 091525-3762 (Reference: DG FARMS PH 2 August 09, 2025 - September 09, 2025.)	1,189.06		122,690.36
10/6/2025	ACH	TECO	Invoice: 091525-3952 (Reference: DG FARMS, PH 1A August 09, 2025 - September 09, 2025.)	1,304.68		121,385.68
10/6/2025	ACH	TECO	Invoice: 091525-1691 (Reference: DG FARMS, PH 7/8A August 09, 2025 - September 09, 2025.)	1,494.04		119,891.64
10/6/2025	ACH	TECO	Invoice: 091525-4083 (Reference: DG FARMS, PH 1B August 09, 2025 - September 09, 2025.)	1,934.52		117,957.12
10/6/2025	ACH	TECO	Invoice: 091525-5023 (Reference: 16510 EMERALD BLOSSOM BL GT August 09, 2025 - Sept)	3,176.29		114,780.83
10/6/2025	ACH	TECO	Invoice: 091525-4539 (Reference: 16568 EMERALD BLOSSOM BLVD August 09, 2025 - Sept)	91.85		114,688.98
10/6/2025	ACH	TECO	Invoice: 091525-4792 (Reference: 16414 LITTLE GARDEN DR.)	260.00		114,428.98
10/6/2025	ACH	TECO	Invoice: 091525-1373 (Reference: SR 674 AND US HWY01.)	350.30		114,078.68
10/6/2025	ACH	TECO	Invoice: 091525-4828 (Reference: 5009 BELLA ARMONIA CR August 09, 2025 - September (751.78		113,326.90
10/6/2025	ACH	TECO	Invoice: 091525-2338 (Reference: DG FARMS, PH 6A August 09, 2025 - September 09, 2025.)	793.62		112,533.28
10/6/2025	ACH	TECO	Invoice: 30499 (Reference: Policy #100125212 10/01/2025-10/01/2026 Florida Insurance A	852.02		111,681.26
10/6/2025		Egis Insurance Advisors, LLC	Reference: Missing street sign installed. https://clientname(FILLIN).payableslockbox.com/	44,798.00		66,883.26
10/6/2025		Florida Commercial Care, Inc.	Reference: replace/upgrade the recessed lighting in both of the clubhouse bathrooms. h	448.54		66,434.72
10/6/2025		Snowbird Electric LLC	Invoice: 100325 (Reference: Security Services.)	1,249.26		65,185.46
10/6/2025		Kory P. Swanson	Invoice: 100005 (Reference: Security Services.)	180.00		65,005.46
10/7/2025		Marcella Metal Works Inc.	Invoice: 1161 (Reference: Gate repair.)	3,113.34		61,892.12
10/7/2025		Kai Connected, LLC	Invoice: 4786 (Reference: Professional Management Services.)	3,758.34		58,133.78
10/7/2025		Gig Fiber, LLC - Streetleaf	Invoice: 5276 (Reference: Emerald Blossom Bridge_Oct 2025.) Invoice: 5275 (Reference: .	857.50		57,276.28
10/7/2025		ECS Integrations LLC	Invoice: 103107 (Reference: 24/7 communication via callbox (billed quarterly).) Invoice: 1	3,390.00		53,886.28
10/7/2025		Kai	Invoice: 21146 (Reference: Field Services Amenity Management.)	1,835.00		52,051.28
10/7/2025		Florida Lake & Pond Care	Invoice: 25877 (Reference: LAKE SERVICE AQUATIC WEED CONTROL ALGAE.) Invoice: 259	6,563.25		45,488.03
10/7/2025		Off Duty Management, Inc	Invoice: INV259170 (Reference: Erica Realejo.)	206.12		45,281.91
10/7/2025		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		NaturZone Pest Control	Invoice: 807521 (Reference: Monthly pest control.)	295.00		44,394.76
10/7/2025		H2 Lagoon Solutions	Invoice: 2845 (Reference: Commercial Pool cleaning and other maintenance.)	2,375.00		42,019.76
10/8/2025		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		JBW Designs LLC	Invoice: 710008 (Reference: 11 stations serviced.) Invoice: 710009 (Reference: 11 station	809.04		39,419.02
10/14/2025		Off Duty Management, Inc	Invoice: INV262209 (Reference: Jessica Bross, Kory Swanson, Lawrence Thomas.)	657.01		38,762.01
10/23/2025		Brightview Landscape Services, Inc.	Invoice: 9512706 (Reference: Landscape Maint for 10/25.)	16,103.92		22,658.09
10/23/2025		Stantec Consulting Services Inc.	Invoice: 2466246 (Reference: For Period Ending: September 30, 2025.)	618.00		22,040.09
10/23/2025		Kai	Invoice: 21277 (Reference: City Electric Supply.)	576.10		21,463.99
10/23/2025		Florida Lake & Pond Care	Invoice: 26482 (Reference: LAKE SERVICE AQUATIC WEED CONTROL ALGAE.)	1,312.65		20,151.34
10/23/2025		Off Duty Management, Inc	Invoice: INV265072 (Reference: Jenna Peach, Jeffery Richards, Lawrence Thomas, Jessica I	1,030.60		19,120.74
10/23/2025		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		Straley Robin Vericker	Invoice: 27360 (Reference: For Professional Services Rendered Through September 30, 2025.)	423.00		18,330.74
10/28/2025		Kai	Invoice: 21282 (Reference: Removal and installation of new CBU, and replacing locks on ne	1,894.50		16,436.24
10/28/2025		Off Duty Management, Inc	Invoice: INV267985 (Reference: Spencer Andrews, Jessica Bross, Kory Swanson.)	1,004.84		15,431.40
10/28/2025		DiBartolomeo, McBee, Hartley & Barnes, P.A	Invoice: 90110766 (Reference: Services rendered regarding audited financial statements fo	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 - (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 - (114.35		(1,384.56)
11/4/2025	ACH	TECO	Invoice: 101425-5023 (Reference: 16510 EMERALD BLOSSOM BL GT September 10, 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/Inv	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: 102325-1396 (Reference: 16550 EMERALD BLOSSOM BLVD.)	457.5		86,897.43
11/13/2025	ACH	Hillsborough County BOCC	Invoice: 110825-0000 (Reference: Property Taxes.) Invoice: 110825-0150 (Reference: Property Taxes.)	314.67		86,582.76
11/14/2025		100038 Hillsborough County Tax Collector	Invoice: INV273812 (Reference: Kory Swanson, Jessica Bross, Jameson Jaikaran, Jonah Dan	1,336.77		85,245.99
11/14/2025		100039 Off Duty Management, Inc	Invoice: CCI-2025-00878 (Reference: Mileage and Admin Fees.)	1,159.43		84,086.56
11/14/2025		100040 Hillsborough County Sheriff's Office	Invoice: 93249 (Reference: Annual District Filing Fee.)	414.25		83,672.31
11/24/2025	AChonline	FL Dept Of Economic Opportunity	Invoice: 2481855 (Reference: For Period Ending: October 31, 2025.)	175		83,497.31
11/24/2025		100041 Stantec Consulting Services Inc.	Invoice: 21497 (Reference: Meeting hotel, MISCELLANEOUS AMENITY CENTER REPAIRS & MAINTENANCE.)	1,280.07		82,217.24
11/24/2025		100042 Kai	Invoice: 9557874 (Reference: Cut up tree that fell over from storm.) Invoice: 9557788 (Reference: Cut up tree that fell over from storm.)	1,914.74		80,302.50
11/24/2025		100043 Brightview Landscape Services, Inc.	Invoice: 27528 (Reference: For Professional Services Rendered Through October 31, 2025.)	490.9		79,811.60
11/24/2025		100044 Straley Robin Vericker	Invoice: INV276712 (Reference: Kory Swanson, Kory Swanson, Hailee Laitinen, Shalonda S	248.5		79,563.10
11/25/2025		100045 Off Duty Management, Inc	Invoice: 2540872111025 (Reference: 16550 EMERALD BLOSSOM BLVD, 11/10/25 through 11/25/25.)	979.07		78,584.03
11/27/2025	ACH	Brighthouse Networks	Invoice: 2540872111025 (Reference: 16550 EMERALD BLOSSOM BLVD, 11/10/25 through 11/25/25.)	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
11/30/2025						78,264.14