

***DG FARMS
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package
Regular Meeting***

***Date/Time:
Monday, April 20, 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, April 20, 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, April 20, 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 and Public Hearing

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. Sereno Clubhouse Tennis Court Improvements

Exhibit 1

- a. Updated Proposal – *This will be distributed under separate cover.*

2. Consideration of Updated Fence Replacement & Concrete Cap Installation Proposal – ADS - \$109,200.00

Exhibit 2

C. Field Service Manager

1. Field Report conducted on March 31, 2026

Exhibit 3

2. Consideration of Certificate of Liability Insurance – MHI Roofing Florida, LLC

Exhibit 4

D. District Manager

1. Consideration of Neptune Multi Services Proposals:

- a. Dog Stations and Trash - \$532.00/month

Exhibit 5

- b. Pool Monitor Staffing - \$25.00/hr

Exhibit 6

2. Consideration of Pool Monitor Service Proposal – Kai - \$21.44/hr

Exhibit 7

- 3. Consideration of Quarterly Pool Furniture and Restroom Cleaning Service Proposal – Nick Knows - \$895.00 **Exhibit 8**
- 4. Consideration of Restroom Equipment **Exhibit 9**
 - a. 2 Wastebaskets - \$34.73/pc
 - b. 6 Toilet Paper Dispensers - \$29.99/pc
 - c. 5 2-pc Sanitary Disposal Receptacles - \$29.99/2-pc
 - d. 2 Paper Towel Dispensers
 - i. Vannsoo - \$31.99/pc
 - ii. San Jamar - \$43.88/pc
 - e. Paper Towel Dispenser with 12-gallon Trash Can - \$483.89

IV. Consent Agenda Items

- A. Consideration/Approval of the March 9, 2026, Regular Meeting and Public Hearing Minutes **Exhibit 10**
- B. Consideration/Acceptance of the February 2026 Unaudited Financial Statements **Exhibit 11**
- C. Ratification of Satellite Internet Proposal – ECS Integrations - \$150.00 **Exhibit 12**

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

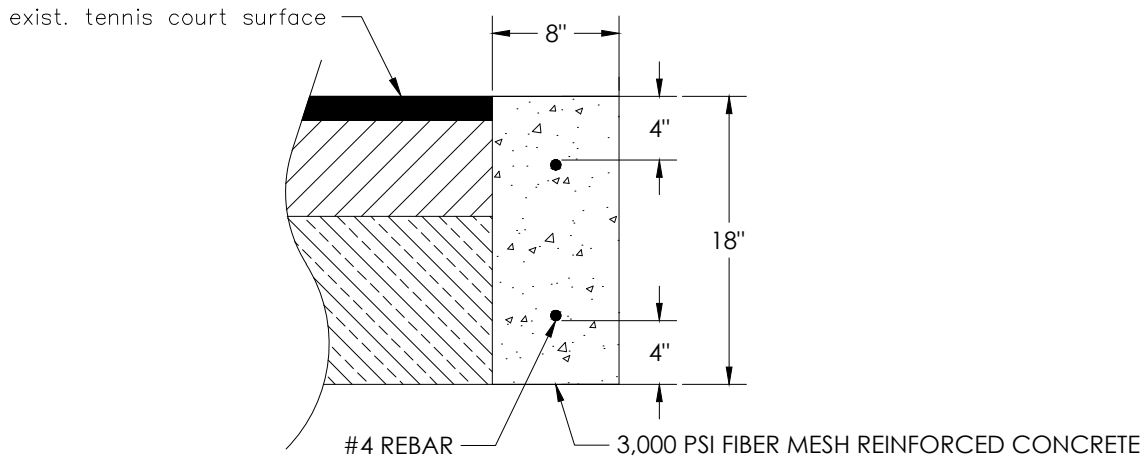
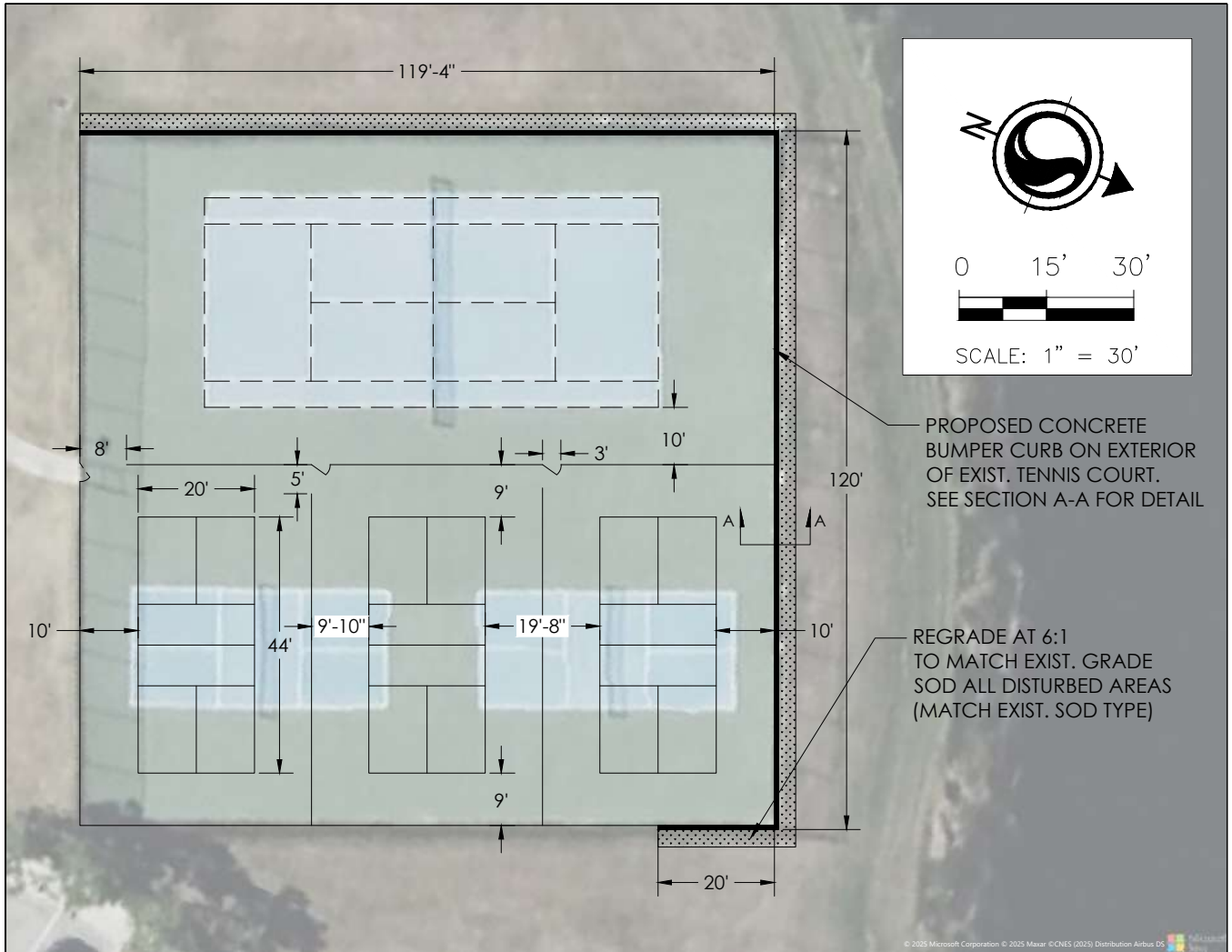
VI. Supervisor Requests

VII. Adjournment

EXHIBIT 1

AGENDA

238202064 \DG Farms\Projects\Tennis Court Review 2-21-2025\Tennis Court Detail.dwg 2026/03/23 12:48 PM By: Nolte, Frank



SECTION A-A

MARCH, 2026
238202064



380 Park Place Boulevard, Suite 300
Clearwater, Florida 33759 Tel. 727.531.3505
Page 6/91 Certificate of Authorization #27013

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

Client/Project
DG FARMS CDD
WIMAUMA, FL

Figure No.
1.0
Title

**SERENO CLUBHOUSE
TENNIS COURT IMPROVEMENTS**

EXHIBIT 2

AGENDA

Proposal for Fence Replacement & Concrete Cap Installation

Prepared For: DG Farms CDD

Contractor: Advanced Drainage Solutions (ADS)

Date Created: 04/13/2026

Proposal No. : 1243

Project Location: DG Farms CDD

Project Overview

Removal and proper disposal of the existing aluminum fence and concrete caps, followed by site cleanup to prepare for new installation. Work will include core drilling and secure anchoring of new posts, installation of approximately 600 LF of 4' black aluminum fence (EFF20 style), and placement of new precast concrete caps to complete the system. The result will be a restored, durable, and updated fencing system with improved structural integrity and appearance.

Scope of Work

Provide all labor, materials, and equipment for the following scope of work:

- 1. Removal of existing aluminum fence and concrete caps*
- 2. Disposal of all debris and complete site cleanup*
- 3. Installation of new precast concrete caps*
- 4. Installation of approximately 600 LF of 4' black aluminum fence (EFF20 style)*
- 5. Core drilling and secure anchoring of fence posts*

Total Project Cost

\$109,200.00

Optional Add-Ons

- | | |
|---|--------------------|
| • <i>Butterfly Scroll Additions (TBD by customer)</i> | \$13,001.08 |
| • <i>Radius Cap Removal & Replacement (~200 LF)</i> | \$8,500.00 |
| • <i>Wall Cleaning & Painting Services</i> | \$9,775.00 |

Optional Pricing Summary

Base Project: \$109,200.00

All Options Total: \$31,276.08

Total Project Cost with Options: \$140,476.08

Terms & Conditions

Pricing is based on the scope outlined above. Any additional work will require written approval. Work will be scheduled upon acceptance of this proposal. Payment terms: Net 30 days from invoice date. All work will be performed in accordance with industry standards and safety regulations.

Workmanship Warranty

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

Accepted date

Accepted by

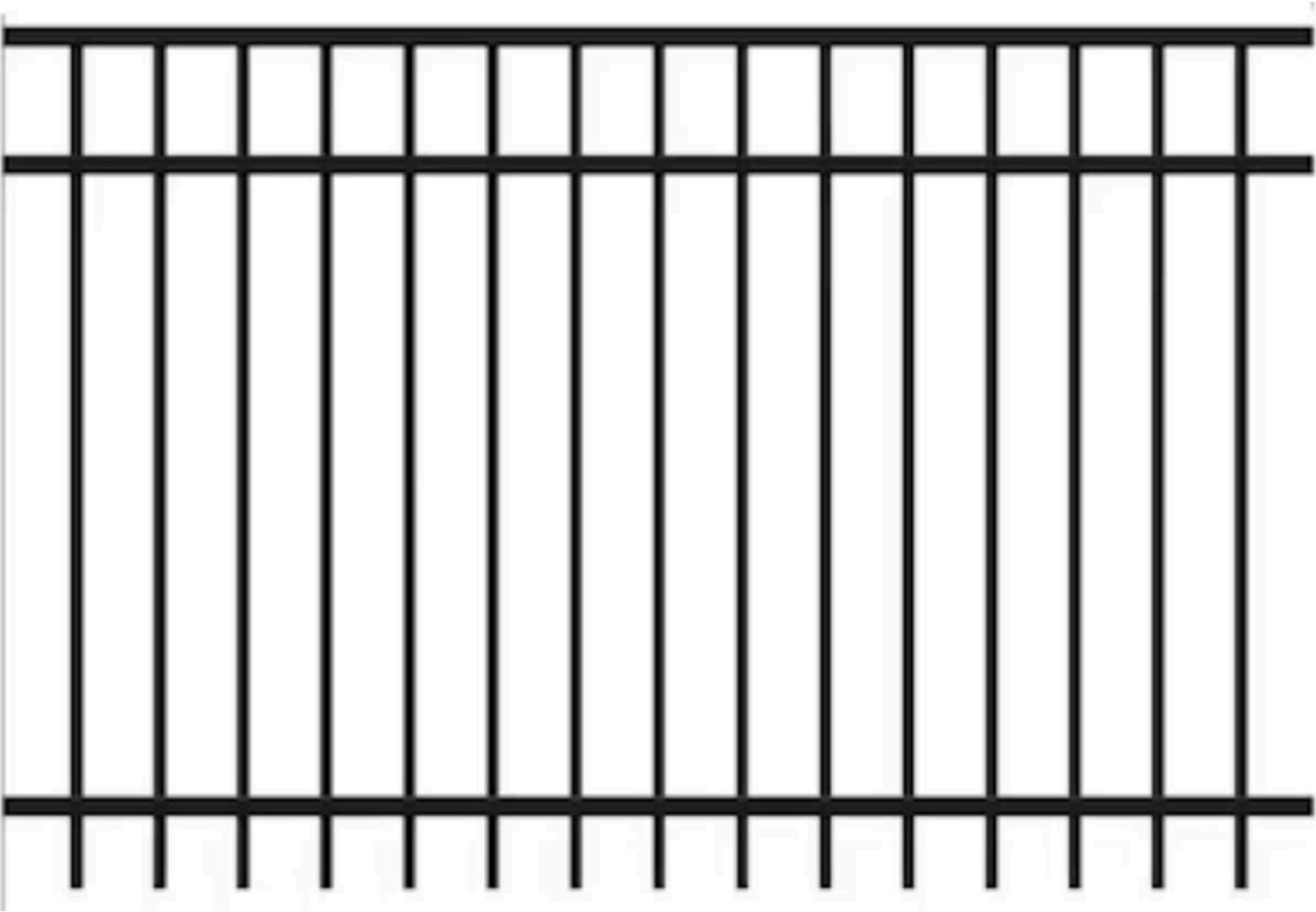


EXHIBIT 3

AGENDA

DG Farms CDD

Gary Schwartz

Complete

Score	104 / 118 (88.14%)	Flagged items	1	Actions	1
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31 Mar 2026 12:14 EDT

Prepared by

Gary Schwartz

Ponds

33 / 36 (91.67%)

Ponds 1

3 / 3 (100%)

Ponds

Good



Photo 1



Photo 2



Photo 3

Pond Location

State Road 674
Wimauma FL 33598
United States
(27.713029983027525,
-82.32875659722549)

Ponds 2

2 / 3 (66.67%)

Ponds

Fair

Pennywort noted in the pond. The pond is heavily receded



Photo 4



Photo 5



Photo 6

Pond Location

4952 Cosmos Cir
Wimauma FL 33598
United States
(27.714825292820915,
-82.32887927839595)

Ponds 3

2 / 3 (66.67%)

Ponds

Fair

The pond is heavily receded.



Photo 7



Photo 8



Photo 9

Pond Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.71711686091632,
-82.32860687913406)

Ponds 4

3 / 3 (100%)

Ponds

Good



Photo 10



Photo 11



Photo 12

Pond Location

16568 Emerald Blossom Blvd
Wimauma FL 33598
United States
(27.71751396509344,
-82.3284311785351)

Ponds 5

3 / 3 (100%)

Ponds

Good



Photo 13



Photo 14



Photo 15

Pond Location

16568 Emerald Blossom Blvd
Wimauma FL 33598
United States
(27.717251358755114,
-82.32730486131014)

Ponds 6

3 / 3 (100%)

Ponds

Good



Photo 16



Photo 17



Photo 18

Pond Location

5158 Brickwood Rise Dr
Wimauma FL 33598
United States
(27.717421366858964,

-82.32568871237554)

Ponds 7

3 / 3 (100%)

Ponds

Good

The heavily receded pond is well maintained overall.



Photo 19



Photo 20



Photo 21

Pond Location

5136 Sable Chime Dr
Wimauma FL 33598
United States
(27.7159567845257,
-82.32298406546285)

Ponds 8

3 / 3 (100%)

Ponds

Good



Photo 22



Photo 23



Photo 24

Pond Location

5068 Ivory Stone Dr
Wimauma FL 33598
United States
(27.720814906086513,
-82.32681934729435)

Ponds 9

3 / 3 (100%)

Ponds

Good



Photo 25



Photo 26



Photo 27

Pond Location

16568-16598 Emerald Blossom
Blvd
Wimauma FL 33598
United States
(27.721276790848943,
-82.32386036783673)

Ponds 10

3 / 3 (100%)

Ponds

Good



Photo 28



Photo 29



Photo 30

Pond Location

16542 Windmill Forge Pass
Wimauma FL 33598
United States
(27.723926612049265,
-82.32158758064483)

Ponds 11

2 / 3 (66.67%)

Ponds

Fair

The Pond is heavily receded. The trash in the pond needs to be removed.



Photo 31



Photo 32



Photo 33

Pond Location

16506 Mosaic Oar Dr
Wimauma FL 33598
United States
(27.721843510838728,
-82.320746985275)

Ponds 12

3 / 3 (100%)

Ponds

Good

The heavily receded pond is well maintained.



Photo 34



Photo 35



Photo 36

Pond Location

16322 Little Garden Dr
Wimauma FL 33598
United States
(27.7209208533426,
-82.32139248408593)

Landscaping

1 flagged, 1 action, 28 / 36 (77.78%)

Landscaping 1

3 / 3 (100%)

Landscaping

Good



Photo 37



Photo 38

Landscaping Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.713061567411916,
-82.32778278972008)

Landscaping 2

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

Landscaping

Poor



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44

To do | Assignee: Gary Schwartz | Priority: Low | Due: 7 Apr 2026 12:28 EDT | Created by: Gary Schwartz

Missing plants. Plant cutbacks are needed. Invasive growth growing through the plants.

Landscaping Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.712755668908102,
-82.3278950148904)

Landscaping 3

2 / 3 (66.67%)

Landscaping

Fair

Treat the turf weeds.



Photo 45



Photo 46

Landscaping Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.712907528892387,
-82.32791611598074)

Landscaping 4

3 / 3 (100%)

Landscaping

Good



Photo 47



Photo 48

Landscaping Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.714541622525328,
-82.32831840364412)

Landscaping 5

2 / 3 (66.67%)

Landscaping

Fair

Poor turf fertility.



Photo 49

Landscaping Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.71515687818959,
-82.32858154490332)

Landscaping 6

3 / 3 (100%)

Landscaping

Good



Photo 50



Photo 51



Photo 52



Photo 53

Landscaping Location

Emerald Blossom Blvd
Wimauma FL 33598
United States
(27.717450407526528,
-82.32848488119916)

Landscaping 7

2 / 3 (66.67%)

Landscaping

Fair

Plant cut back are needed. invasive plant growth growing through the plants. Weeds.



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59

Landscaping Location

Landscaping 8

2 / 3 (66.67%)

Landscaping

Fair



Photo 60



Photo 61



Photo 62

Landscaping Location

Emerald Blossom Blvd
Wimauma FL 33598
United States
(27.71699669230238,
-82.32715475901952)

Landscaping 9

3 / 3 (100%)

Landscaping

Good



Photo 63



Photo 64



Photo 65

Landscaping Location

Emerald Blossom Blvd
Wimauma FL 33598
United States
(27.71686364731084,
-82.32743246833513)

Landscaping 10

3 / 3 (100%)

Landscaping

Good



Photo 66



Photo 67



Photo 68

Landscaping Location

16405 Treasure Point Dr
Wimauma FL 33598
United States
(27.718295641269272,
-82.3261807300917)

Landscaping 11

2 / 3 (66.67%)

Landscaping

Fair



Photo 69



Photo 70



Photo 71

Landscaping Location

16568 Emerald Blossom Blvd
Wimauma FL 33598
United States
(27.7179008565396,
-82.32675402030917)

Landscaping 12

2 / 3 (66.67%)

Landscaping

Fair



Photo 72



Photo 73



Photo 74

Landscaping Location

16568 Emerald Blossom Blvd
Wimauma FL 33598
United States
(27.717591399276372,
-82.3264498963269)

Mailbox

Good

Mailbox Location

5022 Brickwood Rise Dr
Wimauma FL 33598
United States
(27.716994963799376,
-82.32516000582474)



Photo 75

Streetlights

Working



Photo 76

Streetlights Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.71362390401624,
-82.32839294767791)

Entrance Monuments

Good



Photo 77

Entrance Monuments - Secondary

Gates

Good



Photo 78



Photo 79

Gates - Secondary

Good

Sidewalks

Good



Photo 80



Photo 81

Sidewalks Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.71324587406068,
-82.32775694852101)

Common Area Fence

Good



Photo 82

Roads

Good



Photo 83



Photo 84

Roads Location

Sereno Bridge Blvd
Wimauma FL 33598
United States
(27.71323033441603,
-82.32823781827032)

Amenities

21 / 21 (100%)

Amenities 1

21 / 21 (100%)

Basketball Court

Good



Photo 85

Tennis Court

Good



Photo 86



Photo 87

Clubhouse

Good



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92

Clubhouse Restroom

Good



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99

Pool

Good



Photo 100

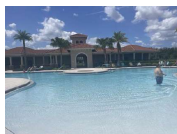


Photo 101

Tot Lot

Good



Photo 102



Photo 103

Dog Park

Good



Photo 104



Photo 105

WiFi Speed at Clubhouse

Sign Off

Gary Schwartz
31 Mar 2026 16:00 EDT

Flagged items & Actions

1 flagged, 1 action

Flagged items

1 flagged, 1 action

Page 1: Initial questions / Landscaping / Landscaping 2

Landscaping

Poor



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44

To do | Assignee: Gary Schwartz | Priority: Low | Due: 7 Apr 2026 12:28 EDT | Created by: Gary Schwartz

Missing plants. Plant cutbacks are needed. Invasive growth growing through the plants.

Other actions

0 actions

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9



Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28



Photo 29



Photo 30



Photo 31



Photo 32



Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39



Photo 40



Photo 41



Photo 42



Photo 43



Photo 44



Photo 45



Photo 46



Photo 47



Photo 48



Photo 49



Photo 50



Photo 51



Photo 52



Photo 53



Photo 54



Photo 55



Photo 56



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105

EXHIBIT 4

AGENDA

EXHIBIT 5

AGENDA



March 2026

Sereno Community

Dog Stations and Trash services Proposal

PRESENTED BY
Andrea Cedres



Our Commitment to Excellence



At Neptune Janitorial Services, we pride ourselves on our **commitment to excellence** in providing top-notch cleaning solutions. With over 10 years of experience, our dedicated team of company employees ensures that every corner of Sereno Community is meticulously cleaned and maintained. Our comprehensive scope of work includes offices, playground rooms, fitness centers, outdoor areas, bathrooms, dog stations, and trash cans, all tailored to meet your specific needs. We utilize color-coded cloths for cleaning to prevent cross-contamination and to promote a healthier environment. Our **certified staff** are trained in best practices, and we proactively report any concerns to management, ensuring that your community is always in pristine condition. We offer our professional cleaning services at a competitive rate per clean, with Neptune providing all necessary supplies. Together, we can maintain a clean, safe, and welcoming environment for all residents and visitors Sereno Community.

Why Neptune Multi Services



Our cleaning business is the perfect match for your community because we combine professional, reliable service with personalized care tailored to your unique needs. We prioritize attention to detail, use eco-friendly products, and ensure consistent, high-quality results that keep your clubhouse and facilities spotless and welcoming. With a commitment to exceptional customer service and flexible scheduling, we aim to enhance the comfort and satisfaction of your residents every day.

Why Choose us ?
Neptune Multi Services LLC Specializes in providing CDD and HOA operational support. Other partnerships are:

HOA/CDD Budget Friendly Solution

TERRA
GMS
CASABLANCA
INFRAMARK
West Bay
GREENACRE
TROON
CONDOMINIUM ASSOCIATES
ATRIUM

Scope of Work

PET WASTE STATION MAINTENANCE & WEEKLY TRASH COLLECTION SERVICE PROPOSAL

Prepared For: Sereno

Prepared By: Neptune Multi Services

Date: March 12 2026

COMPANY OVERVIEW

Neptune Multi Services provides professional exterior property maintenance services for residential communities, homeowner associations, apartment communities, and commercial properties. Our goal is to maintain clean, sanitary, and well-maintained outdoor environments for residents and visitors.

Our Pet Waste Station Maintenance Program ensures that all dog waste stations remain clean, stocked, and properly serviced on a consistent schedule.

PROPERTY SERVICE DETAILS

This proposal includes the maintenance and servicing of eleven (11) existing pet waste stations located throughout the property. Our team will perform two scheduled service visits per week to maintain cleanliness and ensure all stations remain fully stocked and operational.

PET WASTE STATION MAINTENANCE (TWICE PER WEEK)

Service includes:

- Removal of pet waste from receptacles
- Replacement of trash liners when required
- Restocking pet waste bags in dispensers
- Inspection of stations for proper operation
- Cleaning of station exterior when necessary
- Reporting any damage or maintenance concerns

All waste will be properly contained and disposed of in accordance with local sanitation regulations.

Service Frequency: Two (2) visits per week

WEEKLY TRASH COLLECTION SERVICE

In addition to station servicing, our team will provide once-per-week trash collection service for the waste receptacles.

Service includes:

- Removal of trash and pet waste from receptacles
- Installation of new liners when necessary
- Transportation and proper disposal of waste
- Basic sanitation and odor control when required



NEPTUNE MULTI SERVICES

813-778-9857

AIR CONDITIONING • HEATING • DRYER VENTS
CLEANING • HANDYMAN SERVICES

Scope of Work



Offices

Our dedicated team ensures every area is **meticulously maintained** and sanitized, providing a clean and safe environment for your community.

Fitness

We will deliver **thorough cleaning** of all office spaces, including dusting, vacuuming, and sanitizing surfaces to create a professional atmosphere.



Core Values

- PHASE 1** ■ Began operations
- PHASE 2** ■ Gained certification
- PHASE 3** ■ Expanded services
- PHASE 4** ■ Introduced reporting
- PHASE 5** ■ Achieved milestone

At Neptune, we pride ourselves on our **commitment to excellence** and dedication to quality service for over 10 years. Our entire team consists of trained, **certified employees** who understand the importance of maintaining a clean and welcoming environment. We utilize **color-coded cloths** to ensure hygiene and prevent cross-contamination. Our proactive reporting system allows staff to address any concerns immediately, ensuring a safe and clean space for all. With our budget friendly per clean we provide all necessary supplies, allowing you to focus on the community without worrying about cleanliness.



Visit
neptunemts.com



Service Rate

Items	Each Clean	Monthly Cost
Areas of services 11 dogs stations 2 trash bins pool area	Dog Stations 2 times per week \$88 per week Trash service once per week \$45	\$532

Neptune Multi Services will provide all supplies at no charge.

\$35
CLEAN

CERTIFIED
STAFF

10+ YEARS
EXPERIENCE



Contact us today!

www.neptunemts.com

neptunemts@gmail.com

813-778-9857

Neptune Additional Services

- Handyman Painting and pavers repairs
- Dog stations repairs and
- Service Pressure wash
- Propane Tanks services
- Ponds Cleanups Post
- Construction Clean up
- HVAC services Window
- cleaning Tile and Grout
- Cleaning Fence repairs and
- installation
- Janitorial Services
- Carpet Cleaning
- Porter Services

Thank you for the opportunity

And More!

EXHIBIT 6

AGENDA



Pool Monitor Staffing Services Proposal

Sereno Community Amenity Center

Prepared by

Neptune Multi Services

Your HOA and CDD Solutions

Phone: 813-778-9857

Email: neptunemts@gmail.com

Introduction

Neptune Multi Services is pleased to present this proposal to provide professional Pool Monitor staffing services for the Sereno community pool and amenity facilities. Neptune Multi Services has extensive experience supporting Community Development Districts (CDD) and Homeowners Associations (HOA) throughout Florida.

Our company understands the expectations of District Managers, Board Members, and residents when it comes to maintaining safe, organized, and well-managed amenity facilities.

Neptune's pool monitor staff provide a professional presence that promotes safety, supports community rule compliance, and enhances the overall resident experience while protecting community assets.

Scope of Pool Monitor Services

- Maintain a visible presence at the pool and surrounding amenity areas
- Ensure residents and guests follow Sereno community pool rules
- Monitor general safety conditions and report hazards
- Observe behavior to ensure compliance with community policies
- Assist residents with general amenity questions
- Report unauthorized users or suspicious activity
- Document incidents and communicate with management
- Ensure pool furniture remains organized and safe
- Report vandalism, damage, or maintenance concerns

Professional Staff Standards

- Neptune staff wear professional uniforms at all times
- Staff maintain courteous and respectful interaction with residents
- Personnel follow Sereno community policies and procedures
- Staff communicate concerns directly with property management
- Professional conduct and presentation maintained at all times

Training Provided by Neptune Multi Services

- CDD and HOA amenity center operational training
- Resident interaction and conflict de-escalation
- Pool safety awareness and hazard recognition
- Emergency communication procedures

- Incident reporting and documentation procedures
- Professional conduct and customer service training

Insurance and Liability Coverage

Neptune Multi Services maintains appropriate insurance coverage including General Liability and Workers Compensation. All liability protection related to staffing is included within the hourly rate for services provided.

Service Rate

Service Description	Rate
Pool Monitor Staffing Services	\$25.00 per hour (All Inclusive)

Why Neptune Multi Services

Neptune Multi Services brings extensive experience supporting community amenity operations within CDD and HOA environments. Our familiarity with community policies, resident expectations, and property management standards allows us to provide reliable, professional staffing solutions that help maintain safe and well-managed amenity facilities.

Service Acceptance

If approved, Neptune Multi Services will coordinate with Sereno community management to establish staffing schedules and operational guidelines for the pool monitor program.

Approved By:	_____
Title:	_____
Date:	_____

EXHIBIT 7

AGENDA



Pool Monitor Service Proposal

Prepared For	DG Farms Community Development District
Submitted By	Kai Connected, LLC
Date	April 14, 2026

Purpose of Proposal

This proposal outlines pool monitoring services to be provided by Kai Connected, LLC for the DG Farms Community Development District. These services are intended to support a safe, orderly, and enjoyable amenity environment by providing on-site monitoring during anticipated periods of pool usage.

Scope of Services

- Monitoring the pool and surrounding amenity areas during scheduled service hours
- Encouraging compliance with District-adopted pool and amenity rules
- Assisting with crowd management during higher-traffic periods
- Reporting incidents, violations, and safety concerns to District management
- Coordinating with District representatives and vendors, as needed

Pool monitors are not lifeguards and will not provide lifeguard or medical services.

Compensation & Cost Summary

Estimated Bill Rate	\$21.44 per hour
----------------------------	------------------

(Based on an estimated hired hourly rate of \$16.00 per hour plus Kai burden of 34%)

During high-usage periods, pool monitor coverage may be scheduled in alternating shifts. Services may be canceled during weekdays if weather forecasts indicate sustained rain conditions. If rain is forecasted on weekends, overlapping coverage may be scheduled when necessary to support pool operations, provided total invoicing remains within the not-to-exceed amount unless otherwise approved by District management.

Additional Terms

Pool monitors are employees of Kai Connected, LLC and are not independent contractors. Any hours worked beyond the estimated schedule will be billed at the applicable hourly rate and may be subject to federal and state overtime requirements, including time-and-a-half where required by law.

All pool monitor positions will be filled by part-time employees, and coverage may be divided among multiple pool monitors in order to fulfill full scheduled shifts. Kai will not automatically provide substitute personnel in the event that a scheduled staff member is unavailable. DG Farms Community Development District will be billed only for hours actually worked.

Billing & Payment Terms

Services will be invoiced monthly in accordance with District payment procedures. Any change in scope, hours, or scheduling must be approved by District management.

Board Approval

This proposal is subject to formal approval by the Board of Supervisors of the DG Farms Community Development District.

Signature & Approval

Submitted By

Kai Connected, LLC
Authorized Representative

Name:

Title:

Signature:

Date:

Approved By

DG Farms Community Development District
Board of Supervisors

Name:

Title:

Signature:

Date:

EXHIBIT 8

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
16550 Emerald Blossom Boulevard
Wimauma, Florida 33598
United States

Andy@HiKai.com

Estimate Number: DGFCCDDE83

Estimate Date: March 25, 2026

Valid Until: April 24, 2026

Grand Total (USD): \$895.00

Items	Quantity	Price	Amount
-------	----------	-------	--------

Quarterly Pool Furniture and Restroom Cleaning Service	1	\$895.00	\$895.00
---	---	----------	----------

Comprehensive cleaning service for the DG Farms pool amenity area, performed on a quarterly basis. This service includes full pressure washing and cleaning of all pool furniture and deep cleaning of both men's and women's restrooms.

Scope of work includes:

- Cleaning of 30 pool lounge chairs, removing dirt, mildew, and buildup from all surfaces, including straps and frames
- Cleaning of 8 table and chair sets, including full wipe down and pressure washing as needed
- Deep cleaning of men's and women's restrooms, including floors, stalls, toilets, sinks, and high traffic areas
- Removal of grime and surface buildup using pressure washing and appropriate cleaning methods
- No chemicals will be used in or around the pool area
- Final rinse and presentation to ensure a clean, refreshed appearance throughout the amenity space

Service Frequency: Quarterly



ESTIMATE

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

8554656697
www.nickknowscleaning.com

Grand Total (USD): **\$895.00**

Notes / Terms

Signature: _____

Signature Date: _____

Thank You for Your Business!

EXHIBIT 9

AGENDA

From: Nicholas Rodrigues
Sent: Wednesday, March 25, 2026 1:25 PM
To: Gary Schwartz
Subject: RE: DG Farms supply list

Hey Gary,

My apologies, I thought I already sent it to you. Here are the links to the equipment you will need with the attached links

2 Sterilite Wastebaskets Black

https://www.amazon.com/gp/product/B09Z78CNVH/ref=ox_sc_act_title_3?smid=A2ENTBEZKGXKVV&psc=1

6 VANNSOO Commercial Jumbo Toilet Paper Dispensers

https://www.amazon.com/gp/product/B0B6BQN4NV/ref=ox_sc_act_title_4?smid=A3JECQ8VFRSFHB&th=1

5 Tioncy 2 Pcs 9.5 x 7.9 in Sanitary Disposal Tampon Napkin Receptacle (these come in a 2 pack so makes sense to get 6)

https://www.amazon.com/gp/product/B0CRRFJQW2/ref=ox_sc_act_title_6?smid=AANM9AB3BR3MA&th=1

You can choose between

2 VANNSOO Commercial Paper Towel Dispenser Wall Mount

https://www.amazon.com/gp/product/B0B6BKY43F/ref=ox_sc_act_title_1?smid=A3JECQ8VFRSFHB&th=1

or

2 San Jamar Classic Element Paper Towel Dispenser

https://www.amazon.com/gp/product/B005KS6MJU/ref=ox_sc_act_title_5?smid=ATVPDKIKX0DER&psc=1

if you choose to go with the larger round paper towels vs the individual paper towel napkins.

We also saw that your current stainless steel paper towel dispense and trash is pretty banged up.

Here is a link for your reference of a replacement if you wanted to get it.

Alpine Recessed Commercial Paper Towel Dispenser with 12 Gallon Wall Trash Can

https://www.amazon.com/gp/product/B091ZDX9RG/ref=ox_sc_act_title_2?smid=A3V2UP33JI3OTA&psc=1

Hope this helps.

Nick

From: Gary Schwartz
Sent: Tuesday, March 10, 2026 1:15 PM
To: Nicholas Rodrigues
Subject: DG Farms supply list

Hello Nick

Please send me the link to purchase the restroom equipment for both the men's and women's bathrooms, including toilet paper dispensers, paper towel dispensers, and any other items you recommend.

The Board President also asked for your suggestion regarding an appropriate wastebasket or sanitary disposal unit for the women's restroom.

Best,

Gary.

Page 60/91



[Click to see full view](#)



Sterilite Wastebasket SWINGTOP BLK 13GA 10899004

[Visit the Sterilite Store](#)

4.5 (413)

1K+ bought in past month

\$34⁷³

[Get \\$50 off instantly: Pay \\$0.00 upon approval for Amazon Visa. No annual fee.](#)

Brand	Sterilite
Capacity	13 Gallons
Color	Black
Opening Mechanism	Swing-Lid
Material	Plastic
Recommended Uses For Product	Kitchen
Room Type	Garage, Handed, Kitchen
Finish Type	Polished
Item Weight	4 Pounds
Product Dimensions	15.75"L x 12.25"W x 28.25"H

[^ See less](#)

About this item

- **Durable Plastic Construction:** Made from sturdy plastic material for long-lasting use.
- **Large 13 Gallon Capacity:** Holds a significant amount of trash and waste for your home or workspace.
- **Swing-Lid Opening:** Convenient swing-lid design allows easy access to dispose of trash.
- **Spacious 13 Gallon Size:** Provides ample room to store trash and waste in your kitchen, garage, or workspace.
- **Easy to Clean:** The plastic construction is easy to wipe down and sanitize for maintaining a clean environment.



Click to see full view



Commercial Jumbo Toilet Paper Dispenser, Wall Mount Stainless Steel 9 Inch Roll Toilet Paper Holder Bath Tissue Dispenser with Lock Key (Black)

Visit the VANNSOO Store

4.5 (251)

Amazon's Choice

200+ bought in past month

\$29⁹⁹

Get Fast, Free Shipping with Amazon Prime

FREE Returns

Get a \$50 Gift Card: Pay \$0.00 ~~\$29.99~~ upon approval for Amazon Visa. No annual fee.

Color: **Black**



\$29.99



\$29.99



\$30.99

Bundles with this item

Brand	VANNSOO
Material	Stainless Steel
Finish Type	Painted black
Color	Black
Installation Type	Wall Mounted

About this item

- Stainless Steel



[Click to see full view](#)

Tioncy 2 Pcs 9.5 x 7.9 in Sanitary Disposal Tampon Napkin Receptacle Wall Mounted Stainless Steel Flip Top Receptacle Bin Waste Holder Feminine Hygiene Container Bathroom Restroom (Black)

[Visit the Tioncy Store](#)

4.4 ★★★★★ (52)

Amazon's Choice

\$29⁹⁹

Get **Fast, Free Shipping** with [Amazon Prime](#)

[FREE Returns](#) ▼

Item Package Quantity: 2

1 2

Color: **Black**



Color	Black
Material	Stainless Steel
Brand	Tioncy
Product Dimensions	7.87"D x 3.66"W x 7.87"H
Manufacturer	Tioncy

About this item

- Complete Package for Your Convenience: our sanitary napkin disposal receptacle set includes 2 pieces, assuring users of always having a spare; For prompt installation, we provide necessary mounting screw fittings; An ideal choice for maintaining a clean and hygienic environment in your bathrooms



Commercial Paper Towel Dispenser Wall Mount, Tri-fold/Multi-fold/C-Fold Stainless Steel Paper Towel Holder Hand Towel Dispenser with Key (Black)

[Visit the VANNSOO Store](#)

4.1 ★★★★★ (142)

Amazon's Choice

\$31⁹⁹

Get Fast, Free Shipping with Amazon Prime

FREE Returns

Color: **Black**



\$31.99

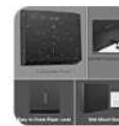


\$31.99



\$31.99

[Click to see full view](#)



Bundles with this item

Material	Stainless Steel
Color	Black
Brand	VANNSOO
Mounting Type	Wall Mount
Product Dimensions	10"L x 11"W
Size	300 C Fold / Multifold

[See more](#)

About this item

- **[STAINLESS STEEL]** - Quality stainless steel, spray coated matte black color, thicker material, durable, anti-rust, easy to clean and long-lasting



[Click to see full view](#)



San Jamar Classic Element Paper Towel Dispenser Wall-Mounted Commercial Roll Dispenser, Fits All Core Sizes with Lever for Bathroom, Kitchens, and Restaurants, Plastic, Universal Paper, Black Pearl

[Visit the San Jamar Store](#)

4.5 (1,642)

1K+ bought in past month

-12% **\$43⁸⁸**

List Price: ~~\$49.99~~

FREE Returns

Color: **Black Pearl**



Material	Plastic
Color	Black Pearl
Brand	San Jamar
Mounting Type	Wall Mount
Item Weight	3.84 Pounds
Product Dimensions	12.75"L x 12.5"W

[See more](#)

About this item

- High-Capacity Dispensing: Store a standard 800' 8" roll towel, reducing refill frequency and ensuring continuous availability in busy settings like restaurants and offices



[Click to see full view](#)



Alpine Recessed Commercial Paper Towel Dispenser with 12 Gallon Wall Trash Can, Stainless Steel for C Fold, Multifold and Tri Fold Paper Towels, Brushed Finish, Lockable for Commercial Bathrooms

[Visit the Alpine Industries Store](#)

5.0 ★★★★★ (3)

\$483⁸⁹

Get \$50 off instantly: Pay \$433.89 ~~\$483.89~~ upon approval for Amazon Visa. No annual fee.

Material	Stainless Steel
Color	Silver
Brand	Alpine Industries
Mounting Type	Recessed / wall mount
Item Weight	31 Pounds
Product Dimensions	58"L x 19.6"W
Size	Large

[See more](#)

About this item

- **Dual Functionality:** Combines a paper towel dispenser and a 12-gallon trash can in one sleek, space-saving unit perfect for commercial bathrooms.
- **Robust Construction:** Made from high-quality stainless steel with a brushed finish, designed to resist corrosion and withstand heavy use.
- **Flexible Dispensing:** Accommodates C-fold, multifold, and tri-fold towels, with a lockable feature for secure, cost-effective operation.
- **Space-Efficient:** Recessed design optimizes space in busy commercial settings, ideal for facilities with high traffic.
- **Simple Setup & Maintenance:** Easy to install with pre-drilled holes and straightforward to maintain, enhancing operational efficiency.

EXHIBIT 10

AGENDA

1 **MINUTES OF MEETING**

2 **DG FARMS**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting and Public Hearing of the Board of Supervisors of the DG Farms Community
5 Development District was held on Monday, March 9, 2026 at 6:00 p.m. at the Holiday Inn Express & Suites,
6 226 Teco Road, Ruskin, Florida 33701.

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

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

9 Present and constituting a quorum were:

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

14 Also present were:

15	Andy Mendenhall	District Manager, Kai
16	Gary Schwartz	Field Manager, Kai
17	Greg Woodcock (<i>Virtual</i>)	District Engineer, Stantec

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

19 A Resident asked how many communities they served and whether the service was specific to one
20 community or applied to different communities. A Supervisor responded that they served only
21 Serena.

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

23 A. District Counsel

24 None

25 B. District Engineer

- 26 1. Exhibit 1: Update: Tennis and Basketball Court Project – Total Restoration Costs -
27 \$70,375.00

28 Mr. Woodcock reported that he previously presented a proposal for the pickleball court restoration
29 project and later provided a revised cost summary that included court repairs and painting, fencing,
30 and basketball resurfacing for a total of \$70,375.00. He noted that the contractor might reduce the
31 price if the Board proceeded with the full project. Mr. Mendoza suggested revising the layout by
32 reducing the number of pickleball from four to three courts to allow larger courts, which might
33 lower costs. The Board agreed for Mr. Mendoza and Mr. Woodcock to continue discussions and
34 bring a revised proposal back to the next meeting.

35 Mr. Woodcock also reported that a proposed fence repair near the bridge would cost about
36 \$8,000.00 with no guarantee of success and recommended waiting for a full replacement. Mr.
37 Mendoza expressed concern about possible insurance risks due to delays. Mr. Mendenhall stated
38 that discussions with the insurance were ongoing with the goal of maximizing coverage.

39 Mr. Woodcock added that a protective sealant had been applied to the bridge, bollard caps were
40 secured, and the speed limit sign was installed.

41 C. Field Service Manager

- 42 1. Exhibit 2: Field Report conducted on February 24, 2026

- 43 2. Consideration of Aquatic Maintenance Proposals:
44 a. Advanced Aquatic
45 i. Exhibit 3: Waterway and Fountain Management - \$1,649.00/month
46 ii. Exhibit 4: Infrastructure Repairs - \$13,620.00
47 iii. Sample Reports
48 • Exhibit 5: Quarterly Fountain Inspection
49 • Exhibit 6: Monthly Waterway Inspection
50 • Exhibit 7: Special Service Project
51 b. Exhibit 8: Crosscreek Environmental - \$1,325.00/month
52 c. Exhibit 9: Aquatic Weeds - \$1,300.00/month
53 d. Exhibit 10: Steadfast - \$1,580.00/month

54 Mr. Mendenhall presented the aquatic maintenance proposals for Board consideration, noting the
55 ponds were currently in acceptable condition. Discussion followed regarding accountability and
56 oversight, with Mr. Duzzny emphasizing the need for proactive management, better follow
57 through, and reduced reliance on Board Members to identify issues or coordinate vendors. Mr.
58 Mendenhall stated that communication with vendors had been ongoing, while Mr. Schwartz
59 explained that site visits typically lasted about an hour and a half for inspections and reporting.
60 Mr. Mendoza expressed concern that this was insufficient coverage and stressed the Board's
61 expectation for stronger oversight and value to ensure community issues were identified and
62 addressed without Board intervention.

63 On a MOTION by Mr. Mendoza, SECONDED by Mr. Alexandre, WITH ALL IN FAVOR, the Board
64 **approved the proposal from Aquatic Weeds for Aquatic Maintenance pending Attorney's review in**
65 **the amount of \$1,300.00 per month**, for the DG Farms Community Development District.

- 66 3. Consideration of Proposals – ECS Integrations
67 a. Exhibit 11: Two (2) Speed Humps - \$805.00

68 On a MOTION by Mr. Reichard, SECONDED by Mr. Alexandre, WITH ALL IN FAVOR, the Board
69 **approved the proposal from ECS Integrations for Speed Humps in the amount of \$805.00**, for the DG
70 Farms Community Development District.

- 71 b. Exhibit 12: Two (2) Additional Cameras - \$2,310.00

72 On a MOTION by Mr. Reichard, SECONDED by Mr. Alexandre, WITH ALL IN FAVOR, the Board
73 **approved the ratification of proposal from ECS Integrations for Two Additional Cameras in the**
74 **amount of \$2,310.00**, for the DG Farms Community Development District.

75 D. District Manager

- 76 1. Consideration of Landscape and Irrigation Maintenance Services Proposals
77 a. Exhibit 13: BrightView - \$159,888
78 b. Exhibit 14: Juniper - \$202,460
79 c. Exhibit 15: ASI Landscapes (Yardnique) – \$173,160

- 80 d. Exhibit 16: United Land Services - \$187,828
- 81 e. Exhibit 17: Pine Lake - \$175,432
- 82 f. Exhibit 18: RedTree - \$192,300
- 83 g. Exhibit 19: Prince & Sons - \$202,584

84 Prince & Sons were given the opportunity to present, during which they provided background
85 information about their company and outlined their scope of work, as they were not present at the
86 previous meeting. They also responded to questions and clarifications raised by Board.

87 **On a MOTION by Mr. Reichard, SECONDED by Mr. Alexandre, WITH ALL IN FAVOR, the Board**
88 **approved the proposal from RedTree for Landscape and Irrigation Maintenance Services pending**
89 **Attorney's review in the amount of \$192,300.00, for the DG Farms Community Development District.**

90 Mr. Mendenhall stated that the Board would invite RedTree back and confirm how quickly they
91 could begin services, as the Board would likely move forward with issuing a termination notice to
92 BrightView through the attorney. RedTree responded that they were ready to start at any time.

93 RedTree explained that the first step would be property inspection to document conditions and
94 review systems. Mr. Mendoza requested to join the inspection, and coordination would be arranged.
95 Mr. Mendenhall added that he would contact the attorney and include relevant parties to begin
96 contract review and scheduling, while RedTree noted the orientation would help them become
97 familiar with the property and start documentation.

98 2. Consideration of Locks Proposal

- 99 a. Exhibit 20: 10 Minute Locksmith - \$2,809.00
- 100 b. General Locksmith
 - 101 i. Exhibit 21: Replacement - \$3,690.00
 - 102 ii. Exhibit 22: All New - \$5,270.00

103 Mr. Mendoza recommended keeping a single master key system for all locks and suggested
104 replacing worn or failing handles entirely rather than repairing them temporarily, emphasizing that
105 completing the work properly from the start would prevent repeated repairs and additional costs in
106 the future.

107 **On a MOTION by Mr. Mendoza, SECONDED by Mr. Duzzny, WITH ALL IN FAVOR, the Board**
108 **approved the proposal from General Locksmith Solutions for an all-new lock in the amount of**
109 **\$5,270.00, for the DG Farms Community Development District.**

110 Mr. Mendoza proposed using one master key secured in designated lock boxes, with limited copies
111 held only by the Chairman and Vice Chairman to maintain security and accountability. The Board
112 discussed limiting key distribution and assigning access based on specific needs to prevent
113 unauthorized use.

114 3. Consideration of Vandalism Follow Up

115 Mr. Mendenhall discussed the vandalism follow up item and explained that prior letters had been
116 sent and police involvement did not result in charges or recovery, leaving civil action as the
117 remaining option. The Board discussed concerns regarding accountability, noting that individuals
118 had previously admitted involvement and apologized, but demand letters were ignored and legal
119 action would likely cost more than any recovery. Supervisors also noted that older camera footage

120 lacked clarity, while newly installed cameras would provide stronger evidence for future incidents
121 and improve coordination with law enforcement.

122 On a MOTION by Mr. Mendoza, SECONDED by Mr. Reichard, WITH ALL IN FAVOR, the Board
123 **approved to discontinue pursuing the Vandalism Incidents, and to remove it from the project list,** for
124 the DG Farms Community Development District.

125 Mr. Mendenhall informed the Board of an upcoming transition to a new accounting and accounts
126 payable system, Vantica, beginning in April, which is expected to improve payment processing and
127 resolve prior issues. As part of the change, he recommended opening an additional bank account
128 with Valley National Bank, which integrates directly with the new system and offers better interest
129 rates, while keeping existing accounts open. The Board discussed potentially moving more funds
130 to take advantage of higher rates and confirmed that vendors would be contacted with updated
131 payment instructions, including electronic payment options, to help ensure timely payments and
132 avoid delays.

133 On a MOTION by Mr. Reichard, SECONDED by Mr. Duzzny, WITH ALL IN FAVOR, the Board
134 **approved to open an account in Valley National Bank,** for the DG Farms Community Development
135 District.

136

137 **FOURTH ORDER OF BUSINESS – Business Items**

138 A. Public Hearing on Revised Policies and Rates for Amenity Rentals

139 On a MOTION by Mr. Reichard, SECONDED by Mr. Alexandre, WITH ALL IN FAVOR, the Board
140 **opened the Public Hearing on Revised Policies and Rates for Amenity Rentals,** for the DG Farms
141 Community Development District.

142 A resident asked about the highest assessment, noting it's like in the \$5,000.00. Mr. Mendenhall
143 explained that setting the highest assessment as a default accounts for annual budget changes,
144 ensuring larger lots always pay more without yearly updates, and clarified that guests could use
145 amenities under state rules, but resident use takes priority and rates can be adjusted if needed.

146 On a MOTION by Mr. Mendoza, SECONDED by Mr. Alexandre, WITH ALL IN FAVOR, the Board
147 **closed the Public Hearing on Revised Policies and Rates for Amenity Rentals,** for the DG Farms
148 Community Development District.

149 B. Exhibit 23: Consideration/Adoption of Resolution 2026-02, Adopting Revised Policies and Rates
150 for Amenity Rentals

151 A supervisor clarified that three changes would be made to the amenity center rules: the garbage
152 removal requirement on page 12, 4(a), the after-hours rental clause, and the alcohol-related
153 insurance clause would all be removed.

154 On a MOTION by Mr. Alexandre, SECONDED by Mr. Mendoza, WITH ALL IN FAVOR, the Board
155 **adopted Resolution 2026-02, Adopting Revised Policies and Rates for Amenity Rentals with the**
156 **changes discussed,** for the DG Farms Community Development District.

157 **FIFTH ORDER OF BUSINESS – Consent Agenda Items**

158 A. Exhibit 24: Consideration/Approval of the February 9, 2026, Regular Meeting Minutes

- 159 B. Exhibit 25: Consideration/Acceptance of the January 2026 Unaudited Financial Statements
160 C. Exhibit 26: Ratification of Audit Engagement Letter for FY 2025 – DiBartolomeo, McBee, Hartley
161 & Barnes, P.A. – NTE \$3,950

162 On a MOTION by Mr. Alexandre, SECONDED by Mr. Duzzny, WITH ALL IN FAVOR, the Board
163 **approved Consent Agenda Items A-C**, for the DG Farms Community Development District.

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

166 Resident reported an ongoing issue with a neighbor’s spotlight shining into their home, noting that
167 despite calling Kai months ago and following up, the problem persisted. Mr. Mendoza clarified that
168 this is an HOA matter and asked Mr. Mendenhall to reach out to HOA for follow-up, noting they
169 would handle it offline for more HOA guidance.

170 Resident shared feedback from Helena, who manages the feeding group, and suggested that the old
171 metal restroom receptacles be replaced with plastic ones and that larger commercial toilet paper
172 and paper towel dispensers be installed to last longer. The resident also noted that one of the trash
173 receptacles near the pool deck is missing, leading to more litter in that area. Mr. Mendoza responded
174 that they would discuss replacing the dispensers and coordinate with Helena to address the issue.

175 Mr. Mendenhall announced that at the yearly Kai Gala, DG Farms was awarded Community of the
176 Year. Along with the recognition, they received a donated fountain kit from Architectural
177 Fountains, and he noted that the Board would decide which pond to install it in.

178 Mr. Mendenhall explained that the new maintenance company for trail and amenity cleanup is
179 ready, but the vendor handling the trail needs insurance in place, which may take until the end of
180 the month. In the meantime, he suggested hiring an interim firm at a cost not to exceed \$200.00 per
181 week to manage garbage and maintenance. Mr. Duzzny agreed, noting the vendor’s expedited
182 coverage and confirming the need for a certificate of additional insured. The Board agreed to
183 proceed with the interim arrangement until the permanent vendor is fully insured.

184 **SEVENTH ORDER OF BUSINESS – Supervisor Requests**

185 Mr. Duzzny reported recent security activity, including multiple traffic stops, enforcement of the
186 30-mph speed limit, responses to loud music complaints, action against illegal dumping with plans
187 to install trail cameras, parking lot enforcement, and interventions involving disturbances at the
188 basketball court and an ongoing issue with a problem individual. He also raised concerns about
189 vehicles entering through the exit gate and noted that incidents are being documented using camera
190 footage. Mr. Mendenhall provided an update on hiring efforts for security staff, stating recruitment
191 is active for full-time and part-time positions. Additional safety improvements were noted,
192 including approved speed humps, installation of canopy and LED gate lights, and follow-up
193 coordination with vendors.

194 Mr. Mendoza reported ongoing roof issues at the amenity center, noting water leaks in the men’s
195 and women’s bathrooms due to prior roofing work. One contractor took initiative to investigate and
196 documented damage with photos and video, while the original roofer failed to check the crawl
197 space. Mr. Mendenhall suggested contacting the original roofer first to remedy the situation before
198 involving the attorney. Mr. Mendoza emphasized urgency due to mold and wood damage, and
199 noted a new contractor might provide a quote for repairs.

200 Discussion on implementing a visual tracking system like Vantaca for CDD/HOA issues; demo to
201 be shared with the Board.

202

203 Mr. Mendenhall noted any shade sessions during meetings should be individually advertised.

204 **EIGHTH ORDER OF BUSINESS – Adjournment**

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

207

Signature

Printed Name

208 **Title:** **Chairman** **Vice Chairman**

EXHIBIT 11

AGENDA

DG Farms Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2026

DG Farms CDD
Balance Sheet
March 31, 2026

	General Fund	Debt Service 2016	Debt Service 2020	Debt Service 2025	Construction Funds	TOTAL
1 ASSETS:						
2 CASH - BANK UNITED OPERATING ACCT	\$ 81,816	\$ -	\$ -	\$ -	\$ -	\$ 81,816
3 RESTRICTED CASH FOR DEBT SERVICE	10,808	-	-	-	-	10,808
4 CASH - SOUTHSTATE BANK OPERATING ACCT	73,971	-	-	-	-	73,971
5 MONEY MARKET ACCOUNT-BANK UNITED	-	-	-	-	-	-
6 MONEY MARKET ACCOUNT-SOUTHSTATE BANK	698,762	-	-	-	-	698,762
7 MONEY MARKET ACCOUNT-SOUTHSTATE BANK - RESTRICTED	566,181	-	-	-	-	566,181
8 MONEY MARKET ACCOUNT-SOUTHSTATE BANK ASSIGNED FOR POOL	157,572	-	-	-	-	157,572
9 INVESTMENTS:						
10 REVENUE TRUST FUND	-	28,803	13,764	6,182	-	48,749
11 SINKING FUND	-	-	-	-	-	-
12 INTEREST FUND	-	-	-	788	-	788
13 RESERVE FUND	-	110,324	175,188	-	-	285,511
14 PREPAYMENT FUND	-	192	156	-	-	348
15 COST OF ISSUANCE	-	-	-	-	-	-
15 CONSTRUCTION	-	-	-	-	1,978	1,978
16 ACCOUNTS RECEIVABLE	3,402	-	-	-	-	3,402
17 ASSESSMENTS RECEIVABLE - ON ROLL	53,169	13,880	9,799	9,731	-	86,579
18 ASSESSMENTS RECEIVABLE - OFF ROLL	-	-	-	-	-	-
19 DUE FROM GENERAL FUND	-	239,611	169,167	168,212	-	576,989
20 DUE FROM DEBT SERVICE	-	-	-	-	-	-
21 DEPOSITS	3,163	-	-	-	-	3,163
22 PREPAID ITEMS	32,482	-	-	-	-	32,482
23 TOTAL ASSETS	\$ 1,681,326	\$ 392,809	\$ 368,074	\$ 184,912	\$ 1,978	\$ 2,629,100
24 LIABILITIES:						
25 ACCOUNTS PAYABLE	\$ 38,924	\$ -	\$ -	\$ -	\$ -	\$ 38,924
26 ACCRUED EXPENSES	385	-	-	-	-	385
### DEFERRED REVENUE ON-ROLL	53,169	13,880	9,799	9,731	-	86,579
### OTHER LIABILITIES:						
### DUE TO GF	-	-	-	-	-	-
### DUE TO DS	576,989	-	-	-	-	576,989
### DUE TO OTHER FUNDS	-	-	-	-	-	-
### FUND BALANCE:						
### NON SPENDABLE	35,645	-	-	-	-	35,645
### UNASSIGNED	678,642	-	-	-	-	678,642
28 RESTRICTED FOR DEBT SERVICE	-	378,929	358,275	175,181	-	912,385
ASSIGNED	-	-	-	-	1,978	1,978
29 FUND BALANCE ASSIGNED FOR POOL	157,572	-	-	-	-	157,572
30 FUND BALANCE ASSIGNED FOR OPERATING RESERVE	140,000	-	-	-	-	140,000
31 TOTAL LIABILITIES & FUND BALANCE	\$ 1,681,326	\$ 392,809	\$ 368,074	\$ 184,912	\$ 1,978	\$ 2,629,100

DG Farms
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For the period from October 1, 2025 through March 31, 2026

	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	\$ 867,983	\$ 911,256	43,274
3 ON-ROLL ASSESSMENTS (NET) - EXCESS FEES	-	-	-	-
4 DEVELOPER FUNDING	-	-	-	-
5 INTEREST	-	-	6,550	6,550
6 LOT CLOSINGS	-	-	-	-
7 FUND BALANCE FORWARD	-	-	-	-
8 INSURANCE REIMBURSEMENT	-	-	-	-
9 MISCELLANEOUS REVENUE	-	-	-	-
10 TOTAL REVENUE	\$ 964,425	\$ 867,983	\$ 917,806	\$ 49,824
11 EXPENDITURES				
12 GENERAL ADMINISTRATIVE				
13 SUPERVISORS COMPENSATION	\$ 13,000	\$ 5,417	\$ 5,000	\$ 417
14 PAYROLL TAXES	995	415	383	32
15 PAYROLL SERVICES	765	319	250	69
16 MANAGEMENT CONSULTING SERVICES	35,000	14,583	14,583	-
17 ADMINISTRATIVE SERVICES	6,000	2,500	2,500	-
18 BANK FEES	180	75	541	(466)
19 MISCELLANEOUS	500	208	3,815	(3,606)
20 AUDITING SERVICES	3,600	-	-	-
21 INSURANCE	49,000	20,417	18,666	1,751
22 REGULATORY AND PERMIT FEES	175	175	175	-
23 ROOM RENTAL	2,400	1,000	797	203
24 LEGAL ADVERTISEMENTS	1,000	417	186	231
25 ENGINEERING SERVICES	15,000	6,250	8,525	(2,275)
26 LEGAL SERVICES	15,000	6,250	4,066	2,185
27 MASS MAILING	2,200	917	-	917
28 WEBSITE HOSTING	2,015	840	840	-
29 TOTAL GENERAL ADMINISTRATIVE	146,830	59,781	60,326	(544)
30 DEBT ADMINISTRATION				
31 DISSEMINATION AGENT	6,000	-	-	-
32 TRUSTEE FEES	13,097	3,839	3,839	-
33 TRUST FUND ACCOUNTING	3,600	1,500	1,500	-
34 ARBITRAGE	1,425	-	-	-
35 TOTAL DEBT ADMINISTRATION	24,122	5,339	5,339	-

DG Farms
General Fund
Statement of Revenue, Expenditures and Changes in Fund Balance
For the period from October 1, 2025 through March 31, 2026

	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	6,250	6,250	-
38 STREETPOLE LIGHTING	145,000	60,417	54,822	5,594
39 ELECTRICITY (IRRIGATION & POND PUMPS)	25,920	10,800	12,144	(1,344)
40 WATER	12,500	5,208	3,958	1,250
41 LANDSCAPING MAINTENANCE	202,632	84,430	80,520	3,910
42 LANDSCAPE REPLENISHMENT	10,000	4,167	1,871	2,296
43 IRRIGATION MAINTENANCE	8,000	3,333	3,408	(75)
44 POND & LAKE MAINTENANCE	16,752	6,980	6,563	417
45 SOLID WASTE DISPOSAL	2,800	1,167	1,000	167
46 FOUNTAIN MAINTENANCE & REPAIR	1,700	708	-	708
47 GATE MAINTENANCE & REPAIR	5,000	2,083	3,819	(1,736)
48 PET WASTE REMOVAL	5,308	2,212	1,618	594
49 HOLIDAY LIGHTING	5,500	2,292	-	2,292
50 GATE CLICKERS & TRANSMITTERS	3,000	1,250	-	1,250
51 MISCELLANEOUS	15,500	6,458	2,853	3,606
52 TOTAL FIELD & PHYSICAL ENVIRONMENT	474,612	197,755	178,826	18,929
53 AMENITY CENTER OPERATIONS				
54 POOL & WATER FEATURE SERVICE CONTRACT	15,000	6,250	6,375	(125)
55 POOL MAINTENANCE & REPAIR	10,000	4,167	1,131	3,036
56 POOL PERMIT	275	275	660	(385)
57 AMENITY MANAGEMENT	7,080	2,950	2,925	25
58 AMENITY CENTER STAFF	20,000	8,333	-	8,333
59 AMENITY CENTER CLEANING & MAINTENANCE	8,400	3,500	4,250	(750)
60 AMENITY CENTER INTERNET	3,000	1,250	970	280
61 AMENITY CENTER WATER	9,300	3,875	-	3,875
62 AMENITY CENTER PEST CONTROL	4,200	1,750	1,475	275
63 POWER WASH AMENITY	3,600	1,500	1,250	250
64 LANDSCAPE REPLACEMENT - INFILL	5,000	2,083	-	2,083
65 MISCELLANEOUS AMENITY CENTER REPAIRS & MAIN.	10,000	4,167	3,683	483
66 SECURITY SERVICES	43,000	17,917	24,155	(6,238)
67 SECURITY MONITORING	4,900	2,042	4,450	(2,408)
68 CONTINGENCY	100,107	86,007	86,007	-
69 INCREASE IN OPERATING RESERVES	75,000	-	-	-
70 TOTAL AMENITY CENTER OPERATIONS	318,862	146,065	137,331	8,734
71 TOTAL EXPENDITURES	964,426	408,941	381,822	27,119
72 OTHER FINANCING SOURCES (USES)				
73 TRANSFER IN	-	-	-	-
74 TRANSFER-OUT	-	-	-	-
75 TOTAL OTHER FINANCING SOURCES (USES)	-	-	-	-
76 EXCESS OF REVENUE OVER (UNDER) EXPENDITURES	-	459,042	535,984	76,942
77 FUND BALANCE - BEGINNING			475,874	
86 FUND BALANCE - INCREASE IN OPERATING RESERVE			-	
78 FUND BALANCE - ENDING			\$ 1,011,858	

DG FARMS CDD
Statement of Revenue, Expenditures and Changes in Fund Balance
Debt Service Series 2016
For the period from October 1, 2025 through March 31, 2026

	FY 2026 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
1 REVENUES				
2 Special Assessments: On Roll (Net)	\$ 249,725	\$ 224,753	\$ 237,888	\$ 13,136
3 Interest	-	-	2,609	2,609
4 Total revenues	<u>249,725</u>	<u>224,753</u>	<u>240,498</u>	<u>15,745</u>
5 EXPENDITURES				
6 Debt Service				
7 11/1/2025 Principal	-	-	-	-
8 5/1/2026 Principal	75,000	-	-	-
9 11/1/2025 Interest	86,538	86,538	85,963	575
10 5/1/2026 Interest	84,381	-	-	-
11 Total debt service	<u>245,919</u>	<u>86,538</u>	<u>85,963</u>	<u>575</u>
12 Total expenditures	<u>245,919</u>	<u>86,538</u>	<u>85,963</u>	<u>575</u>
13 Excess/(deficiency) of revenues over/(under) expenditures	<u>3,806</u>	<u>138,215</u>	<u>154,535</u>	<u>16,320</u>
14 Fund balance - beginning (unaudited)	-	-	224,394	224,394
15 Fund balance - ending	<u>\$ 3,806</u>	<u>\$ 138,215</u>	<u>\$ 378,929</u>	<u>\$ 240,714</u>

DG FARMS CDD
Statement of Revenue, Expenditures and Changes in Fund Balance
Debt Service Series 2020
For the period from October 1, 2025 through March 31, 2026

	FY 2026 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
1	REVENUES			
2	\$ 175,344	\$ 157,809	\$ 167,951	\$ 10,141
3	-	-	3,084	3,084
4	175,344	157,809	171,035	13,225
5	EXPENDITURES			
6	Debt Service			
7	65,000	-	-	-
8	54,113	54,113	54,031	81
9	53,056	-	-	-
10	172,169	54,113	54,031	81
11	172,169	54,113	54,031	81
12	3,175	103,697	117,003	13,306
13	-	-	241,271	241,271
14	\$ 3,175	\$ 103,697	\$ 358,274	\$ 254,577

DG FARMS CDD
Statement of Revenue, Expenditures and Changes in Fund Balance
Debt Service Series 2025
For the period from October 1, 2025 through March 31, 2026

	FY 2026 ADOPTED BUDGET	YTD BUDGET	YTD ACTUAL	YTD VARIANCE FAV (UNFAV)
1	REVENUES			
2	\$ 176,512	\$ 158,861	\$ 166,778	\$ 7,917
3	-	-	398	398
4	176,512	158,861	167,175	8,314
5	EXPENDITURES			
6	Debt Service			
7	78,000	-	-	-
8	48,158	48,158	44,332	3,826
9	49,874	-	-	-
10	176,032	48,158	44,332	3,826
11	176,032	48,158	44,332	3,826
12	480	110,703	122,843	12,140
13	-	-	52,339	52,339
14	\$ 480	\$ 110,703	\$ 175,182	\$ 64,479

DG FARMS
Cash Reconciliation - General Fund
March 31, 2026

	Operating Account- Bank United	Operating Account- Southstate Bank	Op Reserves- Southstate Bank	Money Market Account Assigned for Pool- SouthState Bank	Total
Balance per Bank Statement	\$ 92,831.33	\$ 74,952.42	\$ 1,264,942.80	\$ 157,571.92	\$ 1,590,298.47
Deposits		\$ -	\$ -	\$ -	\$ -
Less: Outstanding Checks	\$ (207.25)	\$ (1,003.97)	\$ -	\$ -	\$ (1,211.22)
Adjusted Bank Balance	<u>\$ 92,624.08</u>	<u>\$ 73,948.45</u>	<u>\$ 1,264,942.80</u>	<u>\$ 157,571.92</u>	<u>\$ 1,589,087.25</u>
Beginning Cash Balance Per Books	\$ 93,957.83	\$ 26,961.17	\$ 1,371,130.65	\$ 157,286.23	\$ 1,649,335.88
Cash Receipts	\$ 300.00	\$ 125,000.00	\$ 18,812.15	\$ 285.69	\$ 144,397.84
Cash Disbursements	\$ (1,633.75)	\$ (78,012.72)	\$ (125,000.00)	\$ -	\$ (204,646.47)
Book Balance	<u>\$ 92,624.08</u>	<u>\$ 73,948.45</u>	<u>\$ 1,264,942.80</u>	<u>\$ 157,571.92</u>	<u>\$ 1,589,087.25</u>

DG Farms
Check Register-Bank United Operating
FY 2026

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	Balance
09/30/2025		EOY Balance		0.00		72,835.89
10/3/2025	WIRE	DG Farms CDD c/o U S Bank	DS 2020 Tax collections FY25 - GF overage paid to DS 2020 after allocation corrections	2,164.81		70,671.08
10/31/2025	833	Kai Customer	Kai Invoice 21079 was paid twice	17.19		70,653.89
10/31/2025	834	Fl 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
12/15/2025	834	Engage PEO	12.8.25 BOS meeting	1,126.50		94,899.63
12/15/2025	ACH300045	Hillsborough County BOCC	Reference: 5003 BELLA ARMONIA CIR. https://clientname(FILLIN).payableslockbox.com/D	22.55		94,877.08
12/31/2025				3,379.50	21,237.37	94,877.08
1/31/2026	834	Engage PEO	1/12/26 BOS meeting	1,126.50		93,750.58
01/31/2026				7,908.05	37,913.75	93,750.58
2/13/2026			Rental Deposit		300.00	94,050.58
2/13/2026	834	Engage PEO	2/9/26 BOS meeting	1,126.50		92,924.08
2/27/2026			Rental deposit return - Withdrawl	300.00		92,624.08
02/28/2026				13,563.10	59,451.12	92,624.08

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
10/1/2025	836R		Reverse of GJE 836 -- to accrue water bill FY25	638.01		124,914.37
10/1/2025	836R		utility bill payment missing. Will clear off against payment when entered		638.01	125,552.38
10/3/2025	100325ACH	Hillsborough County BOCC	VOID: 16550 EMERALD BLOSSOM BLVD			125,552.38
10/6/2025	ACH	TECO	Invoice: 091525-4687 (Reference: DG FARMS PH 3 : August 09, 2025 - September 09, 2025	1,034.95		124,517.43
10/6/2025	ACH	TECO	Invoice: 091625-4281 (Reference: 16550 EMERALD BLOSSOM BLVD August 09, 2025 - Sept	1,189.06		123,328.37
10/6/2025	ACH	TECO	Invoice: 091525-3762 (Reference: DG FARMS PH 2 August 09, 2025 - September 09, 2025.	1,304.68		122,023.69
10/6/2025	ACH	TECO	Invoice: 091525-3952 (Reference: DG FARMS, PH 1A August 09, 2025 - September 09, 2025	1,494.04		120,529.65
10/6/2025	ACH	TECO	Invoice: 091525-1691 (Reference: DG FARMS, PH 7/8A August 09, 2025 - September 09, 20	1,934.52		118,595.13
10/6/2025	ACH	TECO	Invoice: 091525-4083 (Reference: DG FARMS, PH 1B August 09, 2025 - September 09, 2025	3,176.29		115,418.84
10/6/2025	ACH	TECO	Invoice: 091525-5023 (Reference: 16510 EMERALD BLOSSOM BL GT August 09, 2025 - Sept	91.85		115,326.99
10/6/2025	ACH	TECO	Invoice: 091525-4539 (Reference: 16568 EMERALD BLOSSOM BLVD August 09, 2025 - Sept	260.00		115,066.99
10/6/2025	ACH	TECO	Invoice: 091525-4792 (Reference: 16414 LITTLE GARDEN DR.)	350.30		114,716.69
10/6/2025	ACH	TECO	Invoice: 091525-1373 (Reference: SR 674 AND US HWY01.)	751.78		113,964.91
10/6/2025	ACH	TECO	Invoice: 091525-4828 (Reference: 5009 BELLA ARMONIA CR August 09, 2025 - September (793.62		113,171.29
10/6/2025	ACH	TECO	Invoice: 091525-2338 (Reference: DG FARMS, PH 6A August 09, 2025 - September 09, 2025	852.02		112,319.27
10/6/2025	100002	Egis Insurance Advisors, LLC	Invoice: 30499 (Reference: Policy #100125212 10/01/2025-10/01/2026 Florida Insurance A	44,798.00		67,521.27
10/6/2025	100003	Florida Commercial Care, Inc.	Reference: Missing street sign installed. https://clientname(FILLIN).payableslockbox.com/	448.54		67,072.73
10/6/2025	100004	Snowbird Electric LLC	Reference: replace/upgrade the recessed lighting in both of the clubhouse bathrooms. ht	1,249.26		65,823.47
10/6/2025	100005	Kory P. Swanson	VOID: nvoice: 100325 (Reference: Security Services.)			65,823.47
10/7/2025	100006	Marcella Metal Works Inc.	Invoice: 1161 (Reference: Gate repair.)	3,113.34		62,710.13
10/7/2025	100007	Kai Connected, LLC	Invoice: 4786 (Reference: Professional Management Services.)	3,758.34		58,951.79
10/7/2025	100008	Gig Fiber, LLC - Streetleaf	Invoice: 5276 (Reference: Emerald Blossom Bridge_Oct 2025.) Invoice: 5275 (Reference: .	857.50		58,094.29
10/7/2025	100009	ECS Integrations LLC	Invoice: 103107 (Reference: 24/7 communication via callbox (billed quarterly).) Invoice: :	3,390.00		54,704.29
10/7/2025	100010	Kai	Invoice: 21146 (Reference: Field Services Amenity Management.)	1,835.00		52,869.29
10/7/2025	100011	Florida Lake & Pond Care	Invoice: 25877 (Reference: LAKE SERVICE AQUATIC WEED CONTROL ALGAE.) Invoice: 259	6,563.25		46,306.04
10/7/2025	100012	Off Duty Management, Inc	Invoice: INV259170 (Reference: Erica Realejo.)	206.12		46,099.92
10/7/2025	100013	Brightview Landscape Services, Inc.	Reference: Remove the stump. Back fill the hole with soil. https://clientname(FILLIN).pay	592.15		45,507.77
10/7/2025	100014	NaturZone Pest Control	Invoice: 807521 (Reference: Monthly pest control.)	295.00		45,212.77
10/7/2025	100015	H2 Lagoon Solutions	Invoice: 2845 (Reference: Commercial Pool cleaning and other maintenance.)	2,375.00		42,837.77
10/8/2025	100016	SchoolNow	Invoice: INV-SN-977 (Reference: Subscription starts: 10/1/2025-9/30/26.)	1,515.00		41,322.77
10/14/2025	ACH	Hillsborough County BOCC	Invoice: 092325-9065 (Reference: 5003 BELLA ARMONIA CIR.)	276.70		41,046.07
10/14/2025	100017	JBW Designs LLC	Invoice: 710008 (Reference: 11 stations serviced.) Invoice: 710009 (Reference: 11 station	809.04		40,237.03
10/14/2025	100018	Off Duty Management, Inc	Invoice: INV262209 (Reference: Jessica Bross, Kory Swanson, Lawrence Thomas.)	657.01		39,580.02
10/23/2025	100019	Brightview Landscape Services, Inc.	Invoice: 9512706 (Reference: Landscape Maint for 10/25.)	16,103.92		23,476.10
10/23/2025	100020	Stantec Consulting Services Inc.	Invoice: 2466246 (Reference: For Period Ending: September 30, 2025.)	618.00		22,858.10
10/23/2025	100021	Kai	Invoice: 21277 (Reference: City Electric Supply.)	576.10		22,282.00
10/23/2025	100022	Florida Lake & Pond Care	Invoice: 26482 (Reference: LAKE SERVICE AQUATIC WEED CONTROL ALGAE.)	1,312.65		20,969.35
10/23/2025	100023	Off Duty Management, Inc	Invoice: INV265072 (Reference: Jenna Peach, Jeffery Richards, Lawrence Thomas, Jessica I	1,030.60		19,938.75
10/23/2025	100024	ECS Integrations LLC	Invoice: 103197 (Reference: Gate repair.)	157.00		19,781.75
10/27/2025	ACH	Brighthouse Networks	Invoice: 2540872101025 (Reference: 16550 EMERALD BLOSSOM BLVD, 10/10/25 through 1	210.00		19,571.75
10/28/2025	100025	Straley Robin Vericker	Invoice: 27360 (Reference: For Professional Services Rendered Through September 30, 20:	423.00		19,148.75
10/28/2025	100026	Kai	Invoice: 21282 (Reference: Removal and installation of new CBU, and replacing locks on n	1,894.50		17,254.25
10/28/2025	100027	Off Duty Management, Inc	Invoice: INV267985 (Reference: Spencer Andrews, Jessica Bross, Kory Swanson.)	1,004.84		16,249.41
10/28/2025	100028	DiBartolomeo, McBee, Hartley & Barnes,P.A	Invoice: 90110766 (Reference: Services rendered regarding audited financial statements fr	4,250.00		11,999.41

DG Farms
Check Register-Bank United Operating
FY 2026

Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	Balance
10/31/2025	ACH	Hillsborough County BOCC	16550 EMERALD BLOSSOM BLVD	638.01		11,361.40
10/31/2025	835		bank service fees	81.63		11,279.77
10/31/2025				114,910.62	638.01	11,279.77
11/1/2025		H2 Lagoon Solutions	Invoice: 2863 (Reference: Commercial Pool cleaning and other maintenance.)	2,375.00		8,904.77
11/4/2025	ACH	TECO	Invoice: 101425-4687 (Reference: DG FARMS PH 3 September 10, 2025 - October 08, 2025.	1,034.95		7,869.82
11/4/2025	ACH	TECO	Invoice: 101425-4281 (Reference: 16550 EMERALD BLOSSOM BLVD September 10, 2025 - C	1,050.50		6,819.32
11/4/2025	ACH	TECO	Invoice: 101425-3762 (Reference: DG FARMS PH 2 September 10, 2025 - October 08, 2025.	1,304.68		5,514.64
11/4/2025	ACH	TECO	Invoice: 101425-3952 (Reference: DG FARMS, PH 1A September 10, 2025 - October 08, 202	1,494.04		4,020.60
11/4/2025	ACH	TECO	Invoice: 101425-1691 (Reference: DG FARMS, PH 7/8A September 10, 2025 - October 08, 2	1,934.52		2,086.08
11/4/2025	ACH	TECO	Invoice: 101425-4083 (Reference: DG FARMS, PH 1B September 10, 2025 - October 08, 202	3,176.29		(1,090.21)
11/4/2025	ACH	TECO	Invoice: 101425-4539 (Reference: 16568 EMERALD BLOSSOM BLVD September 10, 2025 -	114.35		(1,204.56)
11/4/2025	ACH	TECO	Invoice: 101425-5023 (Reference: 16510 EMERALD BLOSSOM BL GT September 10, 2025 -	292.61		(1,497.17)
11/4/2025	ACH	TECO	Invoice: 101425-4792 (Reference: 16414 LITTLE GARDEN DR September 10, 2025 - October	318.55		(1,815.72)
11/4/2025	ACH	TECO	Invoice: 101425-4828 (Reference: 5009 BELLA ARMONIA CR September 10, 2025 - Octobe	725.13		(2,540.85)
11/4/2025	ACH	TECO	Invoice: 101425-2338 (Reference: DG FARMS, PH 6A September 10, 2025 - October 08, 202	852.02		(3,392.87)
11/5/2025	ACH	TECO	Invoice: 101425-1373 (Reference: SR 674 AND US HWY01 September 10, 2025 - October 0	751.78		(4,144.65)
11/5/2025			Funds Transfer		100,000.00	95,855.35
11/6/2025	110625ACH	Hillsborough County BOCC	5003 BELLA ARMONIA CIR. https://clientname(FILLIN).payableslockbox.com/DocView/Inv	266.30		95,589.05
11/10/2025	100030	Hillsborough County BOCC	Invoice: 102425-9065 (Reference: 5003 BELLA ARMONIA CIR.)	266.30		95,322.75
11/10/2025	100031	Kai	Invoice: 21351 (Reference: Field Services Amenity Management.)	1,835.00		93,487.75
11/10/2025	100032	Arbitrage Rebate Counselors LLC	Invoice: 110325 (Reference: Arbitrage Services 9/9/24-9/9/25.)	475.00		93,012.75
11/10/2025	100033	Jayman Enterprises, LLC	Invoice: 4169 (Reference: Straighten sign throughout the community.)	600.00		92,412.75
11/10/2025	100034	Off Duty Management, Inc	Invoice: INV270865 (Reference: Kory Swanson, Jamsly Duverna, Kory Swanson.)	824.48		91,588.27
11/10/2025	100035	NaturZone Pest Control	Invoice: 816715 (Reference: Monthly pest control.)	295.00		91,293.27
11/10/2025	100036	Kai Connected, LLC	Invoice: 4826 (Reference: Professional Management Services.)	3,758.34		87,534.93
11/10/2025	100037	Gig Fiber, LLC - Streetleaf	Invoice: 5520 (Reference: Emerald Blossom Bridge_Nov 2025.) Invoice: 5519 (Reference:	457.50		87,077.43
11/13/2025	ACH	Hillsborough County BOCC	Invoice: 102325-1396 (Reference: 16550 EMERALD BLOSSOM BLVD.)	314.67		86,762.76
11/14/2025	100038	Hillsborough County Tax Collector	Invoice: 110825-0000 (Reference: Property Taxes.) Invoice: 110825-0150 (Reference: Pro	1,336.77		85,425.99
11/14/2025	100039	Off Duty Management, Inc	Invoice: INV273812 (Reference: Kory Swanson, Jessica Bross, Jameson Jaikaran, Jonah Dan	1,159.43		84,266.56
11/14/2025	100040	Hillsborough County Sheriff's Office	Invoice: CCI-2025-00878 (Reference: Mileage and Admin Fees.)	414.25		83,852.31
11/24/2025	100041	Stantec Consulting Services Inc.	Invoice: 2481855 (Reference: For Period Ending: October 31, 2025.)	1,280.07		82,572.24
11/24/2025	100042	Kai	Invoice: 21497 (Reference: Meeting hotel, MISCELLANEOUS AMENITY CENTER REPAIRS & M	1,914.74		80,657.50
11/24/2025	100043	Brightview Landscape Services, Inc.	Invoice: 9557874 (Reference: Cut up tree that fell over from storm.) Invoice: 9557788 (R	490.90		80,166.60
11/24/2025	100044	Straley Robin Vericker	Invoice: 27528 (Reference: For Professional Services Rendered Through October 31, 2025.	248.50		79,918.10
11/25/2025	100045	Off Duty Management, Inc	Invoice: INV276712 (Reference: Kory Swanson, Kory Swanson, Hailee Laitinen, Shalonda S	979.07		78,939.03
11/30/2025	831		bank service fees	109.89		78,829.14
11/30/2025	832		missing hillsborough water payment	266.30		78,562.84
11/30/2025	832R		missing hillsborough water payment		266.30	78,829.14
11/30/2025				32,716.93	100,266.30	78,829.14
12/1/2025	ACH	Bighthouse Networks	Invoice: 2540872111025 (Reference: 16550 EMERALD BLOSSOM BLVD, 11/10/25 through 1	210.00		78,619.14
12/2/2025	ACHonline	FL Dept OF Economic Opportunity	Invoice: 93249 (Reference: Annual District Filing Fee.)	175.00		78,444.14
12/5/2025	100046	Kory P. Swanson	Invoice: 0059(C) (Reference: 08/13/2025, 08/16/2025, 09/03/2025, EXTRA:09/11/2025.)	900.00		77,544.14
12/5/2025	100047	Hillsborough County Tax Collector	VOID: Invoice: 110825-0130 (Reference: Property Taxes.)			77,544.14
12/5/2025	ACH300032	TECO	Invoice: 120525-4281 (Reference: 16550 EMERALD BLOSSOM BLVD October 09, 2025 - Nov	1,024.31		76,519.83
12/5/2025	ACH300033	TECO	Invoice: 111425-4687 (Reference: DG FARMS PH 3 October 09, 2025 - November 10, 2025.	1,034.95		75,484.88
12/5/2025	ACH300034	TECO	Invoice: 111425-3762 (Reference: DG FARMS PH 2 October 09, 2025 - November 10, 2025.	1,304.68		74,180.20

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Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	Balance
12/5/2025	ACH300035	TECO	Invoice: 111425-3952 (Reference: DG FARMS, PH 1A October 09, 2025 - November 10, 2025)	1,494.04		72,686.16
12/5/2025	ACH300036	TECO	Invoice: 111425-1691 (Reference: DG FARMS, PH 7/8A October 09, 2025 - November 10, 2025)	1,934.52		70,751.64
12/5/2025	ACH300037	TECO	Invoice: 111425-4083 (Reference: DG FARMS, PH 1B October 09, 2025 - November 10, 2025)	3,176.29		67,575.35
12/5/2025	ACH300038	TECO	Invoice: 111425-4539 (Reference: 16568 EMERALD BLOSSOM BLVD October 09, 2025 - November 10, 2025)	76.02		67,499.33
12/5/2025	ACH300040	TECO	Invoice: 111425-4792 (Reference: 16414 LITTLE GARDEN DR October 09, 2025 - November 10, 2025)	363.64		67,135.69
12/5/2025	ACH300041	TECO	Invoice: 111425-5023 (Reference: 16510 EMERALD BLOSSOM BL GT October 09, 2025 - November 10, 2025)	411.33		66,724.36
12/5/2025	ACH300042	TECO	Invoice: 111425-1373 (Reference: SR 674 AND US HWY01 October 09, 2025 - November 10, 2025)	751.78		65,972.58
12/5/2025	ACH300043	TECO	Invoice: 111425-4828 (Reference: 5009 BELLA ARMONIA CR October 09, 2025 - November 10, 2025)	828.18		65,144.40
12/5/2025	ACH300044	TECO	Invoice: 111425-2338 (Reference: DG FARMS, PH 6A October 09, 2025 - November 10, 2025)	852.02		64,292.38
12/10/2025	100048	Kai	Invoice: 21530 (Reference: Field Services Amenity Management.)	1,835.00		62,457.38
12/10/2025	100049	Off Duty Management, Inc	Invoice: INV282251 (Reference: Johnny Cauley, Kory Swanson, Hailee Laitinen, Jamsly Duv)	1,545.90		60,911.48
12/10/2025	100050	Kai Connected, LLC	Invoice: 4868 (Reference: Professional Management Services.)	3,758.34		57,153.14
12/10/2025	100051	Gig Fiber, LLC - Streetleaf	Invoice: 5728 (Reference: Amenity Parking_Dec 2025.)	200.00		56,953.14
12/15/2025	121525ACH	Hillsborough County BOCC	VOID: Reference: 5003 BELLA ARMONIA CIR. https://clientname(FILLIN).payableslockbox.com/DocView/			56,953.14
12/15/2025	ACH300046	Hillsborough County BOCC	Invoice: 112125-1396 (Reference: 16550 EMERALD BLOSSOM BLVD.)	537.85		56,415.29
12/16/2025	100052	Off Duty Management, Inc	Invoice: INV279467 (Reference: Kory Swanson, Jamsly Duverna, Jacob St. John, Joey Devor	1,558.79		54,856.50
12/22/2025	100053	Kai	Invoice: 21651 (Reference: Environmental Health Permit and 12.8.25 Meeting room hotel.	597.85		54,258.65
12/22/2025	100054	Off Duty Management, Inc	Invoice: INV287104 (Reference: Jay Meyers, Kory Swanson, Kory Swanson, Kory Swanson.	988.18		53,270.47
12/22/2025	100055	Snowbird Electric LLC	Invoice: 1327 (Reference: Replaced the recessed lighting at the clubhouse.)	6,478.40		46,792.07
12/23/2025	100056	Rep Services, Inc.	Invoice: 21378.01.02 (Reference: Sereno Amenity Center Shade Replacement.)	36,530.27		10,261.80
12/27/2025	ACH300031	Brighthouse Networks	Invoice: 2540872121025 (Reference: 16550 EMERALD BLOSSOM BLVD, 12/10/25 through C	210.00		10,051.80
12/31/2025	100057	Brightview Landscape Services, Inc.	Invoice: 9548119 (Reference: Landscape Maint for 11/25.) Invoice: 9571458 (Reference: I	35,069.08		(25,017.28)
12/31/2025	100058	Business Observer	Invoice: 25-03943H (Reference: Request for Proposals for Landscape and Irrigation Mainte	109.38		(25,126.66)
12/31/2025	100059	NaturZone Pest Control	Invoice: 825474 (Reference: Monthly pest control.)	295.00		(25,421.66)
12/31/2025	100060	JBW Designs LLC	Invoice: 710011 (Reference: 11 stations serviced.)	404.52		(25,826.18)
12/31/2025	100061	Florida Commercial Care, Inc.	Invoice: 25117041 (Reference: Pool clean up and repair.) Invoice: 25117040 (Reference: I	1,131.08		(26,957.26)
12/31/2025	100062	Kai	Invoice: 21679 (Reference: City of Punta Gorda, FL, Utility Billing.)	5.10		(26,962.36)
12/31/2025	100063	Florida Lake & Pond Care	Invoice: 26599 (Reference: LAKE SERVICE AQUATIC WEED CONTROL ALGAE.) Invoice: 266	2,625.30		(29,587.66)
12/31/2025	100064	Stantec Consulting Services Inc.	Invoice: 2498803 (Reference: For Period Ending: November 28, 2025.)	3,549.04		(33,136.70)
12/31/2025	100065	Off Duty Management, Inc	Invoice: INV290040 (Reference: Kory Swanson, Hailee Laitinen, Jameson Jaikaran, Sydney	2,815.99		(35,952.69)
12/31/2025	100066	Gig Fiber, LLC - Streetleaf	Invoice: 5729 (Reference: Emerald Blossom Bridge_Dec 2025.)	257.50		(36,210.19)
12/31/2025	100067	Straley Robin Vericker	Invoice: 27704 (Reference: For Professional Services Rendered Through November 30, 202	889.00		(37,099.19)
12/31/2025	100068	H2 Lagoon Solutions	Invoice: 2883 (Reference: Commercial Pool cleaning and other maintenance.)	2,375.00		(39,474.19)
12/31/2025	100069	ECS Integrations LLC	Invoice: 103381 (Reference: Gate Repair.)	157.00		(39,631.19)
12/31/2025	833		bank service fees	108.53		(39,739.72)
12/31/2025			Funds Transfer		125,000.00	85,260.28
				118,568.86	125,000.00	85,260.28
1/2/2026	100070	H2 Lagoon Solutions	Invoice: 2902 (Reference: Commercial Pool cleaning and other maintenance.)	2,375.00		82,885.28
1/2/2026	100071	JBW Designs LLC	Invoice: 710010 (Reference: 11 stations serviced 10/25.) Invoice: 710012 (Reference: 11 s	809.04		82,076.24
1/2/2026	100072	Adam B's Tree Service	Invoice: ROCKYPOINT04 (Reference: Removal of 1 palm tree.)	995.00		81,081.24
1/5/2026	ACH	Hillsborough County Tax Collector	2023, 2024, 2025 property tax payment	2,337.56		78,743.68
1/6/2026	100073	Kory P. Swanson	Reference: Security Services. https://clientname(FILLIN).payableslockbox.com/DocView/	180.00		78,563.68
1/6/2026	ACH300047	TECO	Invoice: 121625-3762 (Reference: G FARMS PH 2 Nov 11, 2025 - Dec 10, 2025.)	1,250.83		77,312.85
1/6/2026	ACH300048	TECO	Invoice: 121625-3952 (Reference: DG FARMS, PH 1A Nov 11, 2025 - Dec 10, 2025.)	1,430.06		75,882.79
1/6/2026	ACH300049	TECO	Invoice: 121625-4083 (Reference: DG FARMS, PH 1B Nov 11, 2025 - Dec 10, 2025.)	3,130.87		72,751.92
1/6/2026	ACH300050	TECO	Invoice: 121625-4281 (Reference: 16550 EMERALD BLOSSOM BLVD Nov 11, 2025 - Dec 10,	974.44		71,777.48

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Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	Balance
1/6/2026	ACH300051	TECO	Invoice: 121625-4539 (Reference: 16568 EMERALD BLOSSOM BLVD Nov 11, 2025 - Dec 10,	58.44		71,719.04
1/6/2026	ACH300052	TECO	Invoice: 121625-4687 (Reference: DG FARMS PH 3 November 11, 2025 - December 10, 202	991.63		70,727.41
1/6/2026	ACH300053	TECO	Invoice: 121625-4828 (Reference: 5009 BELLA ARMONIA CR November 11, 2025 - Decemb	741.38		69,986.03
1/6/2026	ACH300054	TECO	Invoice: 121625-5023 (Reference: 16510 EMERALD BLOSSOM BL GT November 11, 2025 - [387.82		69,598.21
1/6/2026	ACH300055	TECO	Invoice: 121625-4792 (Reference: 16414 LITTLE GARDEN DR November 11, 2025 - Decemb	315.01		69,283.20
1/6/2026	ACH300057	TECO	Invoice: 121625-2338 (Reference: DG FARMS, PH 6A November 11, 2025 - December 10, 2	852.02		68,431.18
1/6/2026	ACH300058	TECO	Invoice: 121625-1373 (Reference: SR 674 AND US HWY01 November 11, 2025 - December	751.78		67,679.40
1/6/2026	ACH300060	TECO	Invoice: 121625-1691 (Reference: DG FARMS, PH 7/8A November 11, 2025 - December 10	1,934.52		65,744.88
1/9/2026	100074	Kai Connected, LLC	Invoice: 4907 (Reference: Professional Management Services.) Invoice: 4931 (Reference:	5,593.34		60,151.54
1/9/2026	100075	Gig Fiber, LLC - Streetleaf	Invoice: 5931 (Reference: Emerald Blossom Bridge_January 2026.) Invoice: 5930 (Referer	457.50		59,694.04
1/9/2026	100076	ECS Integrations LLC	Invoice: 103476 (Reference: 24/7 communication via callbox (billed quarterly).) Invoice: :	2,670.00		57,024.04
1/9/2026	100077	Off Duty Management, Inc	Invoice: INV294909 (Reference: Jessica Bross, Gilbert Absolu, Chentee Tyler.) Invoice: INV	1,545.90		55,478.14
1/9/2026	100078	Kai	Invoice: 21767 (Reference: Signs for DG Farms.)	300.11		55,178.03
1/9/2026	100079	NaturZone Pest Control	Invoice: 834844 (Reference: Monthly pest control.)	295.00		54,883.03
1/12/2026	ACH300062	Hillsborough County BOCC	Invoice: 122225-1396 (Reference: 16550 EMERALD BLOSSOM BLVD.)	557.19		54,325.84
1/13/2026	ACH300061	Hillsborough County BOCC	Invoice: 122305-9065 (Reference: 5003 BELLA ARMONIA CIR.)	290.08		54,035.76
1/16/2026	100080	Kai	Invoice: 21789 (Reference: DG Farms supplies.) Invoice: 21807 (Reference: Final Paymen	2,142.82		51,892.94
1/16/2026	100081	Brightview Landscape Services, Inc.	Invoice: 9632296 (Reference: Irrigation Repairs.) Invoice: 9617947 (Reference: Landscap	16,213.92		35,679.02
1/16/2026	100082	ECS Integrations LLC	Invoice: 103563 (Reference: Camera Repair.) Invoice: 103565 (Reference: Installed SPEEC	5,047.50		30,631.52
1/23/2026	100083	Brightview Landscape Services, Inc.	Invoice: 9632322 (Reference: Irrigation Repair.)	437.00		30,194.52
1/27/2026	100084	Straley Robin Vericker	Invoice: 27745 (Reference: For Professional Services Rendered Through December 31, 202	1,891.00		28,303.52
1/27/2026	100085	Off Duty Management, Inc	Invoice: INV298781 (Reference: Ricardo Varela-01, Lourdes Duncan, Lawrence Thomas.)	2,937.21		25,366.31
1/27/2026	100086	Kai	Invoice: 21818 (Reference: January 12, 2026 Meeting Hote.) Invoice: 21824 (Reference: C	922.58		24,443.73
1/27/2026	ACH300063	Brighthouse Networks	Invoice: 2540872011026 (Reference: 16550 EMERALD BLOSSOM BLVD, 01/10/26 through C	210.00		24,233.73
1/28/2026	100087	Brightview Landscape Services, Inc.	Installed Augustine sod	385.00		23,848.73
1/28/2026	100088	Florida Lake & Pond Care	Invoice: 26822 (Reference: LAKE SERVICE AQUATIC WEED CONTROL ALGAE.)	1,312.65		22,536.08
1/31/2026	835		bank service fees	115.59		22,420.49
01/31/2026				62,839.79	-	22,420.49
2/3/2026	100089	Jeff Duzzny, REM	Invoice: 102525 (Reference: Reimbursement of Supervisor Duzzny paying off duty officer f	202.50		22,217.99
2/3/2026	100090	Off Duty Management, Inc	Invoice: INV304358 (Reference: Johnny Cauley, Hector Diaz-01, Lawrence Thomas, Johnny	1,133.66		21,084.33
2/5/2026	100091	NaturZone Pest Control	Invoice: 843442 (Reference: Monthly pest control.)	295.00		20,789.33
2/5/2026	100092	Kai Connected, LLC	Invoice: 4955 (Reference: Professional Management Services.) Invoice: 4957 (Reference:	5,593.34		15,195.99
2/5/2026	100093	Gig Fiber, LLC - Streetleaf	Invoice: 6141 (Reference: Amenity Parking_Feb 2026.) Invoice: 6142 (Reference: Emeralc	457.50		14,738.49
2/5/2026	100094	Rep Services, Inc.	Invoice: 21378.01.01 (Reference: Sereno Amenity Center Shade Replacement.)	23,918.50		(9,180.01)
2/5/2026	100095	US BANK	Invoice: 8055478 (Reference: Trustee fees and incidental expense.)	4,506.13		(13,686.14)
2/5/2026			Funds Transfer		125,000.00	111,313.86
2/6/2026	020626ACH1	TECO	SR 674 AND US HWY01 December 11, 2025 - January 12, 2026	752.12		110,561.74
2/6/2026	020626ACH2	TECO	DG FARMS, PH 6A December 11, 2025 - January 12, 2026	852.39		109,709.35
2/6/2026	020626ACH3	TECO	DG FARMS, PH 7/8A December 11, 2025 - January 12, 2026	1,934.52		107,774.83
2/6/2026	020626ACH	TECO	16568 EMERALD BLOSSOM BLVD December 11, 2025 - January 12, 2026	91.28		107,683.55
2/6/2026	ACH300067	TECO	Invoice: 011626-3762 (Reference: FARMS PH 2 December 11, 2025 - January 12, 2026.)	1,305.34		106,378.21
2/6/2026	ACH300068	TECO	Invoice: 011626-3952 (Reference: FARMS PH 1A December 11, 2025 - January 12, 2026.)	1,490.68		104,887.53
2/6/2026	ACH300070	TECO	Invoice: 011626-4083 (Reference: DG FARMS, PH 1B December 11, 2025 - January 12, 2026	3,177.70		101,709.83
2/6/2026	ACH300071	TECO	Invoice: 011626-4281 (Reference: 16550 EMERALD BLOSSOM BLVD December 11, 2025 - J	834.47		100,875.36
2/6/2026	ACH300073	TECO	Invoice: 011626-4687 (Reference: DG FARMS PH 3 December 11, 2025 - January 12, 2026.	1,035.50		99,839.86
2/6/2026	ACH300074	TECO	Invoice: 011626-4828 (Reference: 5009 BELLA ARMONIA CR December 11, 2025 - January	866.49		98,973.37

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Date	Ref #	Vendor Name	Memo	Disbursements	Deposits	Balance
2/6/2026	ACH300075	TECO	Invoice: 011626-5023 (Reference: 16510 EMERALD BLOSSOM BL GT December 11, 2025 - J.	435.59		98,537.78
2/6/2026	ACH300076	TECO	Invoice: 011626-4792 (Reference: 16414 LITTLE GARDEN DR December 11, 2025 - January :	377.16		98,160.62
2/13/2026	100096	Stantec Consulting Services Inc.	Invoice: 2518164 (Reference: For Professional Services 12/25.)	1,617.60		96,543.02
2/13/2026	100097	Kai	Invoice: 22007 (Reference: zenwork 1099 file.) Invoice: 22038 (Reference: supplies.)	183.98		96,359.04
2/13/2026	100098	Off Duty Management, Inc	Invoice: INV307730 (Reference: Cameron Sinclair, Kory Swanson, Joe Conteh, Lawrence T	1,288.26		95,070.78
2/13/2026	ACH300064	Hillsborough County Sheriff's Office	Invoice: 012326--1396 (Reference: 16550 EMERALD BLOSSOM BLVD.)	534.42		94,536.36
2/13/2026	ACH300065	Hillsborough County BOCC	Invoice: 012326-9065 (Reference: 5003 BELLA ARMONIA CIR.)	298.77		94,237.59
2/17/2026	100099	Off Duty Management, Inc	Invoice: INV310616 (Reference: Kory Swanson, Clement Wellhoff, Kory Swanson, Lawrenc	1,133.66		93,103.93
2/19/2026	100100	ECS Integrations LLC	Invoice: 103674 (Reference: Gate repair.)	220.00		92,883.93
2/19/2026	100101	JBW Designs LLC	Invoice: 710013 (Reference: 11 stations serviced, 2 trash cans 1/26.)	404.52		92,479.41
2/19/2026	100102	Kai	Invoice: 22065 (Reference: 2.9.26 Meeting room hotel.) Invoice: 22071 (Reference: suppl	240.68		92,238.73
2/19/2026	100103	Brightview Landscape Services, Inc.	Invoice: 9648340 (Reference: Landscape Maint for 2/26.)	16,103.92		76,134.81
2/19/2026	100104	Straley Robin Vericker	Invoice: 27889 (Reference: For Professional Services Rendered Through January 31, 2026.	1,037.00		75,097.81
2/24/2026	100105	Kai	Invoice: 22086 (Reference: Supplies.)	46.95		75,050.86
2/24/2026	100106	Off Duty Management, Inc	Invoice: INV312608 (Reference: Joe Conteh, Lawrence Thomas, Kory Swanson.)	824.48		74,226.38
2/27/2026	ACH300066	Brighthouse Networks	Invoice: 2540872021026 (Reference: 16550 EMERALD BLOSSOM BLVD, 02/10/26 through C	130.00		74,096.38
2/27/2026	400040520	Sarah Napal	VOID: Invoice: 022626 (Reference: Reimbursement for Reservation deposit, paid 2/27/26 with check 4			74,096.38
2/28/2026	837		bank service fees	125.38		73,971.00
02/28/2026				73,449.49	125,000.00	73,971.00

EXHIBIT 12

AGENDA



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

ACCESS CONTROL + SECURITY + INTRUSION + CCTV+GATES

ECSINTEGRATIONS.COM



Date: 4/13/2026

SATELLITE INTERNET

Proposal No: TH26415

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

Job Location: DG FARMS CDD - Internet
Attention: Andy Mendenhall Title: LCAM
Email: gary@hikai.com
Phone: 813-565-4663 Fax: _____
Address: 16550 Emerald Blossom Blvd
City / ST: Wimauma / FL Zip: 33598

OF SITES

1

ECSI WILL PROVIDE A WIRELESS INTERNET SOLUTION WITH A MINIMUM OF 1 YEAR AGREEMENT. EARLY TERMINATION IS PERMITTED WITH A 30 DAY WRITTEN NOTICE. SERVICES PROVIDED WILL BE REMOTE ACCESS /VIEWING TO EACH INDIVIDUAL SITE LOCATION BASED ON MODEM LOCATION. ALL EQUIPMENT WILL BE COVERED BY A 1 YEAR MANUFACTURER'S WARRANTY PARTS AND LABOR. EACH SITE WILL BE 5G OR 4G BASED ON VERIFICATION. PRICING WILL BE BASED ON 5G OR 4G AND LOCATION OF SITE. ANY ACTS OF GOD AND VANDALISM ARE NOT COVERED. STANDARD SERVICE RATES WILL APPLY. 48 HOUR RESPONSE TIME M-F PROVIDED ACCESS TO THE SITE IS DRIVABLE. CATASTROPHIC SITE CONDITIONS DO NOT APPLY. CONTRACT SUBJECT TO CHANGE WITHOUT NOTICE. INVOICED QUARTERLY IN ADVANCE.

INIT MONTHLY AMOUNT \$150.00

CONSIDERATIONS & EXCLUSIONS: This proposal is valid through: 5/13/2026

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 Company and Subscriber, respectively. The undersigned hereby acknowledges reading, understanding, and accepting all the terms and conditions set forth in this Contract, including those on page 2 of this form and any addendums for multiple buildings or locations which are incorporated herein and by reference made a part hereof for a period of ONE YEAR (1) commencing on the completed installation date signed by Subscriber. Service rates for afterhours service calls on weeknights is are \$147.00/hr portal to portal with a \$45.00 trip charge, weekends and holidays are \$196/hr portal to portal with a \$45 trip charge. Additional notes added at the time of acceptance:

ESC INTEGRATIONS

SUBSCRIBER

By (Signature): _____
Name (Printed): _____
Title: _____ **Date:** _____

By (Signature):
Name (Printed):
Title: **Date:**
Activation Date: _____

TERMS & CONDITIONS:

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

2. Warranty:

A. Company guarantees all material to be as specified. All work shall be completed in a workmanlike manner according to standard industry practices.

B. Company reserves the right to charge Customer for any damage or loss associated with Subscriber negligence, vandalism, and/or tampering by any party not authorized by Company.

3. Company Services:

A. 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.

B. Equipment Serviceability. When, in Company's judgment equipment cannot be maintained under this Contract, Company will, at its sole option, either withdraw from this Contract, or submit a cost estimate for new equipment. Charges for new equipment will be in addition to maintenance charges. The Subscriber may terminate this Contract if Subscriber does not wish to authorize such work, in which charges for a partial month's service shall be pro-rated on the basis of a thirty day month. Subscriber acknowledges that Company's obligation is solely to perform the services specified herein and Company is in no way obligated to ensure the operation of the system or to maintain or service Subscriber's property or property of others to which the system is connected.

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, internet, and telephone hook-ups as deemed necessary by Company for connection of the equipment.

B. Subscriber must visually inspect system components periodically and, if a problem is discovered, notify Company immediately. When Company 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 Company, in writing, of any change in fire rating bureau or agency. Subscriber must also inform Company, in writing, of any change in the list of people that Company is to call in the event of alarm activation. Company is not responsible for any errors, omissions, or failure to update such list by Subscriber.

5. Default:

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

B. Company's Remedy Upon Default.

i. Terminate Contract. If Subscriber defaults, Company 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 Company 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 Company 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 COMPANY AT AN ADDITIONAL COST TO SUBSCRIBER.** All risk of loss or damage to the system shall be borne exclusively by Subscriber.

7. Renewal: Either party may cancel this agreement by written notice within 30 days of the expiration date. If neither party exercises this option, the agreement will automatically renew for the original term, with no further writing.

8. Fee Increases: The rates set forth in this Contract do not include taxes. Taxes will not be applied if a current tax exempt certificate is provided by Subscriber. Company shall have the right, at any time during the term of this Contract, to increase the service charges to reflect any additional taxes, fees or charges relating to the services we provide under this Contract which may be imposed on Company by any utility or government agency and Subscriber agrees to pay the same. After one (1) year, rates are also subject to adjustment to a rate reflecting the annual percentage increase in the official U.S. Government Cost of Living Index to the nearest even dollar amount.

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

10. COMPANY'S LIMITS OF LIABILITY:

A. Limitation of Damages. IT IS UNDERSTOOD AND AGREED THAT THE COMPANY 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. 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 Company 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 the Company by virtue of this Contract. Notwithstanding these provisions, if there should arise any liability on the part of Company, 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 Company to assume greater liability, Subscriber may obtain from Company 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 Company and the additional charges. However, any such additional obligation does not make Company an insurer.

B. Interruption of Service. The Company 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 the Company'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. Company 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 Company 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 Company is not an insurer; that Subscriber assumes all risk of loss or damage to Subscriber's premises or the contents thereof; and that Subscriber has read and understands all of this Contract, particularly paragraph ten (10) which sets forth Company's maximum liability in the event of any loss or damage to Subscriber or anyone else.

11. Third Party Indemnification: In the event any person, not a party to this Contract, shall make any claim or file any lawsuit against Company for any reason relating to Company'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 Company 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 the Company or any of its subcontractors, subject to the advice of Subscriber's counsel.

12. Assignment: Company 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. Company 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 Company 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 Company.

13. 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.

14. Notices: All notices to be given hereunder shall be in writing and may be served via any method of communication which generates delivery confirmation.

initials

