

***DG FARMS
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package
Regular Meeting***

***Date/Time:
Monday, June 8, 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, June 8, 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, June 8, 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

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

I. Call to Order / Roll Call

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

III. Business Items

A. Consideration of Seat 4 Candidates

1. Eli Karp **Exhibit 1**
2. Sal Kopanski **Exhibit 2**
3. Jessica McCarter **Exhibit 3**
4. Keri Sargent **Exhibit 4**

B. Consideration/Adoption of Resolutions

1. 2026-04, Designating Officers **Exhibit 5**
2. 2026-05, Authorizing Bank Account Signatories **Exhibit 6**

C. Presentation of Proposed FY 2027 Budget **Exhibit 7**

D. Consideration/Adoption of Resolution 2026-06, Approving Proposed FY 2027 Budget and Setting Public Hearing **Exhibit 8**

E. Presentation Kai 360

IV. Staff & Vendor Reports

A. District Counsel

B. District Engineer

1. Consideration/Approval of Professional Services Agreement Change Order (Total) - \$25,000.00 **Exhibit 9**

C. Field Service Manager

1. Safety Culture Report conducted on May 27, 2026 **Exhibit 10**
2. Discussion: Palm Tree Condition (Intersection of Bella Armonia Circle & Sereno Bridge Blvd) **Exhibit 11**
3. Consideration/Approval of Proposals
 - a. RedTree **Exhibit 12**
 - i. Sweet Viburnum Installation - \$655.00
 - ii. Sylvester Palm Removal & Replacement - \$18,500.00
 - iii. Sylvester Palm Removal & Sod Installation - \$1,975.00
 - b. Quality Roofing – Roof Repair Proposal **Exhibit 13**
 - c. H2 Pool Services – Electrical Panel Repair and Breaker Replacement Proposal - \$3,950.00 **Exhibit 14**

D. District Manager

V. Consent Agenda Items

- A. Consideration/Approval of the May 11, 2026, Regular Meeting Minutes **Exhibit 15**

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

VII. Supervisor Requests

VIII. Adjournment

EXHIBIT 1

AGENDA

From: eli@helloliving.com
Sent: Tuesday, May 19, 2026 12:23:18 PM
To: Andy Mendenhall
Subject: CDD Board Seat — Statement of Interest

Hi Andy,

I'd like to express my interest in the open seat on the Sereno CDD Board of Supervisors.

I'm a resident and owner of four properties in the community (5082, 5077, 5033, and 5052 Ivory Stone Dr). I've spent my career in real estate development — as Founder & CEO of Hello Living, I developed close to half a billion dollars in residential and mixed-use projects in Brooklyn, New York. My experience spans site acquisition, entitlements, construction, infrastructure, and community building.

I'm currently retired and living full-time in Sereno. I'd welcome the opportunity to contribute my experience to the board and help ensure the community's infrastructure and development are managed well.

Happy to provide any additional information needed.

Best regards,
Eli Karp

EXHIBIT 2

AGENDA

Sal Kopanski

Wimauma, FL • (254) 589-2434 • salah.kop1994@gmail.com

PROFESSIONAL SUMMARY

Results-driven geospatial and land survey professional with over a decade of progressive experience in military leadership, hospitality management, and field survey operations. Proven ability to lead teams, manage complex projects, and communicate technical information across diverse stakeholders. Currently pursuing a B.S. in Geomatics at the University of Florida, building on an Associate of Arts degree. Seeking a CDD Board Member or Supervisory role to apply expertise in infrastructure, land development, property boundary analysis, and community accountability to serve the public interest.

CORE COMPETENCIES

Construction Layout & As-Built Surveys • FEMA Elevation Certificates • Residential & Commercial Boundary Surveys
Road & Utility Infrastructure Layout • Team Leadership & Supervision • Regulatory Compliance & Record Keeping
Project Coordination • Public Accountability & Governance • Military Discipline & Operations

PROFESSIONAL EXPERIENCE

Survey Field Technician | Levine Surveying & Mapping | Venice, FL *Dec 2025 – Present*

- Perform construction layout and as-built surveys for residential and commercial development projects.
- Conduct FEMA elevation certificates and location surveys, ensuring regulatory compliance.
- Execute boundary surveys and collaborate with licensed surveyors to produce accurate record drawings.
- Interpret engineering plans, legal descriptions, and plat maps to support client deliverables.

Field Survey Technician | C&M RoadBuilders | Sarasota, FL *Jun 2023 – Nov 2025*

- Provided construction layout for roads, storm drains, sanitary sewer systems, and underground utilities.
- Produced as-built and record drawings to document completed infrastructure for municipal and private clients.
- Coordinated with project managers and engineers to maintain accuracy and project timelines.
- Operated total stations, GPS/GNSS equipment, and data collectors to support multi-million dollar construction contracts.

Survey Instrument Operator | Windrose Land Services | Austin, TX *Jul 2020 – May 2023*

- Operated survey instruments on residential and commercial projects across the greater Austin metro area.
- Assisted in boundary, topographic, and construction staking surveys supporting land development.
- Maintained field notes and communicated findings to licensed surveyors and project leads.
- Demonstrated adaptability and problem-solving in rapidly expanding development markets.

Barback / Bartender / Server | Local Icon Hospitality | Raleigh, NC *Oct 2016 – May 2020*

- Supervised bar operations and junior staff in a high-volume hospitality environment.
- Built strong communication, conflict resolution, and customer service skills applicable to community governance.
- Managed inventory, cash handling, and compliance with ABC regulations.

Infantryman, Specialist (SPC) | United States Army | Fort Hood, TX *Jul 2013 – Oct 2016*

- Served honorably for 3 years in the U.S. Army Infantry; received Honorable Discharge at rank of Specialist (E-4).
- Operated in high-pressure environments requiring sound judgment, personal accountability, and close coordination with fellow soldiers.
- Trained in land navigation, communications, weapons systems, and tactical decision-making.
- Developed foundational leadership principles including integrity, discipline, and mission focus — directly applicable to board governance and public service roles.

EDUCATION

Bachelor of Science in Geomatics *(In Progress)*

University of Florida, Gainesville, FL

Associate of Arts (A.A.)

Awarded prior to enrollment in Geomatics B.S. program

TECHNICAL SKILLS & TOOLS

Survey Equipment: Total Stations, GNSS/GPS Receivers, Data Collectors, Digital Levels

Survey Types: Construction Layout, As-Builts, FEMA Elevation Certificates, Location Surveys, Boundary Surveys, Topographic Surveys

Infrastructure Knowledge: Roads, Stormwater, Sanitary Sewer, Water Mains, Underground Utilities, Record Drawings

Leadership & Governance: Military Leadership, Team Supervision, Regulatory Compliance, Community Development District Operations

MILITARY SERVICE

United States Army • Infantry • Specialist (E-4) • Honorably Discharged • Fort Hood, TX • 2013–2016

EXHIBIT 3

AGENDA

From: Jessica McCarter
Sent: Tuesday, May 19, 2026 4:13:51 PM
To: Andy Mendenhall
Subject: Sereno CDD Board - Jessica McCarter

Good Afternoon,

I am writing to express my interest in serving on the DG Farms Community Development District (CDD) Board. As a committed resident of the Sereno community, I am passionate about supporting the continued growth, transparency, and long-term success of our district.

I bring along a background in HOA compliance and I have developed strong skills in policy enforcement, regulatory understanding, budgetting, and overall community engagement.

My experience includes working with governing documents, ensuring adherence to established standards, and helping residents navigate compliance matters effectively and respectfully. These experiences have strengthened my ability to approach challenges with fairness, consistency, and a solutions-oriented mindset which are qualities I believe are essential to be a contributing member on the CDD Board.

I am particularly interested in supporting sound decision-making related to district operations, infrastructure, and financial stewardship. I value integrity, accountability, as well as transparency and I am wholeheartedly committed to ensuring that community guidelines and district policies are implemented in a way that is both effective for our community while being considerate of our community members.

As a resident, I am personally invested in maintaining and enhancing the quality of life within our district. I am committed to listening to homeowners, collaborating with fellow board members, and contributing to initiatives that promote responsible growth and well-managed community resources.

I would be honored to serve and contribute my time, experience, and perspective to the CDD Board.

Thank you in advance for the Boards consideration and I look forward to hearing back on next steps!

Sincerely,

Jessica McCarter
5127 Brickwood Rise Dr.
Wimauma, FL 33598

Always remember—the best is yet to come!

JESSICA MCCARTER

Wimauma, FL

386.338.4654

Jmccarter814@outlook.com

Analytical & resourceful administrative and operations professional with 15+ years of experience supporting cross-functional teams, coordinating complex workflows managing data integrity in fast-paced environments. Recognized for serving with heart, exceptional organization, transparency, trusted leader and mentor, and maintaining momentum across multiple priorities while ensuring a smooth experience for both internal teams and external stakeholders.

CORE SKILLS

- Bilingual (English/Spanish)
- Strong organization, multitasking, and attention to detail
- Clear written and verbal communication
- Cross-functional collaboration
- Commitment to diversity, equity, and inclusion
- Proactive, resourceful, and growth-oriented mindset
- Proficient in CRM systems such as Salesforce, Oracle, HubSpot, Jira, Zendesk, Paylocity, Workday, ADP
- Microsoft+ Certified (Excel including pivot tables, PowerPoint, Access, Outlook)

PROFESSIONAL EXPERIENCE

COMPLIANCE MANAGER

Second Avenue Realty- Tampa, FL | March 2025 – February 2026

- Led a team of 7 supporting several initiatives and operational workflows
- Handled sensitive and confidential information with discretion while maintaining compliance with company policies and regulatory requirements.
- Partnered closely with senior leaders and cross-functional stakeholders to support staffing needs, workload planning, and timely execution of operational priorities.
- Maintained accurate and confidential records across multiple systems, ensuring data integrity, compliance, and audit readiness throughout each process stage.
- Reviewed applications, documentation, and supporting materials with strong attention to detail to ensure accuracy, eligibility, and alignment with policy requirements.

- Delivered a positive stakeholder and candidate experience through clear, timely, and professional communication while managing competing priorities.
- Collaborated with HR, Operations, and leadership teams to share progress updates, surface risks, and support workforce planning initiatives.

PROPERTY COMPLIANCE SUPERVISOR

Invitation Homes, Tampa, FL - Remote | 2021-2025

- Mentored and coached team of 4 supporting high-volume property compliance violations which required coordination with HOAs, local municipalities, vendors, internal stakeholders, and legal entities
- Attended legal proceedings as the spokesperson for the organization to mitigate financial risks including property liens
- Supported new hire on boarding activities by organizing required documentation, validating information, and ensuring new accounts and vendors were set up accurately in internal systems.
- Worked closely with Product and Operations teams to ensure financial charges were accurate and processed on time.
- Performed month-end auditing of invoices and supporting documentation for accuracy against contract terms and internal policies to help avoid payment errors and downstream disruptions.
- Identified workflow inefficiencies and partnered with cross-functional teams to streamline processes and reduce rework.

PROPERTY MANAGER (PROMOTED TO COMPLIANCE SUPERVISOR)

Invitation Homes — Tampa, FL | 2018-2021

- Supported resident inquiries, billing questions, and account discrepancies while maintaining accurate records across internal systems.
- Coordinated resident onboarding, screening, and documentation to ensure accurate financial and compliance data before move-in.
- Balanced policy requirements with customer experience, helping resolve issues while staying aligned with fair housing standards and internal controls.
- Liaison between maintenance and vendors to ensure maintenance issues were handled in a timely manner
- Provided resources to residents during times of financial hardship exacerbated by the COVID-19 pandemic

EXECUTIVE ASSISTANT

Amaral & Associates Realty, Inc. - Palm Coast, FL | 2013-2018

- Served right hand to President and Vice-President in an office manager capacity by performing administrative tasks such as schedule management, travel coordination, data entry, recordkeeping, report preparation, and filing to support all operational workflows.
- Served right hand to President and Vice-President in an office manager capacity by performing administrative tasks such as schedule management, travel coordination, data entry, recordkeeping, report preparation, and filing to support all operational workflows.
- Maintained organized and compliant documentation for contracts, financial records, and escrow files to support transparency in financial transactions

- Coordinated communication with residents, clients, and internal teams to resolve outstanding items, address discrepancies, and ensure timely completion of all required tasks.
- Processed and tracked invoices, approvals, and record updates to keep internal systems accurate.
- Assisted with audit preparation by compiling support materials, validating documentation, and ensuring records were properly filed and accessible.

EDUCATION

BAS — Supervision & Business Management – Concentration in Human Resources (In Progress) Daytona State College, Daytona Beach, FL | Expected Graduation Fall 2027

AAS — Supervision & Business Management (Conferred)
Daytona State College, Daytona Beach, FL | 2017–2019

Office Administrative Specialist — Business & Administration
Flagler Technical College, Palm Coast, FL | 2012–2013

EXHIBIT 4

AGENDA

Keri Sargent

5125 Sable Chime Dr, Wimauma, FL 33598 | (352) 362-7823 | kerisargent8@gmail.com

June 2, 2026

Dear Members of the CDD Board,

I am writing to express my interest in the open Board seat for appointment within the Community Development District. As a resident of the community and a professional with extensive experience in leadership, operations management, budgeting, and community engagement, I would welcome the opportunity to serve and contribute to the continued growth and success of our neighborhood.

Throughout my career in educational leadership and business administration, I have developed strong skills in organizational management, financial oversight, strategic planning, and collaborative decision-making. My current and previous leadership roles have strengthened my ability to communicate effectively, coordinate with community stakeholders, and create environments focused on accountability, transparency, and long-term improvement. These experiences have prepared me to thoughtfully evaluate community needs and support decisions that positively impact residents.

I also bring experience in business operations, financial management, and community partnership development. I value open communication, professionalism, and responsible leadership, and I believe these qualities are essential in helping the CDD continue serving residents effectively and responsibly.

As a resident, I care deeply about the continued success, stability, and overall quality of life within our community. If appointed, I would approach this role with integrity, professionalism, and a collaborative mindset while working to support the needs and interests of all residents.

Thank you for your time and consideration. I would be honored to serve as a member of the Board and contribute my experience, leadership, and commitment to the community.

Sincerely,

Keri Sargent

Keri Sargent

Keri Sargent

Wimauma, FL, 33598 | (352) 362-7823 | kerisargent8@gmail.com

Education

Master of Business Administration

May 2004

University of Phoenix—Jacksonville, FL

Graduated with a focus on leadership, business operations, and organizational management
Developed expertise in financial analysis, strategic planning, and data-driven decision making

Bachelor of Science in Business Administration and Management

May 2000

Park University – Little Rock, AR

Built a strong foundation in business administration, management, and organizational leadership
Completed coursework emphasizing communication, finance, and operational management

Skills

Management Skills: school operations oversight, staff supervision and evaluation, recruitment and training, policy implementation, budgeting and financial oversight, stakeholder communication and conflict resolution

Technical Skills: SQL, Tableau, data analysis and visualization, Microsoft Office Suite, Google Workspace, financial reporting systems, grant tracking and documentation management

Areas of Expertise

Educational leadership, school operations management, staff recruitment and development, data analysis and visualization, budgeting and financial oversight, training and instructional coordination, stakeholder communication and relationship building, policy implementation and compliance, technology integration in education, student success initiatives, organizational leadership

Experience

Finance Manager

June 2025 - Present

Literacy Leadership Technology Academy – Ruskin, FL

Managed tuition billing, fee collection, and family account inquiries for a K–8 school community of over 1000 students

Processed school grant applications and maintained documentation to ensure compliance with funding requirements and timely reporting

Maintained accurate records of all school financial transactions, including budgeting, payroll coordination, and expenditures totaling over \$10 million annually

Middle School Principal

June 2020 – June 2025

Literacy Leadership Technology Academy — Ruskin, FL

Oversaw daily school operations and supervised teachers, staff, and support personnel to ensure high-quality instruction, compliance with district/state standards, and a safe, inclusive learning environment

Recruited, hired, trained, and evaluated school employees while providing ongoing professional development to enhance instructional practices and support schoolwide improvement goals

Cultivated strong relationships with students, parents, and community members by resolving concerns, communicating policies, and fostering a positive, collaborative school culture

Middle Grades Teacher

August 2013 – June 2020

Literacy Leadership Technology Academy — Ruskin, FL

Taught World History, SOAR (life skills and financial literacy), and Yearbook while delivering standards-aligned instruction that supported diverse learners and promoted academic and personal growth
Led multiple schoolwide initiatives as NJHS Sponsor, Industry Certification Specialist, and History Department Instructional Lead, contributing to program development, student recognition, and departmental improvement
Collaborated across school teams by coordinating volunteer training, serving on the SAC Committee, overseeing Five Star Award requirements, and acting as liaison for business partnerships to enhance school-community engagement

Co-Owner

August 2004 – April 2012

Sunshine State Gutters, LLC – Ocala, FL

Managed the financial and administrative operations of a construction company, including accounting, payroll, budgeting, and financial reporting
Oversaw accounts payable and receivable, cash flow management, and tax compliance while coordinating with external accountants and vendors
Worked closely with clients, subcontractors, and business partners to ensure smooth daily operations and long-term financial stability
Contributed to the overall growth and success of the company through strong organizational and leadership skills

QA Specialist/Training Coordinator

May 2001 – September 2003

Beeline.com – Jacksonville, FL

Evaluated products to ensure functionality, reliability, and compliance with company and customer quality standards
Conducted on-site and virtual training sessions while developing educational materials and technical guides for new clients
Collaborated with implementation managers and technical teams to assess client needs and improve service delivery
Implemented quality control tools and methodologies to enhance product quality and reduce defects

IT Recruiter

May 1999 – December 2000

Beeline.com – Jacksonville, FL

Supported the startup and early growth of Beeline.com by recruiting IT professionals for positions worldwide
Utilized the Beeline platform to source resumes, identify qualified candidates, and match applicants with client staffing needs
Managed communication with candidates throughout the recruitment process to maintain engagement and ensure a positive experience
Worked closely with hiring teams to support successful placements across multiple technical disciplines

Certifications

State of Florida Professional Educator Certificate, Business Education 6-12, Social Sciences 6-12, Middle Grades Integrated Curriculum 5-9, Elementary Education K-6, ESOL K-12, Gifted Endorsement

USF Applied Business Science – Business Analytics Certification

Leadership & Professional Involvement

Industry Certifications Director, LLT Academy

Led industry certification initiatives to support student career readiness and workforce development goals. Coordinated testing requirements, certification tracking, and program compliance while collaborating with faculty and administrators to improve student outcomes

Business Partner Liaison, LLT Academy

Developed and maintained partnerships with local businesses and community organizations to support school programs,

student opportunities, and community engagement initiatives. Served as the primary point of contact for external partnerships and collaborative projects

NJHS and FBLA Co-Sponsor, LLT Academy

Co-sponsored student leadership organizations by organizing meetings, coordinating events and service projects, and mentoring students in leadership, academic achievement, and professional development activities

EXHIBIT 5

AGENDA

RESOLUTION 2026-04

**A RESOLUTION OF THE BOARD OF SUPERVISORS
DESIGNATING THE OFFICERS OF DG FARMS
COMMUNITY DEVELOPMENT DISTRICT, AND
PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, DG Farms Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Hillsborough, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF DG FARMS COMMUNITY
DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

<u>Donald Reichard</u>	Chairman
<u>Rob Mendoza</u>	Vice-Chair
<u>Andrew Mendenhall</u>	Secretary
<u>Ken Joines</u>	Treasurer
<u>Sonia Valentin</u>	Assistant Treasurer
<u>Lauren Parsons</u>	Assistant Treasurer
<u>Andrew Alexandre</u>	Assistant Secretary
<u>Carolyn Schwalm</u>	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this ___ day of _____ 2026.

ATTEST:

**DG FARMS COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair / Vice Chair of the Board of Supervisors

EXHIBIT 6

AGENDA

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF DG FARMS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE AUTHORIZED SIGNATORIES FOR THE DISTRICT'S OPERATING BANK ACCOUNT(S), AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, DG Farms Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District (the "**Board**") previously adopted a resolution appointing certain employees of the District management company as officers of the District to perform services on behalf of the District; and

WHEREAS, the Board desires to designate new authorized officers for the District's accounts.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Incorporation of Recitals.** The above recitals are true and correct and by this reference are incorporated into and form a material part of this resolution.
2. **Additional Authorized Officers for District Accounts.** As District officers, Andrew Mendenhall (Secretary), Ken Joines (Treasurer), Sonia Valentin (Assistant Treasurer), and Lauren Parsons (Assistant Treasurer) are authorized to administer the District's accounts, as soon as practical and effective immediately.
3. **Expiration for Previous Authorized Officers for District Accounts** All previous signers on the District's accounts will be automatically removed effective as of _____, 2026.
4. **Conflicts.** Resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.
5. **Effective Date.** This resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS ____ DAY OF _____, 2026.

ATTEST:

**DG FARMS COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
 Secretary/ Assistant Secretary

Print Name: _____
 Chair/ Vice Chair of the Board of Supervisors

EXHIBIT 7

AGENDA

DG Farms
Community Development District

Proposed Budget
FY 2026–2027

Presented at the June 8, 2026 Meeting

**DG Farms Community Development District
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**DG Farms Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 3/31/26	Projected April- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue							
Operations & Maintenance Assessments - On-Roll	\$ 957,016	\$ 975,408	\$ 964,425	\$ 917,725	\$ 46,700	\$ 964,425	\$ 964,425
Interest Income	6,530	8,315	-	8,700	-	8,700	-
Miscellaneous Revenue	126	60,971	-	-	-	-	-
Total Revenue	1,040,835	1,044,695	964,425	926,425	46,700	973,125	964,425
II. Expenditures							
General Administrative							
P/R- Board of Supervisors	9,400	12,600	13,000	5,800	7,000	12,800	13,000
Payroll Taxes	719	964	995	444	536	979	995
Payroll Processing	700	750	765	300	350	650	765
Professional Services - Management Consulting Services	29,000	35,000	35,000	17,500	20,417	37,917	46,904
Professional Services - Planning & Coordinating	36,000	-	-	-	-	-	-
Professional Services - Administrative	6,000	6,000	6,000	3,000	3,500	6,500	-
Professional Services - Auditing Services	4,100	4,250	3,600	-	4,450	4,450	4,650
Professional Services - Engineering Services	21,449	30,213	15,000	8,525	14,379	22,904	24,700
Professional Services - Legal Services	11,509	10,285	15,000	5,194	10,897	16,091	12,000
Legal Advertisements	422	276	1,000	186	349	535	500
Insurance	40,765	46,589	49,000	22,399	22,399	44,798	51,518
Regulatory & Permit Fees	175	175	175	175	-	175	175
Bank Fees	46	145	180	733	855	1,588	1,000
Travel Per Diem	163	-	-	-	-	-	-
Meeting Room Rental	1,313	1,225	2,400	797	1,269	2,066	2,000
Postage & Printing	156	-	2,200	-	78	78	1,000
Website Development & Hosting	2,015	2,015	2,015	1,008	1,007	2,015	2,115
Property Taxes	-	-	-	-	-	-	2,000
Administrative Contingency	-	-	-	-	-	-	-
Miscellaneous	496	89	500	4,340	-	4,340	-
Total Administrative	164,430	150,576	146,830	70,401	87,486	157,887	163,321
Debt Administration							
Dissemination Agent	6,000	6,000	6,000	-	6,000	6,000	6,000
Trustee Fees	13,882	14,618	13,096	4,614	8,482	13,096	13,096
Arbitrage	1,425	1,900	1,425	-	1,425	1,425	1,425
Professional Services - Trust Fund Accounting	3,600	3,600	3,600	1,800	2,100	3,900	-
Total Debt Administration	24,907	26,118	24,121	6,414	18,007	24,421	20,521
Physical Environment							
Utilities							
Electricity (Irrigation & Pond Pumps)	23,662	25,256	25,920	13,517	15,770	29,287	30,000
Streetpole Lighting	124,712	130,619	145,000	65,738	76,694	142,432	145,000
Water	12,250	19,306	12,500	4,830	5,635	10,466	15,800
Solid Waste Collection & Refuse Services	2,000	2,400	2,800	1,200	1,400	2,600	2,400
Total Utilities	162,624	177,581	186,220	85,285	99,499	184,784	193,200

**DG Farms Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 3/31/26	Projected April- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
Common Areas & Right of Ways							
Professional Services - Comprehensive Field Services	15,000	15,000	15,000	7,500	8,750	16,250	16,000
Contracts - Landscape Maintenance	176,802	193,247	202,632	96,624	112,254	208,877	192,300
Contracts - Pet Waste Removal	4,590	4,175	5,308	2,427	2,832	5,259	4,572
Landscape Replacement & Replenishment	6,473	4,834	10,000	1,871	2,183	4,054	10,000
R&M - Irrigation	6,797	5,379	8,000	3,408	3,976	7,385	8,200
Misc - Holiday Lights & Decorations	967	-	5,500	-	5,500	5,500	5,500
Total Common Areas & Right of Ways	210,629	222,635	246,440	111,830	135,495	247,324	236,572
Flood Control/Stormwater Management							
Lake/Pond Maintenance	15,752	15,752	16,752	7,876	1,313	9,189	-
Contracts - Aquatic Maintenance	-	-	-	-	7,800	7,800	15,600
R&M- Pond	1,804	844	1,700	-	850	850	1,700
Total Flood Control/Stormwater Management	17,556	16,596	18,452	7,876	9,963	17,839	17,300
Security							
Gate Maintenance & Perimeter Fence Repair	17,337	42,922	5,000	3,819	4,456	8,275	-
Contracts - Security Personnel	2,400	16,638	43,000	26,512	7,211	33,724	43,000
Contracts - Security Services & Monitoring Equipment	-	6,750	4,900	5,340	360	5,700	4,320
R&M - Gates	-	-	-	-	-	-	15,000
Key Fob / Entry System	-	-	3,000	-	-	-	-
Total Security	19,737	66,310	55,900	35,671	12,027	47,698	62,320
Capital & Contingency Reserves							
Operating Reserve	-	75,000	75,000	-	75,000	75,000	75,000
Capital Outlay Reserve	-	-	-	-	-	-	-
Emergency Response & Disaster Recovery	-	-	-	-	-	-	-
Physical Environment Contingency	4,343	49,425	15,500	6,688	8,812	15,500	15,500
Total Capital & Contingency Reserves	4,343	124,425	90,500	6,688	83,812	90,500	90,500
Total Physical Environment	414,889	607,546	597,512	247,350	340,795	588,145	599,892
Amenity Center Operations							
Professional Services - Amenity Management	7,012	7,020	7,080	3,510	4,095	7,605	7,020
Professional Services - Amenity Center Staff	-	-	20,000	-	20,000	20,000	20,000
Utility - Amenity Center Water	8,088	-	9,300	-	9,300	9,300	9,300

**DG Farms Community Development District
Fiscal Year 2027 Annual Budget
General Fund (Operations & Maintenance)**

Account Description	Actual FY 2024	Actual FY 2025	Adopted FY 2026	Actual Thru 3/31/26	Projected April- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
Utility - Amenity Center Internet	2,555	2,579	3,000	1,100	1,283	2,383	2,600
Contract - Pool Service & Water Feature Service	13,144	9,550	15,000	7,650	8,925	16,575	15,300
Contract - Amenity Center Cleaning & Maintenance	6,500	7,800	8,400	5,250	7,000	12,250	12,000
Contract - Amenity Center Pest Control	3,540	3,540	4,200	1,770	2,065	3,835	3,540
Pool Permit	275	275	275	660	-	660	700
Landscape Replacement - Infill	-	-	5,000	-	-	-	5,000
R&M - Pool	58	16,987	10,000	3,031	6,969	10,000	10,000
R&M - Amenity Center Pressure Washing	5,000	4,975	3,600	1,500	1,750	3,250	3,000
Misc. Amenity Center Repairs & Maintenance	2,825	22,716	10,000	6,678	3,322	10,000	12,800
Amenity Center Contingency	35,543	138,055	100,107	86,210	13,898	100,107	79,431
Total Amenity Center Operations	84,538	213,497	195,962	117,358	78,607	195,965	180,691
Total Expenditures	688,764	997,737	964,425	441,522	524,896	966,418	964,425
Excess (Deficiency) of Revenues Over (Under) Expenditures	352,071	46,958	-	484,903	(478,196)	6,707	-
Over (Under) Expenditures							
III. Other Financing Sources (Uses)							
Increase in Operating Reserve	-	75,000	75,000	-	75,000	75,000	75,000
Total Other Financing Sources (Uses)	-	75,000	75,000	-	75,000	75,000	75,000
IV. Net Change in Fund Balance	352,071	121,958	75,000	484,903	(403,196)	81,707	75,000
Fund Balance - Beginning	1,845	353,916	475,874	475,874	-	475,874	557,581
Fund Balance - Ending	\$ 353,916	\$ 475,874	\$ 550,874	\$ 960,777	\$ (403,196)	\$ 557,581	\$ 632,581

Exhibit A
Allocation of Fund Balances

<u>Available Funds</u>	<u>Amount</u>
Beginning Fund Balance - Fiscal Year 2026	\$ 475,874
Net Change in Fund Balance - Fiscal Year 2026	81,707
Total Funds Available (Estimated) - 9/30/2026	557,581
 <u>Allocation of Available Funds</u>	
<i>Nonspendable Fund Balance</i>	
Prepaid Items & Deposits	32,780
Subtotal	32,780
 <i>Restricted Fund Balance</i>	
GAP Loan Reserve	-
Subtotal	-
 <i>Assigned Fund Balance</i>	
Operating Reserve - First Quarter Operating Capital	140,000
Reserve - Pool - Prior Years	157,830 ⁽¹⁾
Subtotal	297,830
Total Allocation of Available Funds	330,610
Total Unassigned (undesignated) Cash	\$ 226,971

Notes

(1) Represents Reserves from Prior Years thru FY 2026.

**DG FARMS COMMUNITY DEVELOPMENT DISTRICT
FY 2026-2027 BUDGET NARRATIVE**

REVENUE

OPERATIONS & MAINTENANCE ASSESSMENTS - ON-ROLL

The District levies annual Non-Ad Valorem assessments on all assessable property within the District. These assessments are collected through the County Tax Roll and provide the primary funding source for Operations and Maintenance (O&M) expenditures.

EXPENDITURES

GENERAL ADMINISTRATIVE

P/R - BOARD OF SUPERVISORS

Chapter 190 of the Florida Statutes permits Board Supervisors to receive \$200 per meeting attended. The budget assumes full attendance at all scheduled meetings for the fiscal year.

PAYROLL TAXES

Provides funding for required taxes associated with Supervisor compensation, calculated at 7.65% of gross Board of Supervisors payroll.

PAYROLL PROCESSING

Covers the cost of administering payroll for Supervisor compensation, including routine processing for each payroll cycle and year-end reporting and compliance filings. Services are performed by Engage PEO.

PROFESSIONAL SERVICES - MANAGEMENT CONSULTING SERVICES

The District receives Management, Accounting, Administrative, and Assessment services as part of the Kai Management Agreement. This line also includes IT-related costs for processing the District's financial activities such as accounts payable, financial reporting, and budgeting, with the budget based on contracted fees outlined in Exhibit 'A' of the agreement. Services are performed by Kai Connected, LLC.

PROFESSIONAL SERVICES - AUDITING SERVICES

Covers the cost for the District's annual independent audit, required by Florida Statutes and the Rules of the Auditor General. The audit is conducted in accordance with government auditing standards.

PROFESSIONAL SERVICES - ENGINEERING SERVICES

Provides funding for general engineering support to the District, including review of construction and maintenance activities, preparation for Board meetings, and general consultation. Services are provided by Stantec Consulting Services.

PROFESSIONAL SERVICES - LEGAL SERVICES

Covers the cost of general counsel services, including attendance at Board meetings, review of contracts and agreements, and legal guidance on District operations. Legal representation is provided by Straley Robin Vericker.

LEGAL ADVERTISEMENTS

Provides funding for legally required notices such as public meetings, budget hearings, and other formal disclosures.

These notices are published in a local newspaper in accordance with statutory requirements to ensure public transparency and compliance with Florida law.

INSURANCE

Covers the District's annual premiums for general liability, public officials' liability, and property insurance based on current asset values and risk exposure.

REGULATORY & PERMIT FEES

Covers the State of Florida's annual filing fee required to maintain the District's active status. This statutory fee is paid to the Department of Economic Opportunity or its successor agency.

BANK FEES

Charges associated with the District's bank accounts. These fees cover monthly account maintenance, transaction processing, and other banking services necessary for financial operations.

MEETING ROOM RENTAL

Provides for the rental of facilities to host public Board of Supervisors meetings. This line item accounts for anticipated costs based on meeting frequency and location availability.

POSTAGE & PRINTING

Provides for the printing, postage, mailing, and courier costs associated with official District communications, including meeting notices, budget documents, compliance correspondence, and other required materials distributed to residents, Board members, government agencies, and vendors.

WEBSITE DEVELOPMENT & HOSTING

The District is required by Florida law to post adopted budgets, meeting agendas, and other public records on a compliant website. ADA-PDF subscription services are provided by SchoolNow.

PROPERTY TAXES

Covers the annual ad valorem property tax assessed against District-owned parcels. The amount is paid to the County Tax Collector based on the assessed value and prevailing millage rate.

DEBT ADMINISTRATION

DISSEMINATION AGENT

Provides for the services of a dissemination agent responsible for preparing and submitting the District's annual and continuing disclosure reports pursuant to SEC Rule 15c2-12. Services are provided by Kai.

TRUSTEE FEES

Covers the annual fees paid to the trustee bank responsible for administering the District's bond trust accounts and ensuring proper handling of debt service payments. Trustee services are based on the terms outlined in the Trust Indenture for each bond issuance.

ARBITRAGE

Provides for periodic calculations to ensure the District complies with federal regulations limiting the earnings on bond proceeds. These arbitrage rebate calculations are required by the Internal Revenue Code and are performed by an independent third-party consultant.

UTILITIES

ELECTRICITY (IRRIGATION & POND PUMPS)

Provides for electric utility service to power District-owned facilities such as irrigation systems, entry features, fountains, and other common area infrastructure. Service is billed by TECO based on usage and applicable utility rates.

STREETPOLE LIGHTING

Covers the cost of electric service for the District's street lighting infrastructure. These charges are billed by TECO and Gig Fiber, LLC and are based on the provider's rates and the number and type of light fixtures installed throughout the community.

WATER

Covers the cost of potable and/or reclaimed water utility services provided to the District's amenity center, including water supply for the community pool, restrooms, and surrounding amenity-area features. Services are billed by Hillsborough County based on usage and prevailing rates.

SOLID WASTE COLLECTION & REFUSE SERVICES

Provides for recurring solid waste and recycling collection services for the community, including scheduled pickup, disposal, and related service fees. Services are performed by H2 Lagoon Solutions.

COMMON AREAS & RIGHT OF WAYS

PROFESSIONAL SERVICES - COMPREHENSIVE FIELD SERVICES

Provides for a dedicated field services contractor to perform routine inspections of the District's assets, coordinate with vendors, monitor service levels, and report maintenance concerns. Services are performed by Kai Connected, LLC, ensuring consistent oversight of field operations and contractor performance.

CONTRACTS - LANDSCAPE MAINTENANCE

Provides for the contracted landscape maintenance services for the District, including turf maintenance, shrub and groundcover maintenance, tree maintenance, mulch maintenance in tree and shrub beds, general site maintenance and trash and debris disposal, and irrigation system maintenance. Services are performed by RedTree Landscape Systems, LLC under an executed agreement effective April 1, 2026, at a monthly rate of \$16,025.00. The FY 2027 Proposed Budget includes \$192,300.

CONTRACTS - PET WASTE REMOVAL

Provides for the servicing and maintenance of pet waste stations located throughout the District, including waste removal, bag replenishment, and disposal. Services are performed by Neptune Services at a monthly rate of \$381 for an annual amount of \$4,572.

LANDSCAPE REPLACEMENT & REPLENISHMENT

Covers costs for the repair or replacement of landscaping materials outside of regular contractual services.

R&M - IRRIGATION

Provides funding for the ongoing repair and maintenance of the District's irrigation system, estimated based on historical trends, projected service levels, and anticipated cost changes.

MISC - HOLIDAY LIGHTS & DECORATIONS

Provides funding for the purchase, installation, and removal of seasonal and holiday decorations throughout the District's common areas to enhance community appearance and celebrate festive occasions.

FLOOD CONTROL / STORMWATER MANAGEMENT

CONTRACTS - AQUATIC MAINTENANCE

Provides for the contracted services to treat and maintain the District's stormwater ponds, lakes, and aquatic vegetation, including algae control, shoreline management, water quality monitoring, and invasive species treatment. Services are performed by Aquatic Weeds under an executed agreement effective April 1, 2026, at a monthly rate of \$1,300.00. The FY 2027 Proposed Budget includes \$15,600.

R&M - POND

Supports repairs, maintenance, and remediation of District stormwater ponds, including shoreline stabilization, minor erosion repairs, sediment buildup correction, and upkeep necessary to preserve proper function and appearance.

SECURITY

CONTRACTS - SECURITY PERSONNEL

Provides for the contracted services of on-site security personnel and patrols to ensure the safety and protection of the District's common areas and facilities, including gate monitoring, mobile patrols, and access control. Services are performed by Off Duty Management for an annual amount of \$43,000.

CONTRACTS - SECURITY SERVICES & MONITORING EQUIPMENT

Provides for contracted operation and maintenance of the District's security monitoring equipment, including perimeter camera systems and related services. Services are performed by ECS Integrations LLC for an annual amount of \$4,320.

R&M - GATES

Covers the cost of maintaining, repairing, and servicing the District's entry gates, including entry/exit arms, keypads, card readers, and related gate equipment to ensure reliable operation and resident access.

CAPITAL & CONTINGENCY RESERVES

OPERATING RESERVE

Represents funds set aside into the District's operating reserve to support future operating expenditures, providing working capital and financial stability for upcoming fiscal years.

PHYSICAL ENVIRONMENT CONTINGENCY

Sets aside reserve funds to cover unforeseen or emergency repairs, cost overruns, or other unbudgeted physical environment expenses that may arise during the fiscal year.

AMENITY CENTER OPERATIONS

PROFESSIONAL SERVICES - AMENITY MANAGEMENT

Covers onsite management, staffing, and coordination of daily amenity operations. Responsibilities include tracking and managing facility access keys, coordinating janitorial services, overseeing facility rental activities, and implementing general operating rules for the amenity center. Services are performed by Kai Connected, LLC.

PROFESSIONAL SERVICES - AMENITY CENTER STAFF

Staffing costs for the amenity center include personnel needed to support daily operations, resident services, and oversight of the facility.

UTILITY - AMENITY CENTER WATER

Covers water and sewer utility expenses associated with restroom facilities, irrigation around the amenity areas, and water features such as fountains.

UTILITY - AMENITY CENTER INTERNET

Covers the cost of internet service used for the amenity center's operational and resident-accessible Wi-Fi systems, including smart lock systems and security camera access. Services are performed by Brighthouse Networks.

CONTRACT - POOL SERVICE & WATER FEATURE SERVICE

Contractual services for pool and water feature maintenance provide for routine cleaning, chemical treatment, inspections, and upkeep necessary to maintain safe operation and proper appearance of these amenities. Services are performed by H2 Lagoon Solutions for an annual amount of \$15,300.

CONTRACT - AMENITY CENTER CLEANING & MAINTENANCE

Funds janitorial services and general upkeep of the amenity center facilities, including restrooms, floors, trash removal, and routine cleaning. These services are provided by Nick Knows LLC at a monthly rate of \$1,000 for an annual amount of \$12,000.

CONTRACT - AMENITY CENTER PEST CONTROL

Provides for regularly scheduled pest prevention and treatment services inside and around the amenity center, including treatment for insects and rodents. Services are performed by NaturZone Pest Control for an annual amount of \$3,540.

POOL PERMIT

Covers the annual regulatory permit required for operation of the community pool, including inspections and compliance fees mandated by the county health department.

LANDSCAPE REPLACEMENT - INFILL

Funds the replacement and installation of plant material needed to fill gaps created by plant loss, seasonal decline, or community appearance standards around the amenity center.

R&M - POOL

Covers repairs and non-routine maintenance needed for the pool structure and equipment, including pumps, filters, heaters, lighting, and safety systems.

R&M - AMENITY CENTER PRESSURE WASHING

Provides for pressure cleaning of walkways, patios, pool decks, and building exteriors within the amenity area to maintain cleanliness and curb appeal. Services are performed by H2 Lagoon Solutions.

MISC. AMENITY CENTER REPAIRS & MAINTENANCE

Funds unexpected or minor repairs necessary to maintain the functionality and aesthetics of the amenity center. This may include light plumbing, HVAC repairs, minor painting, fixture replacements, and other small-scale tasks not otherwise categorized.

AMENITY CENTER CONTINGENCY

Reserves funds for unforeseen or emergency expenditures associated with the operation and maintenance of the amenity center.

**DG Farms Community Development District
Fiscal Year 2027 Annual Budget
Series 2025 Debt Service Fund**

Account Description	Actual FY 2025	Adopted FY 2026	Actual Thru 3/31/26	Projected April- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue						
Debt Service Assessments - On-Roll	\$ 4,026	\$ 176,512	\$ 167,961	\$ 8,551	\$ 176,512	\$ 176,509
Interest Income	598	-	415	-	415	-
Total Revenue	4,623	176,512	168,376	8,551	176,927	176,509
II. Expenditures						
Debt Service						
Principal Debt Retirement	-	78,000	-	78,000	78,000	82,000
Interest Expense	-	98,032	44,332	49,874	94,206	96,316
Prepayment Expense	-	-	-	-	-	-
Total Debt Service	-	176,032	44,332	127,874	172,206	178,316
Total Expenditures	-	176,032	44,332	127,874	172,206	178,316
Excess (Deficiency) of Revenues Over (Under) Expenditures	4,623	480	124,044	(119,323)	4,721	(1,808)
III. Other Financing Sources (Uses)						
Interfund Transfer-In	2,876	-	-	-	-	-
Interfund Transfer-Out	(2,069,660)	-	-	-	-	-
Bond Proceeds	2,267,000	-	-	-	-	-
Cost of Issuance	(152,500)	-	-	-	-	-
Contribution To Fund Balance	-	-	-	-	-	-
Total Other Sources (Uses)	47,716	-	-	-	-	-
IV. Net Change in Fund Balance	52,339	480	124,044	(119,323)	4,721	(1,808)
Fund Balance - Beginning	-	52,339	52,339	-	52,339	57,060
Fund Balance - Ending	\$ 52,339	\$ 52,819	\$ 176,383	\$ (119,323)	\$ 57,060	\$ 55,252

DG Farms Community Development District
\$2,267,000 Capital Improvement Revenue Refunding Bonds, Series 2025

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
5/1/26	78,000	4.40%	49,874	127,874		2,189,000
11/1/26			48,158	48,158		2,189,000
5/1/27	82,000	4.40%	48,158	130,158	178,316	2,107,000
11/1/27			46,354	46,354		2,107,000
5/1/28	85,000	4.40%	46,354	131,354	177,708	2,022,000
11/1/28			44,484	44,484		2,022,000
5/1/29	89,000	4.40%	44,484	133,484	177,968	1,933,000
11/1/29			42,526	42,526		1,933,000
5/1/30	93,000	4.40%	42,526	135,526	178,052	1,840,000
11/1/30			40,480	40,480		1,840,000
5/1/31	97,000	4.40%	40,480	137,480	177,960	1,743,000
11/1/31			38,346	38,346		1,743,000
5/1/32	102,000	4.40%	38,346	140,346	178,692	1,641,000
11/1/32			36,102	36,102		1,641,000
5/1/33	106,000	4.40%	36,102	142,102	178,204	1,535,000
11/1/33			33,770	33,770		1,535,000
5/1/34	111,000	4.40%	33,770	144,770	178,540	1,424,000
11/1/34			31,328	31,328		1,424,000
5/1/35	116,000	4.40%	31,328	147,328	178,656	1,308,000
11/1/35			28,776	28,776		1,308,000
5/1/36	121,000	4.40%	28,776	149,776	178,552	1,187,000
11/1/36			26,114	26,114		1,187,000
5/1/37	127,000	4.40%	26,114	153,114	179,228	1,060,000
11/1/37			23,320	23,320		1,060,000
5/1/38	132,000	4.40%	23,320	155,320	178,640	928,000
11/1/38			20,416	20,416		928,000
5/1/39	138,000	4.40%	20,416	158,416	178,832	790,000
11/1/39			17,380	17,380		790,000
5/1/40	144,000	4.40%	17,380	161,380	178,760	646,000
11/1/40			14,212	14,212		646,000
5/1/41	151,000	4.40%	14,212	165,212	179,424	495,000
11/1/41			10,890	10,890		495,000
5/1/42	158,000	4.40%	10,890	168,890	179,780	337,000
11/1/42			7,414	7,414		337,000
5/1/43	165,000	4.40%	7,414	172,414	179,828	172,000
11/1/43			3,784	3,784		172,000
5/1/44	172,000	4.40%	3,784	175,784	179,568	0
Total	2,267,000		1,077,582	3,344,582	3,216,708	

**DG Farms Community Development District
Fiscal Year 2027 Annual Budget
Series 2016A Debt Service Fund**

Account Description	Actual FY 2025	Adopted FY 2026	Actual Thru 3/31/26	Projected April- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue						
Debt Service Assessments - On-Roll	\$ 254,635	\$ 249,725	\$ 239,577	\$ 10,148	\$ 249,725	\$ 251,769
Interest Income	8,523	-	2,962	-	2,962	-
Total Revenue	263,158	249,725	242,539	10,148	252,687	251,769
II. Expenditures						
Debt Service						
Principal Debt Retirement	70,000	75,000	-	75,000	75,000	80,000
Interest Expense	176,741	170,919	85,963	85,963	171,925	167,613
Prepayment Expense	15,000	-	-	-	-	-
Total Debt Service	261,741	245,919	85,963	160,963	246,925	247,613
Total Expenditures	261,741	245,919	85,963	160,963	246,925	247,613
Excess (Deficiency) of Revenues Over (Under) Expenditures	1,417	3,806	156,577	(150,815)	5,762	4,156
IV. Net Change in Fund Balance	1,417	3,806	156,577	(150,815)	5,762	4,156
Fund Balance - Beginning	222,915	224,332	224,332	-	224,332	230,094
Fund Balance - Ending	\$ 224,332	\$ 228,138	\$ 380,909	\$ (150,815)	\$ 230,094	\$ 234,250

DG Farms Community Development District
\$3,415,000 Capital Improvement Revenue Assessment Bonds, Series 2016A

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
5/1/26	75,000	5.75%	85,963	160,963		2,915,000
11/1/26		5.75%	83,806	83,806		2,915,000
5/1/27	80,000	5.75%	83,806	163,806	247,613	2,835,000
11/1/27		5.75%	81,506	81,506		2,835,000
5/1/28	85,000	5.75%	81,506	166,506	248,013	2,750,000
11/1/28		5.75%	79,063	79,063		2,750,000
5/1/29	90,000	5.75%	79,063	169,063	248,125	2,660,000
11/1/29		5.75%	76,475	76,475		2,660,000
5/1/30	95,000	5.75%	76,475	171,475	247,950	2,565,000
11/1/30		5.75%	73,744	73,744		2,565,000
5/1/31	100,000	5.75%	73,744	173,744	247,488	2,465,000
11/1/31		5.75%	70,869	70,869		2,465,000
5/1/32	105,000	5.75%	70,869	175,869	246,738	2,360,000
11/1/32		5.75%	67,850	67,850		2,360,000
5/1/33	115,000	5.75%	67,850	182,850	250,700	2,245,000
11/1/33		5.75%	64,544	64,544		2,245,000
5/1/34	120,000	5.75%	64,544	184,544	249,088	2,125,000
11/1/34		5.75%	61,094	61,094		2,125,000
5/1/35	125,000	5.75%	61,094	186,094	247,188	2,000,000
11/1/35		5.75%	57,500	57,500		2,000,000
5/1/36	135,000	5.75%	57,500	192,500	250,000	1,865,000
11/1/36		5.75%	53,619	53,619		1,865,000
5/1/37	140,000	5.75%	53,619	193,619	247,238	1,725,000
11/1/37		5.75%	49,594	49,594		1,725,000
5/1/38	150,000	5.75%	49,594	199,594	249,188	1,575,000
11/1/38		5.75%	45,281	45,281		1,575,000
5/1/39	160,000	5.75%	45,281	205,281	250,563	1,415,000
11/1/39		5.75%	40,681	40,681		1,415,000
5/1/40	170,000	5.75%	40,681	210,681	251,363	1,245,000
11/1/40		5.75%	35,794	35,794		1,245,000
5/1/41	180,000	5.75%	35,794	215,794	251,588	1,065,000
11/1/41		5.75%	30,619	30,619		1,065,000
5/1/42	190,000	5.75%	30,619	220,619	251,238	875,000
11/1/42		5.75%	25,156	25,156		875,000
5/1/43	200,000	5.75%	25,156	225,156	250,313	675,000
11/1/43		5.75%	19,406	19,406		675,000
5/1/44	210,000	5.75%	19,406	229,406	248,813	465,000
11/1/44		5.75%	13,369	13,369		465,000
5/1/45	225,000	5.75%	13,369	238,369	251,738	240,000
11/1/45		5.75%	6,900	6,900		240,000
5/1/46	240,000	5.75%	6,900	246,900	253,800	0
Total	2,990,000		2,159,700	5,149,700	4,988,738	

**DG Farms Community Development District
Fiscal Year 2027 Annual Budget
Series 2020 Debt Service Fund**

Account Description	Actual FY 2025	Adopted FY 2026	Actual Thru 3/31/26	Projected April- 9/30/2026	Total Projected FY 2026	Annual FY 2027 Budget
I. Revenue						
Debt Service Assessments - On-Roll	\$ 179,775	\$ 175,344	\$ 169,143	\$ 6,201	\$ 175,344	\$ 177,750
Debt Service Assessments - Off-Roll	2,842	-	-	-	-	-
Interest Income	9,082	-	3,562	-	3,562	-
Total Revenue	191,699	175,344	172,705	6,201	178,906	177,750
II. Expenditures						
Debt Service						
Principal Debt Retirement	65,000	65,000	-	65,000	65,000	70,000
Interest Expense	110,013	107,169	54,031	54,031	108,063	105,950
Prepayment Expense	5,000	-	-	-	-	-
Total Debt Service	180,013	172,169	54,031	119,031	173,063	175,950
Total Expenditures	180,013	172,169	54,031	119,031	173,063	175,950
Excess (Deficiency) of Revenues Over (Under) Expenditures	11,687	3,175	118,674	(112,831)	5,843	1,800
IV. Net Change in Fund Balance	11,687	3,175	118,674	(112,831)	5,843	1,800
Fund Balance - Beginning	229,542	241,228	241,228	-	241,228	247,072
Fund Balance - Ending	\$ 241,228	\$ 244,403	\$ 359,902	\$ (112,831)	\$ 247,072	\$ 248,872

DG Farms Community Development District
\$3,855,000 Capital Improvement Revenue Bonds, Series 2020

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
5/1/26	65,000	2.75%	54,031	119,031		2,760,000
11/1/26		2.75%	52,975	52,975		2,760,000
5/1/27	70,000	2.75%	52,975	122,975	175,950	2,690,000
11/1/27		3.25%	51,838	51,838		2,690,000
5/1/28	70,000	3.25%	51,838	121,838	173,675	2,620,000
11/1/28		3.25%	50,700	50,700		2,620,000
5/1/29	70,000	3.25%	50,700	120,700	171,400	2,550,000
11/1/29		3.25%	49,563	49,563		2,550,000
5/1/30	75,000	3.25%	49,563	124,563	174,125	2,475,000
11/1/30		3.25%	48,344	48,344		2,475,000
5/1/31	80,000	3.25%	48,344	128,344	176,688	2,395,000
11/1/31		3.25%	46,844	46,844		2,395,000
5/1/32	80,000	3.25%	46,844	126,844	173,688	2,315,000
11/1/32		3.75%	45,344	45,344		2,315,000
5/1/33	85,000	3.75%	45,344	130,344	175,688	2,230,000
11/1/33		3.75%	43,750	43,750		2,230,000
5/1/34	85,000	3.75%	43,750	128,750	172,500	2,145,000
11/1/34		3.75%	42,156	42,156		2,145,000
5/1/35	90,000	3.75%	42,156	132,156	174,313	2,055,000
11/1/35		3.75%	40,469	40,469		2,055,000
5/1/36	95,000	3.75%	40,469	135,469	175,938	1,960,000
11/1/36		3.75%	38,688	38,688		1,960,000
5/1/37	95,000	3.75%	38,688	133,688	172,375	1,865,000
11/1/37		3.75%	36,906	36,906		1,865,000
5/1/38	100,000	3.75%	36,906	136,906	173,813	1,765,000
11/1/38		3.75%	35,031	35,031		1,765,000
5/1/39	105,000	3.75%	35,031	140,031	175,063	1,660,000
11/1/39		3.75%	33,063	33,063		1,660,000
5/1/40	110,000	3.75%	33,063	143,063	176,125	1,550,000
11/1/40		3.75%	31,000	31,000		1,550,000
5/1/41	115,000	3.75%	31,000	146,000	177,000	1,435,000
11/1/41		3.75%	28,700	28,700		1,435,000
5/1/42	120,000	3.75%	28,700	148,700	177,400	1,315,000
11/1/42		4.00%	26,300	26,300		1,315,000
5/1/43	125,000	4.00%	26,300	151,300	177,600	1,190,000
11/1/43		4.00%	23,800	23,800		1,190,000
5/1/44	130,000	4.00%	23,800	153,800	177,600	1,060,000
11/1/44		4.00%	21,200	21,200		1,060,000
5/1/45	135,000	4.00%	21,200	156,200	177,400	925,000
11/1/45		4.00%	18,500	18,500		925,000
5/1/46	140,000	4.00%	18,500	158,500	177,000	785,000
11/1/46		4.00%	15,700	15,700		785,000
5/1/47	145,000	4.00%	15,700	160,700	176,400	640,000
11/1/47		4.00%	12,800	12,800		640,000

DG Farms Community Development District
\$3,855,000 Capital Improvement Revenue Bonds, Series 2020

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service	Total Bond Value
5/1/48	150,000	4.00%	12,800	162,800	175,600	490,000
11/1/48		4.00%	9,800	9,800		490,000
5/1/49	155,000	4.00%	9,800	164,800	174,600	335,000
11/1/49		4.00%	6,700	6,700		335,000
5/1/50	165,000	4.00%	6,700	171,700	178,400	170,000
11/1/50		4.00%	3,400	3,400		170,000
5/1/51	170,000	4.00%	3,400	173,400	176,800	0
Total	2,825,000		1,681,169	4,506,169	4,387,138	

**DG Farms Community Development District
Fiscal Year 2027 ERU Allocation & Assessment Summary Comparison**

AR = Total Expenditures - Net:	\$964,425.20
Plus: Early Payment Discount (4.0%)	\$41,039.37
Plus: County Collection Charges (2.0%)	\$20,519.69
Total Expenditures - GROSS	\$1,025,984.26 [a]
Total ERU:	651.90 [b]
Total AR / ERU - GROSS (as if all On-Roll):	\$1,573.84 [a] / [b]
Total AR / ERU - NET:	\$1,479.41

1. Equivalent Residential Unit (ERU) Allocation of Annual Operations and Maintenance Assessments

Product	Units	ERU	Total ERU	% ERU	Net Assmt/Unit	Total Net Assmt	Gross Assmt/Unit	Total Gross Assmt
40'	263	0.90	236.70	36.31%	\$1,331.47	\$350,175.56	\$1,416.45	\$372,527.19
50'	282	1.00	282.00	43.26%	\$1,479.41	\$417,192.68	\$1,573.84	\$443,822.00
60'	69	1.20	82.80	12.70%	\$1,775.29	\$122,494.87	\$1,888.60	\$130,313.69
70'	36	1.40	50.40	7.73%	\$2,071.17	\$74,562.10	\$2,203.37	\$79,321.38
Total	650		651.90	100.00%		\$964,425.20		\$1,025,984.26

2. Assessment Comparison Summary by Fiscal Year

Assessment Area One - Phases 1A, 1B, 2AB, 3AB, 4A

Product	Units	Operations & Maintenance ¹			Series 2025 Debt Service ¹			Total ¹			
		FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	\$ Change	% Change
40'	50	\$1,416.45	\$1,416.45	0%	\$741.00	\$741.00	0%	\$2,157.45	\$2,157.45	\$0.00	0%
50'	97	\$1,573.84	\$1,573.84	0%	\$823.00	\$823.00	0%	\$2,396.84	\$2,396.84	\$0.00	0%
60'	69	\$1,888.60	\$1,888.60	0%	\$987.00	\$987.00	0%	\$2,875.60	\$2,875.60	\$0.00	0%
70'	36	\$2,203.37	\$2,203.37	0%	\$1,152.00	\$1,152.00	0%	\$3,355.37	\$3,355.37	\$0.00	0%
Total	252										

Assessment Area Two - Phases 4B, 5AB, 6AB, 7A

Product	Units	Operations & Maintenance ¹			Series 2016 Debt Service ¹			Total ¹			
		FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	\$ Change	% Change
40'-45'	154	\$1,416.45	\$1,416.45	0%	\$1,054.48	\$1,054.48	0%	\$2,470.94	\$2,470.93	\$0.00	0%
50'	90	\$1,573.84	\$1,573.84	0%	\$1,171.65	\$1,171.65	0%	\$2,745.49	\$2,745.49	\$0.00	0%
Total	244										

**DG Farms Community Development District
Fiscal Year 2027 ERU Allocation & Assessment Summary Comparison**

Assessment Area Three- Phases 7AB, 8AB

Product	Units	Operations & Maintenance ¹			Series 2020 Debt Service ¹			Total ¹			
		FY 2027	FY 2026	% Change	FY 2027	FY 2026	% Change	FY 2027	FY 2026	\$ Change	% Change
40'	59	\$1,416.45	\$1,416.45	0%	\$1,063.83	\$1,063.83	0%	\$2,480.28	\$2,480.28	\$0.00	0%
50'	95	\$1,573.84	\$1,573.84	0%	\$1,329.79	\$1,329.79	0%	\$2,903.62	\$2,903.63	\$0.00	0%
Total	154										

1. The amounts shown are presented as if on roll and grossed up to account for collection costs and early payment discounts.

EXHIBIT 8

AGENDA

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DG FARMS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the DG Farms Community Development District (“**District**”) prior to June 15, 2026, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026, and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Monday, July 13, 2026, at 6:00 p.m. at the Holiday Inn Express & Suites located at 226 Teco Road, Ruskin, Florida 33701.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on June 8, 2026.

Attested By:

**DG Farms
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

EXHIBIT 9

AGENDA



PROFESSIONAL SERVICES AGREEMENT CHANGE ORDER

Change Order # 2026-1 Date 12 February 2026

"Stantec" Stantec Consulting Services, Inc.
Stantec Project # 238202064
20215 Cortez Blvd., Brooksville FL 34601
Ph: (352) 754-1240
email: greg.woodcock@stantec.com

Client DG Farms Community Development District
Client Project # 238202064
2502 N Rocky Point Drive
Suite 1000
Tampa, FL 33607
Ph: (813) 565-4663
email: andy@hikai.com

Project Name and Location: DG Farms Community Development District, Florida

In accordance with the original Professional Services Agreement dated 12 November 2022 and Change Orders thereto, the Agreement changes as detailed below are hereby authorized.

Table with 2 columns: Description, Amount. Rows: Total fees this Change Order (\$ 10,000.00), Original agreement amount (\$ 15,000.00), Total Agreement (\$ 25,000.00)

Effect on Schedule: None

Payments shall be made in accordance with the original agreement terms. All other items and conditions of the original Agreement shall remain in full force and effect.

Stantec Consulting Services, Inc.

DG Farms Community Development District

Greg Woodcock, PE
Project Manager
Print Name and Title

Print Name and Title

Signature

Signature

Date Signed:

Date Signed:

EXHIBIT 10

AGENDA

DG Farms CDD

Luis Martinez

Complete

Score	116 / 133 (87.22%)	Flagged items	1	Actions	1
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27 May 2026 12:49 EDT

Prepared by

Luis Martinez

Ponds

31 / 39 (79.49%)

Ponds 1

3 / 3 (100%)

Ponds

Good

Water levels are lower than usual



Photo 1



Photo 2

Pond Location

Front Entrance Of Sereno Bridge Boulevard/ State Road 674

Ponds 2

2 / 3 (66.67%)

Ponds

Fair

Water levels are extremely low



Photo 3



Photo 4

Pond Location

On Sereno Bridge Boulevard Across From Townhomes

Ponds 3

3 / 3 (100%)

Ponds

Good



Photo 5

Pond Location

On The Corner Of Sereno Bridge
Boulevard/ Emerald Blossom
Boulevard

Ponds 4

3 / 3 (100%)

Ponds

Good

Pond Location

Behind Brickwood Rise Drive



Photo 6



Photo 7

Ponds 5

2 / 3 (66.67%)

Ponds

Fair

Water levels a little low, minimal trash around edges



Photo 8



Photo 9

Pond Location

Middle Of Brickwood Rise Drive

Ponds 6

2 / 3 (66.67%)

Ponds

Fair

Water levels are low.



Photo 10



Photo 11

Pond Location

The Middle Of Sable Chime Drive

Ponds 7

3 / 3 (100%)

Ponds

Good



Photo 12



Photo 13



Photo 14



Photo 15

Pond Location

At The Amenity Center

Ponds 8

2 / 3 (66.67%)

Ponds

Fair

The water level is low



Photo 16



Photo 17

Pond Location

In The Middle Of Treasure Point Drive

Ponds 9

2 / 3 (66.67%)

Ponds

Fair

Pond Location

In The Middle Of Ivory Stone Drive

Pond appears to be in fair condition overall; however, vegetation growth and buildup were observed along the pond bank. Recommend mowing and shoreline maintenance to improve appearance and maintain proper upkeep. This issue has already been reported to the landscape vendor for corrective action.



Photo 18



Photo 19

Ponds 10

3 / 3 (100%)

Ponds

Good

Water levels are low



Photo 20



Photo 21

Pond Location

On The Corner Of Emerald

Ponds 11

2 / 3 (66.67%)

Ponds

Fair



Photo 22



Photo 23

Pond Location

In The Middle Of Windmill Forge Pass

Ponds 12

2 / 3 (66.67%)

Ponds

Fair



Photo 24



Photo 25

Pond Location

In The Middle Of Little Garden Road

Water level is low

Ponds 13

2 / 3 (66.67%)

Ponds

Fair



Photo 26



Photo 27

Pond Location

In The Middle Of Mosaic Oar Drive

Water level low

Landscaping

1 flagged, 1 action, 41 / 48 (85.42%)

Landscaping 1

2 / 3 (66.67%)

Landscaping

Fair

Weeds are present throughout the flower bed at the front entrance. A service request has already been submitted to the landscape vendor for corrective action.



Photo 28



Photo 29



Photo 30

Landscaping Location

Landscaping 2

3 / 3 (100%)

Landscaping

Good



Photo 31



Photo 32

Landscaping Location

Bella Armonia/ Sereno Bridge Boulevard

Landscaping 3

3 / 3 (100%)

Landscaping

Good



Photo 33



Photo 34



Photo 35

Landscaping Location

Along Sereno Bridge Boulevard/ Bella Armonia

Landscaping 4

3 / 3 (100%)

Landscaping

Good



Photo 36



Photo 37



Photo 38

Landscaping Location

Corner/middle Sereno Bridge Boulevard/ Emerald Blossom Boulevard

Landscaping 5

2 / 3 (66.67%)

Landscaping

Fair

Recommend adding creeping juniper throughout the landscape bed to provide additional ground coverage and improve the overall appearance of the area.



Photo 39

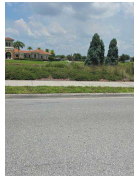


Photo 40

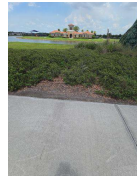


Photo 41

Landscaping Location

Landscaping 6

3 / 3 (100%)

Landscaping

Good



Photo 42



Photo 43



Photo 44

Landscaping Location

Front Entrance Gate Area Emerald Blossom Boulevard

Landscaping 7

3 / 3 (100%)

Landscaping

Good



Photo 45



Photo 46



Photo 47

Landscaping Location

On Emerald Blossom The back of Entry Gate

Landscaping 8

3 / 3 (100%)

Landscaping

Good



Photo 48



Photo 49



Photo 50

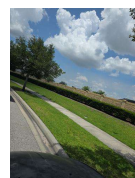


Photo 51

Landscaping Location

On Emerald Blossom Boulevard Near Amenity Center/ Mailbox

Landscaping 9

2 / 3 (66.67%)

Landscaping

Fair

Dry patches throughout the turf, near dog park. Irrigation manager was on site and is aware of the issue



Photo 52



Photo 53

Landscaping Location

Landscaping 10

3 / 3 (100%)

Landscaping

Good



Photo 54



Photo 55



Photo 56

Landscaping Location

Outside Landscaping Of Amenity Center



Photo 57



Photo 58



Photo 59



Photo 60



Photo 61



Photo 62

Landscaping 11

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

Landscaping

Poor

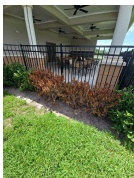


Photo 63

To do | Assignee: Luis Martinez | Priority: High | Due: 12 Jun 2026 14:34 EDT | Created by: Luis Martinez

dead viburnum

there are four dead viburnum around amenity Center fence that are scheduled to be replaced

Landscaping Location

Landscaping 12

3 / 3 (100%)

Landscaping

Good



Photo 64



Photo 65

Landscaping Location

On Emerald Blossom Blvd/ Linden Leaf Ct

Landscaping 13

2 / 3 (66.67%)

Landscaping

Fair

Turf throughout the area appears to be in fair condition overall; however, thinning grass and bare spots were observed along the hedge line.



Photo 66

Landscaping Location

On Emerald Blossom Boulevard Across/ Jagged Cloud Drive

Landscaping 14

3 / 3 (100%)

Landscaping

Good



Photo 67



Photo 68

Landscaping Location

On Emerald Blossom Boulevard/ Cool Peach Way

Landscaping 15

3 / 3 (100%)

Landscaping

Good



Photo 69

Landscaping Location

On Little Garden Road

Landscaping 16

2 / 3 (66.67%)

Landscaping

Fair

Turf in this area appears to be stressed with visible browning, thinning, and patchy areas observed throughout the lawn.

Landscaping Location

At The Amenity Center Near Parking Lot



Photo 70

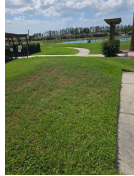


Photo 71

Mailbox

Good



Photo 72



Photo 73

Mailbox Location

Amenity Center Parking Lot

Streetlights

Working



Photo 74



Photo 75



Photo 76

Streetlights Location

Throughout Community

Entrance Monuments

Good

Cracks were observed in the stucco on the monument tower, the monument is in need of pressure washing, and the door appears to be intact with no visible damage observed.



Photo 77



Photo 78



Photo 79

Entrance Monuments - Secondary

Good

Call box appears to be functioning normally with no visible signs of vandalism or damage observed at the

time of inspection.



Photo 80



Photo 81



Photo 82

Gates

Good

Front entry gates are working no issues to report



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87

Gates - Secondary

Good

Sidewalks

Good



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93

Sidewalks Location

Throughout The Community

Common Area Fence

Good



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104

Roads

Good



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110

Roads Location

Down Emerald Blossom Blvd

Amenities

19 / 21 (90.48%)

Amenities 1

19 / 21 (90.48%)

Basketball Court

Fair

Minimal graffiti on basketball court, could use resurfacing



Photo 111



Photo 112



Photo 113

Tennis Court

Fair

Cracking and surface failure were observed along the edge of the tennis court adjacent to the fence line. Multiple areas show chipped and deteriorated court surfacing with exposed concrete present.

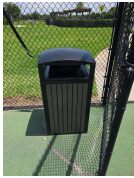


Photo 114



Photo 115



Photo 116



Photo 117

Clubhouse

Good

Clubhouse structures appear to be in good condition overall. Recommend pressure washing and repainting to maintain appearance and preserve the structures.



Photo 118



Photo 119



Photo 120



Photo 121



Photo 122



Photo 123



Photo 124



Photo 125



Photo 126

Clubhouse Restroom

Good

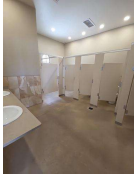


Photo 127



Photo 128



Photo 129



Photo 130



Photo 131



Photo 132

Pool

Good

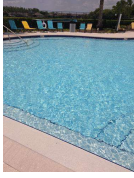


Photo 133

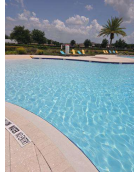


Photo 134

Tot Lot

Good



Photo 135



Photo 136



Photo 137



Photo 138



Photo 139



Photo 140

Dog Park

Good



Photo 141



Photo 142

WiFi Speed at Clubhouse



Photo 143



Photo 144

Sign Off

27 May 2026 15:40 EDT

Flagged items & Actions

1 flagged, 1 action

Flagged items

1 flagged, 1 action

Page 1: Initial questions / Landscaping / Landscaping 11

Landscaping

Poor

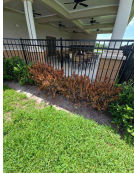


Photo 63

To do | Assignee: Luis Martinez | Priority: High | Due: 12 Jun 2026 14:34 EDT | Created by: Luis Martinez

dead viburnum

there are four dead viburnum around amenity Center fence that are scheduled to be replaced

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



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114



Photo 115



Photo 116



Photo 117



Photo 118



Photo 119



Photo 120



Photo 121



Photo 122



Photo 123



Photo 124



Photo 125



Photo 126



Photo 127



Photo 128



Photo 129



Photo 130



Photo 131



Photo 132



Photo 133



Photo 134



Photo 135



Photo 136



Photo 137



Photo 138



Photo 139



Photo 140



Photo 141



Photo 142



Photo 143



Photo 144

EXHIBIT 11

AGENDA

Lethal Bronzing Disease (LB)¹

Brian W. Bahder and Ericka E. Helmick²

Summary

- Lethal bronzing disease (LB) used to be called Texas Phoenix Palm Decline (TPPD).
- Lethal bronzing (LB) disease was discovered in Florida in 2006 and is caused by a phytoplasma—a type of bacteria that lacks a cell wall and cannot be cultured with artificial media.
- The LB phytoplasma is similar to but genetically distinct from the phytoplasma that causes lethal yellowing (LY) disease of palms.
- The LB phytoplasma is limited to the phloem (sap) of the palm and cannot survive outside a plant or insect; therefore, it cannot be mechanically transmitted (e.g., by pruning tools or infected roots touching new roots).
- Once a palm shows symptoms and tests positive for the LBD phytoplasma, it should be removed immediately.
- Healthy palms near infected palms should be tested to verify they are free of infection and injected with oxytetracycline HCl (OTC) every three to four months as a preventative for at least two years.

Introduction

In late 2006, a novel phytoplasma disease was identified in Hillsborough County, Florida, in the Tampa area. The phytoplasma was isolated from edible date palm (*Phoenix dactylifera*), wild date palm (*Phoenix sylvestris*), Canary Island date palm (*Phoenix canariensis*), and Queen palm (*Syagrus romanzoffiana*). In 2008, the phytoplasma was

subsequently isolated from the Cabbage palm (*Sabal palmetto*). The disease was first called Texas Phoenix Palm Decline (TPPD) because it was found to be the same pathogen isolated from *P. canariensis* in Texas in the early 2000s. Due to the expansion of the disease into Florida and Louisiana as well as its discovery in Mexico and the fact that it infected palms outside the genus *Phoenix*, the name was changed to lethal bronzing (LB) disease in order to reflect the symptoms seen in various hosts.

Pathogen

Lethal bronzing disease is caused by a phytoplasma, an unculturable bacterium that has no cell wall. Among phytoplasmas, the LB agent has been classified as '*Candidatus Phytoplasma aculeata*.' The signature DNA sequence obtained from LB phytoplasma in Florida is a perfect match to the signature barcode of the phytoplasma known to cause LB on *P. canariensis* (Canary Island date palm) in the Corpus Christi area of Texas. Analysis of DNA has determined the LB phytoplasma is related to but genetically distinct from the phytoplasma that causes LY.

Phytoplasmas live in the part of the plant where sap is transported (phloem tissue). Phytoplasmas are transmitted to plants by piercing-sucking insects that feed on the sap. The insects spread the phytoplasma from plant to plant as they visit different hosts during their feeding activities. Phytoplasmas are not known to survive outside their host, whether the host is plant or insect. Planthoppers and

1. This document is PP243, one of a series of the Plant Pathology Department, UF/IFAS Extension. Original publication date November 2007. Revised May 2019 and June 2022. Visit the EDIS website at <https://edis.ifas.ufl.edu> for the currently supported version of this publication.

2. Brian W. Bahder, assistant professor, Plant Pathology Department; and Ericka Helmick, biological scientist II; UF/IFAS Fort Lauderdale Research and Education Center, Davie, FL 33314. This is a revision of an earlier article by Nigel A. Harrison and Monica L. Elliott.

leafhoppers are the main groups of insects that transmit phytoplasmas.

Symptoms

The first symptoms of LB are variable. However, if fruit is present, the first symptom is generally premature fruit drop (Figure 1). If fruit has not set but inflorescences are present, they will become necrotic (Figure 2). Note that if the palm is not old enough to produce fruit, if it is not putting out an inflorescence at the time of infection, or if the inflorescences are trimmed, then these will not be reliable indicators for infection status. Inflorescence necrosis/fruit drop progresses to discoloration of the oldest leaves (closest to the ground) that gradually advances to younger leaves (Figure 3). The final stage of the disease is the collapse of the spear leaf, indicating that the heart or bud of the palm (apical meristem) has died and the palm has completely declined with no chance of saving it. The length of time between infection and symptom development (latent period) appears to be about four to five months. From symptom development to collapse of spear leaf is about two to three months, but this is highly variable. In some cases, no leaf discoloration is observed, but the spear leaf will collapse and the palm will test positive. Symptom progression occurs at different rates in different palm species.



Figure 1. Premature fruit drop is an early symptom of LB.

Host Range and Distribution

Currently, the LB phytoplasma has been found in 21 different species of palm (Figure 4, Table 1). As the disease becomes more established in Florida and spreads further south into areas with higher palm diversity, the host range could expand. Also, since the introduction of LB to the state of Florida, it has been isolated from palms in 36 different counties (Figure 5, Table 2). To date, the disease is most prevalent in the central part of Florida, but is spreading farther north and south, with Jacksonville being

the northernmost limit and the Florida Keys being the southernmost record. The disease has also been reported in Louisiana.



Figure 2. Necrotic inflorescence on a Coconut palm infected with LB. Credits: Brian Bahder, UF/IFAS



Figure 3. Symptom progression of LB in a Sabal palmetto demonstrating discoloration of older leaves first, March 2018 (left); then three months later where more, younger leaves are affected and spear leaf has collapsed (right). Credits: Brian Bahder, UF/IFAS



Figure 4. Various ornamental palms displaying symptoms of LB. Credits: Brian Bahder, UF/IFAS

Table 1. Palm host range of the LB Phytoplasma.

Scientific Name	Common Name
<i>Acrocomia aculeata</i>	Coyol Palm
<i>Adonidia merrillii</i>	Christmas Palm
<i>Arenga engleri</i>	Dwarf Sugar Palm
<i>Attalea butyracea</i>	Yagua Palm
<i>Bismarckia nobilis</i>	Bismarck Palm
<i>Brahea brandegeei</i>	San Jose Hesper Palm
<i>Butia odorata</i>	Pindo Palm
<i>Carpentaria acuminata</i>	Carpentaria Palm
<i>Cocos nucifera</i>	Coconut Palm
<i>Livistona chinensis</i>	Chinese Fan Palm
<i>Phoenix canariensis</i>	Canary Island Date Palm
<i>Phoenix dactylifera</i>	Edible Date Palm
<i>Phoenix roebelinii</i>	Pygmy Date Palm
<i>Phoenix sylvestris</i>	Wild Date Palm
<i>Pritchardia pacifica</i>	Fiji Fan Palm
<i>Pseudophoenix sargentii</i>	Buccaneer Palm
<i>Rhapidophyllum hystrix</i>	Needle Palm
<i>Sabal Mexicana</i>	Mexican Palmetto
<i>Sabal palmetto</i>	Cabbage Palm
<i>Syagrus romanzoffiana</i>	Queen Palm
<i>Trachycarpus fortunei</i>	Chinese Windmill Palm

Management

Management of LB involves removal of infected palms and preventative injection of antibiotics. Current data suggests that once palms start showing symptoms, the label rate for the antibiotic oxytetracycline-hydrochloride is not sufficient for symptom reversal. Because of this, upon symptom development and/or a positive test result, a palm is considered lost and should be removed immediately to reduce the amount of time this source of phytoplasma exists in the environment. The longer it is left, the higher probability that further spread will occur. Sampling healthy-looking palms around symptomatic palms can help get ahead of the disease because healthy-looking palms can also test positive. Even though no symptoms are present, those palms still need to be removed because there will not be sufficient time for the antibiotic to take effect before symptoms develop. Also, by testing healthy-looking palms, you can identify which palms are not infected and start preventative injections with the antibiotic.

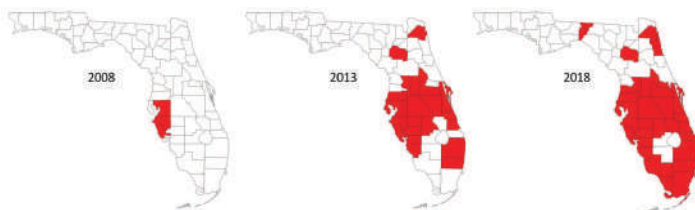


Figure 5. Historical and current distribution of LB in the state of Florida.

Credits: Brian Bahder, UF/IFAS

Table 2. Counties in Florida with confirmed cases of LB.

Alachua	Franklin*	Lee	Orange	St. Johns
Brevard	Hardee	Manatee	Osceola	St. Lucie
Broward	Herndando	Martin	Palm Beach	Sumter
Charlotte	Highlands	Marion*	Pasco	Volusia*
Collier	Hillsborough	Miami-Dade	Pinellas	
DeSoto	Indian River	Monroe	Polk	
Duval	Jefferson	Nassau*	Sarasota	
Escambia*	Lake	Okeechobee	Seminole	

*New for this revision





EXHIBIT 12

AGENDA



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday, FL 34690

Pool fence

SWEET VIBURNUM INSTALLATION PROPOSAL

FOR

DG FARMS CDD

Attention: Gary Schwartz, Field Service Manager

Gary@HiKai.com

May 28, 2026

Scope of Work:

- Install (8) 7-gallon sweet Viburnum on the pool fence.
- Refresh the bed with Pine Bark Mini Nuggets mulch.
- Includes all labor, materials, debris removal, and dumping fees.



PRICE: \$655.00

Authorized Signature to Proceed

Date of Authorization

Any irrigation modifications will be billed on a time-and-materials basis.

Proposal submitted by Rafael Rosario, Account Manager
rosario@redtreelandscape.com / Cell phone: (727) 477-4829



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www.redtreelandscape.com

5532 Auld Lane, Holiday, FL 34690

Bella Armonia Circle Roundabout
SYLVESTER PALM REMOVAL AND REPLACEMENT PROPOSAL

FOR
DG FARMS CDD

Attention: Gary Schwartz, Field Service Manager
Gary@HiKai.com

May 28, 2026

Scope of Work

- Remove and stump grind (1) 50'- 60' Sylvester Palm.
- Install (1) 15' Clear Trunk Sylvester Palm.
- Includes all labor, materials, debris removal, and dumping fees.



PRICE: \$18,500.00

Authorized Signature to Proceed

Date of Authorization

Any irrigation modifications will be billed on a time-and-materials basis.

Proposal submitted by Rafael Rosario, Account Manager

rrosario@redtreelandscape.com / Cell phone: (727) 477-4829



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5532 Auld Lane, Holiday, FL 34690

Bella Armonia Circle Roundabout
SYLVESTER PALM REMOVAL AND SOD INSTALLATION PROPOSAL

FOR
DG FARMS CDD

Attention: Gary Schwartz, Field Service Manager
Gary@HiKai.com

May 28, 2026

Scope of Work

- Remove and stump grind (1) 50'- 60' Sylvester Palm.
- Install (100) sq ft of St. Augustine sod where the previous palm was located.
- Includes all labor, materials, debris removal, and dumping fees.



PRICE: \$1,975.00

Authorized Signature to Proceed

Date of Authorization

Any irrigation modifications will be billed on a time-and-materials basis.

Proposal submitted by Rafael Rosario, Account Manager

rrosario@redtreelandscape.com / Cell phone: (727) 477-4829

EXHIBIT 13

AGENDA



State Certified CCC042846
 State Certified CGC1507166

1905 N. 40th Street • Tampa, Florida 33605
 Phone: (813) 620-4797 • Fax: (813) 626-1756

Submitted To:	Quote #:
DG Farms Amenity Center Roof Repair	
Address:	Date:
16568 Emerald Blossom Boulevard	05/26/2026
City:	State: Zip Code:
Wimauma	FL 33598
Phone #:	Fax #:
(813) 921-9866	
Email Address:	
luis@hikai.com	
Job Name:	Job Phone #:
DG Farms Amenity Center Roof Repair	(813) 921-9866
Job Location:	
16568 Emerald Blossom Boulevard, Wimauma, FL 33598	

Tile ROOF REPAIR as listed below:

- 1) Remove tile in repair area and set aside
- 2) Inspect woodwork and make necessary repairs at an additional cost as follows:

\$8.00 per sq. ft. on ½" plywood decking.	\$8.50 per sq. ft. on ½" fire-rated plywood when required.
\$8.50 per linear ft. on 1x6 plank decking.	\$5.00 per linear ft. on 2x4 structural lumber.
\$6.50 per linear ft. on 1x6 wood fascia.	\$1.50 per linear ft. on 1x2 fascia drip.
- 3) Furnish and install new underlayment specifically for tile.
- 5) Furnish and install new metal flashings, pipe boots and metal edging as necessary at repair area.
- 6) Reinstall tile previously set aside.
- 7) Additional tile will be charged at \$25.00 per tile.
- 8) Furnish and install new color-matched mortar as necessary at repair area. (color to match as close as possible)
- 9) Furnish our standard 90-day contractors workmanship warranty.

Pricing Breakdown-

1. Men's bathroom lower area \$3,000.00
2. If we have to get into the men's side upper area, add \$3,100.00
3. Redoing woman's side flashing all the way- \$4,200.00

All work is to be completed in a workmanlike manner according to standard practices. Any change or deviation from the scope of work identified herein that results in additional cost to Quality Roofing, Inc. ("Contractor") will be charged to the Customer as a cost that is separate from and in addition to the quoted price. Contractor's employees will be covered by Worker's Compensation Insurance. If there are any persons or materials, other than Contractor's employee(s) or the materials supplied by Contractor to perform Contractor's scope of work, on the roof during the project or after the Contractor has completed its work, then any warranty issued by Contractor to Customer for the project will immediately become null and void without exception. The Contract Documents consist of this Proposal, the Terms and Conditions, all documents referenced therein, the Work Authorization (if applicable) and the Limited Workmanship Warranty (if any), which are incorporated herein by reference. Customer agrees that his/her signature to any one of the Contract Documents constitutes his/her receipt and acceptance of all of the Contract Documents and Statutory Warnings. The parties agree that there is adequate consideration for this Proposal, the receipt and sufficiency of which is hereby acknowledged.

I HAVE READ AND UNDERSTAND THIS PROPOSAL, THE TERMS AND CONDITIONS AND ALL DOCUMENTS REFERENCED THEREIN AND AGREE TO BE BOUND BY THEIR TERMS.

Sum for the above: See options above _____ Dollars \$ _____

Payment to be made as follows: DUE UPON COMPLETION

ACCEPTANCE OF PROPOSAL: The above prices, specifications and conditions are Satisfactory and are hereby accepted. Contractor is authorized to do the work as specified. By signing below, Customer acknowledges that Customer is the owner of the property where work is to be performed.

Note: This proposal may be withdrawn by us if not accepted within 30 days from date at top.

Salesman:
 Signature: _____

Name: Ehsan Siddiqui

Email Address: Ehsan@Quality-Roofing.com

Owner/Agent
 Signature: _____

Name: _____

Title: _____

Date of Acceptance: Page 110/120

TERMS AND CONDITIONS

Updated 03/23/2026

- 1. General.** This proposal ("Agreement") is subject to change without notice and is automatically withdrawn on the 15th day following the date of issue if not accepted in writing and a copy of this proposal returned to QUALITY ROOFING, INC. ("Contractor"). If Customer cancels this Agreement prior to the start of work, but not within the timeframe allowed by any/all applicable statutes or laws pertaining to cancellation, Customer is liable for 15% of the total Agreement price as liquidated damages because Contractor is unable to accurately measure its damages for the cancellation of the Agreement. By executing this Agreement, Customer and Contractor agree that the liquidated damages amount is fair and is not a penalty. Contractor reserves the right to withdraw this proposal at any time prior to its acceptance or to cancel this Agreement prior to commencing work if the cost to complete the work varies from the initial standard pricing due to a typographical or mathematical error. As used in this Agreement, (a) the word "or" is not exclusive, (b) the word "including" is always without limitation, (c) "days" means calendar days, and (d) singular words include plural and vice versa.
- 2. Access.** Customer shall provide Contractor with adequate access to electricity and other utilities as needed, the work site, and the work area adjacent to the structure. Contractor disclaims any and all liability for the grading, leveling, slope or construction of the roof deck, the roofing system, structure and/or appurtenances. Customer represents to Contractor that all of the existing surfaces are suitable to receive the materials identified in the scope of work. Customer shall provide Contractor with access to deliver and/or remove materials and debris. Prior to the commencement of work, Customer shall provide Contractor with access to the interior of the structure, upon reasonable notice by Contractor, to inspect the premises for stains, ceiling damage and/or structural damage. Contractor shall not be responsible for any preexisting stains, ceiling damage and/or structural damage. Customer shall provide Contractor with all information necessary to prepare the Notice of Commencement. Customer and/or owner shall hold harmless, defend, and indemnify Contractor from all claims, disputes, rights, losses, damages, liabilities, causes of action or controversies, including attorney's fees and other expenses incurred ("Claims") arising out of or relating to Customer and/or owner's failure to fulfill its obligations under this paragraph.
- 3. Payment Terms.** By signing this Agreement, Customer gives Contractor the right to obtain a credit check on the signatory. Contractor reserves the right to require a deposit in excess of 10%, and Customer hereby waives the requirements of Florida Statute 489.126. Customer agrees to pay interest at the rate of 1 1/2 % per month (ANNUAL PERCENTAGE RATE OF 18%), or otherwise, at the highest rate allowed by law, on the balance of any and all unpaid amounts. Payments received shall be applied first to interest on all outstanding invoices and then to the principal amount of the oldest outstanding invoices. **Customer agrees that any change or deviation from the scope of work identified herein that results in an additional cost to Contractor will be charged to Customer as a cost that is separate and in addition to the quoted price.** Customer further agrees that for services related to insurance claims, Customer shall pay Contractor for the replacement cost value on any insurance estimate including any additional or supplemental funds approved and/or provided by the insurance company that pertain to the work completed by Contractor or Contractor's behalf. The total Agreement amount, including charges for changes/extras outside the scope of the work identified herein, shall be payable to Contractor in accordance with the Agreement. No portion of the agreed upon payment may be withheld, back charged, or used as a setoff of the agreed upon payment amount without the written consent of Contractor. Customer acknowledges and agrees that it has an independent obligation to pay Contractor. **Payment to Contractor shall not be contingent upon Customer's receipt of payment from any third party, specifically including, but not limited to, payment from Customer's insurer.** If Customer does not make payment, Contractor shall be entitled to recover from Customer all costs of collection incurred by Contractor, including attorney's fees, costs, and expenses incurred whether or not litigation is initiated. Collection matters may be processed through litigation or arbitration at Contractor's sole discretion. If there is an increase in the price of materials charged to the Contractor in excess of **five (5%) percent**, subsequent to making this Agreement, then the price set forth in this Agreement shall be increased without the need for a written change order or amendment to the Agreement to reflect the price increase and additional direct cost to the Contractor, and Contractor shall submit written documentation of the increased charges to the Customer. If Customer fails to pay Contractor in accordance with this Agreement, then Contractor may, at its sole discretion, suspend performance of all work, suspend shipments and/or warranties until full payment is made, and/or terminate this Agreement. If a suspension occurs that is not caused solely by the Contractor, the Agreement sum shall be increased by the amount of Contractor's reasonable costs of shut-down, delay, and start-up. The parties acknowledge and agree that the substitution of materials and price adjustments may be required based on changes in material availability and the cost to obtain and deliver materials to the project between the date of this Agreement and the delivery date. In such event, Contractor and Customer shall work together in good faith to identify substitute materials that are similar in price and quality and that do not cause an increase to the Agreement amount. If Customer selects substitute materials that increase the Agreement amount, then the Agreement will be adjusted to reflect the additional costs incurred by the Contractor to purchase and deliver the materials.
- 4. Site Conditions.** Should the Contractor discover concealed or unknown conditions in the existing structure that vary from those conditions ordinarily encountered and generally recognized as inherent in the work of the character identified in this Agreement, then the Agreement amount shall be equitably adjusted upon notice thereof from the Contractor to the Customer.
- 5. Sealed Attic Liability Exclusion:** Contractor shall not be liable for any roof or structural related issue arising out of or relating to combining a sealed attic system with a self-adhered underlayment, and Customer agrees to hold harmless, defend, and indemnify Contractor for any and all Claims arising out of said condition.
- 6. Restrictions and Requirements.** Contractor shall carry worker's compensation, automobile liability, commercial general liability and any other insurance required by law. In the event that state, county, or municipal codes or regulations require work not expressly set forth in this Agreement or that differs materially from that generally recognized as inherent in work of the character provided for in this Agreement, all extra costs for Contractor's labor and materials shall be the sole obligation of the Customer. If the substrate roof condition results in ponding pursuant to the Building Code and modifications are required to correct the roof so ponding will not occur, Contractor will notify Customer immediately. Prior to executing this Agreement, Customer shall notify Contractor in writing of all property and deed restrictions and/or covenants that relate to or restrict the improvements contained in this Agreement. Contractor shall not be responsible for work performed that does not comply with or conform to the property restrictions or covenants. Customer shall pay Contractor for all work performed in violation of any covenant or restriction if Customer failed to notify Contractor in writing prior to executing this Agreement.
- 7. Customer Protection of Property.** Customer shall be solely responsible for any damage to curbs, walkways, driveways, structures, septic tanks, HVAC, utility lines, pipes, gutters, landscaping, irrigation, appurtenances, or other real or personal property at the project location during construction, unless such damage was caused by or attributable to Contractor's sole negligence. Contractor shall not be responsible for cracks of any kind in the ceiling due to the performance of Contractor's work on the property. Contractor shall not be responsible for any damage caused by dust or debris caused by Contractor's work. Contractor shall not be responsible for damage to person(s) or property caused by nails on the property. Customer shall take the appropriate precautions to protect the property and to avoid damages or injury caused by nails. Contractor shall not be responsible for damage resulting from the failure of emergency tarps placed on the property, and Customer agrees to reimburse Contractor for any lost or damaged tarps. Contractor shall not be responsible for hip and ridge mortar generated surface efflorescence. Contractor's warranty does not include roof tile slippage on a mortar or foam type tile roof system on roofs with a pitch greater than 4/12 that are not mechanically fastened. Customer agrees that under no circumstances shall Contractor be held liable for water intrusion, or any damage caused by same, that occurs from the date Contractor commences work on the project through the date of completion of such work. Customer shall be responsible for removing, installing, and re-positioning satellite dish(es), solar panel(s), lightning rod(s), etc. Customer shall be responsible for damage to lighting fixtures, mirrors, pictures, frames, and other such items not customarily permanently affixed, as these items can fall if not firmly attached to the wall or ceiling. Customer shall secure and protect all personal items in advance of construction and shall protect or remove all wall hangings until the work is complete. Contractor shall not be responsible for lost, stolen, or damaged personal items and wall hangings. Unless otherwise specified, there is no specific completion date for Contractor's work. Contractor will perform the work within a reasonable time and in a workmanlike manner. Testing and abatement (and costs related thereto) of asbestos, lead, and/or other hazardous waste or materials is the sole responsibility of the Customer and Customer agrees to indemnify, defend, and hold Contractor harmless for Claims related to same. As part of the roofing process, odors and emissions from roofing products will be released and noise will be generated. Customer shall be responsible for indoor air quality during the work and shall indemnify, defend, and hold Contractor harmless from any and all Claims arising out of or relating to fumes, odors, and/or the indoor air quality during Contractor's performance of the work. If Customer requests Contractor to install permanent safety brackets to the subject roofing system, Customer hereby authorizes Contractor and its subsidiaries, affiliates, employees, agents, suppliers, and subcontractors to have sole access to use the safety brackets during Contractor's performance of the work. Accordingly, Customer hereby releases, acquits and forever discharges, and shall indemnify, defend, and hold Contractor harmless from any and all Claims arising out of or by reason of or in any manner connected with the unauthorized use of the safety brackets by the Customer or any third party.
- 8. Choice of Law, Venue and Attorney's Fees.** This Agreement shall be governed by the laws of the State of Florida. Venue of any proceeding arising out of this Agreement shall be **Hillsborough County, Florida**. The non-prevailing party in any legal or equitable action arising out of or relating to this Agreement, whether before, during or after litigation, including without limitation arbitration, administrative, appellate and/or bankruptcy proceedings, shall reimburse the prevailing party on demand for all attorney's fees, costs, and expenses incurred by the prevailing party, including fees, costs, and expenses incurred in connection with the enforcement of any judgment, including, without limitation, litigation attributed to the determination of entitlement and the amount of fees to be awarded. Any judgment awarded to Contractor shall accrue interest at a rate of 18% per annum.
- 9. Arbitration.** If a dispute shall arise between Contractor and Customer with respect to any matters or questions arising out of or relating to this Agreement or the breach thereof, such dispute, other than collection matters, then, at Contractor's sole discretion, the dispute may be decided by arbitration administered by and in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and judgment may be entered upon it in any Court having jurisdiction thereof.
- 10. Jury Trial Waiver.** In the event of litigation between the parties to this Agreement, the parties **KNOWINGLY, VOLUNTARILY, IRREVOCABLY AND INTENTIONALLY WAIVE THE RIGHT TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION ARISING OUT OF OR PERTAINING TO THE AGREEMENT, OR ANY COURSE OF CONDUCT, COURSE OF DEALINGS, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF ANY PERSON OR PARTY RELATED TO THIS AGREEMENT; THIS IRREVOCABLE WAIVER OF THE RIGHT TO A JURY TRIAL BEING A MATERIAL INDUCEMENT FOR THE PARTIES TO ENTER INTO THIS AGREEMENT**
- 11. Damage Limitation.** In no event, whether based on contract, warranty (express or implied), tort, negligence, federal or state statute or otherwise arising from or relating to the work and services performed under the Agreement, shall Contractor be liable for special, consequential, punitive, or indirect damages, including, without limitation, loss of use or loss of profits. Contractor and Customer agree to allocate certain of the risks so that, to the fullest extent permitted by law, Contractor's total aggregate liability to Customer is limited to the dollar amount of the Agreement for any and all injuries, damages, claims, expenses or costs, including attorneys' fees, arising out of or relating to this Agreement regardless of whether it is based in warranty, tort, contract, strict liability, negligence, errors, omissions, or from any other cause or causes. Customer waives any/all subrogation Claims or rights against Contractor to the extent such Claim is covered by insurance.
- 12. Warranties.** Unless otherwise provided: **THERE ARE NO EXPRESS OR IMPLIED WARRANTIES WHATSOEVER INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.** All warranties/guarantees provided by Contractor, if any, shall be deemed null and void if Customer fails to strictly adhere to the payment terms contained in the Agreement. All warranties and guarantees, if any, provided under the Agreement are solely for the original Customer and are non-transferable, unless otherwise agreed to by Customer and Contractor in writing. Any express warranty provided, if any, by Contractor is the sole and exclusive remedy for alleged construction defects, in lieu of all other remedies, implied or statutory. Warranties to be issued upon completion and full payment of this Agreement. If there is a breach in the applicable Manufacturer's warranty according to the stated terms and conditions of the warranty supplied, at that moment, this would simultaneously void Contractor's warranty and all of Contractor's responsibility and liability to correct, supplement, rectify, fix, etc. any and all issue(s) as a result of such breach. No warranties for repair work.
- 13. Claims.** It is Customer's duty to notify Contractor in writing within three (3) days of the occurrence of any claim, defect or deficiency arising out of work, services or materials provided by Contractor under this Agreement ("Occurrence"). Failure of the Customer to provide written notice of the Occurrence shall result in the Customer waiving all claims that may be brought against Contractor arising out of or relating to the Occurrence, including claims arising in law, equity, contract, warranty (express or implied), tort, negligence, or federal or state statutory claims.
- 14. Acts of God; Delay.** Contractor shall not be responsible for loss, damage or delay caused by circumstances beyond its reasonable control, including but not limited to acts of God, weather, accidents, fire, vandalism, federal, state or local law, regulation or order, strikes, jurisdictional disputes, failure or delay of transportation, shortage of or inability to obtain materials, equipment or labor, changes in the work and delays caused by others. In the event of any of these occurrences, Contractor's time for performance under this Agreement shall be extended for a time sufficient to permit completion of the Work.
- 15. Unforeseen Decking Lines.** Installation of a new roof to the deck area of the building requires nails and/or screws to be inserted into the deck area. By code, electrical, telephone and security wiring and air conditioning wiring and lines should not be installed directly beneath the roof deck. If Customer is aware of these or any other such lines, Customer must notify Contractor immediately as the Contractor will not be responsible for the puncture of improperly installed lines or lines within three inches of the roof deck. Customer accepts full responsibility for any repair or replacement that may be necessary.
- 16. Customer Delay.** The Parties agree that the Contractor should be permitted to execute its work without interruption. If Contractor's work is delayed at any time by any act or neglect of Customer and/or Customer's representatives, employees, agents, guests, or invitees, or any other contractor employed by the Customer, or by any changes ordered in the work, then Contractor shall be reimbursed or paid for all additional costs or damages incurred as a result. This shall include damages related to lost use of equipment caused by the delay.
- 17. Disclaimer.** Contractor disclaims all liability for all Claims pertaining to or related to mildew, algae, fungus, mold, and/or other indoor air allergens ("Mold"), including Claims arising out of or relating to the detection, removal, disposal, or remediation of Mold, whether those Claims arise in law, equity, contract, warranty, tort, or federal or state statutory claims, and whether those Claims are based on the acts or omissions of Contractor or individuals or entities under Contractor's control. The Customer is solely liable and responsible for all damages, whether actual or consequential, caused by Mold and incurred by Customer, Contractor or third parties, and agrees to indemnify, defend, and hold Contractor harmless from any and all Claims arising out of or relating to Mold.
- 18. Pre-Existing Conditions.** Customer acknowledges that Contractor will be repairing work that was previously damaged by weather, mold, water, termites, or other conditions ("Pre-Existing Conditions") unrelated to the work performed by Contractor. Accordingly, Contractor disclaims all liability for Claims pertaining to Pre-Existing Conditions, whether those Claims arise in law, equity, contract, warranty, tort, or federal or state statutory claims. Customer is solely liable and responsible for all damages, whether actual or consequential, arising out of or relating to Pre-Existing Conditions and agrees to indemnify and hold Contractor harmless for all Claims arising out of or related to same.
- 19. Working Hours.** The Agreement is based upon the performance of all work during Contractor's regular working hours, excluding weekends and National holidays. Extra charges will be made for overtime and all work performed other than during Contractor's regular working hours if required by Customer.
- 20. Materials.** All materials and work shall be furnished in accordance with normal industry tolerances for color, variation, thickness, size, weight, amount, finish, texture and performance standards. Specified quantities are intended to represent an average over the entire roof area. Contractor is not responsible for the actual verification of technical specifications of product manufacturers, i.e., R value, ASTM or UL compliance, but rather the materials used are represented as such by the manufacturer. Metal roofing and especially lengthy flat span sheet metal panels will often exhibit waviness, commonly referred to as "oil-canning." Oil-canning pertains to aesthetics and not the performance of the panels and is not controlled by the Contractor. Contractor is not responsible for oil-canning or aesthetics. Oil-canning shall not be grounds to withhold payment or reject panels of the type specified. Title to roofing products passes to the Customer when said products are delivered to the job site. In the event of impending high wind conditions, hurricanes, tornados, or other adverse weather conditions, if Contractor is requested to remove/reposition product from the job site, Contractor shall use its reasonable efforts (subject to weather conditions, life/safety concerns and manpower/equipment constraints) to comply with the request. Customer agrees to promptly pay Contractor for these extra services. Contractor is not responsible for defective products if Contractor did not know such products were defective prior to the installation of same. As such, Contractor is not responsible for any costs, damages, claims, etc., associated with any remediation of supposed harm caused by a defective product. A defective product shall not be grounds to withhold payment or reject the work performed by Contractor.
- 21. Construction and Interpretation.** Each provision of the Agreement shall be construed as if both parties mutually drafted this Agreement. If a provision of this Agreement (or the application of it) is held by a court or arbitrator to be invalid or unenforceable, that provision will be deemed separable from the remaining provisions of the Agreement, will be reformed/enforced to the extent that it is valid and enforceable, and will not affect the validity or interpretation of the other provisions or the application of that provision to a person or circumstance to which it is valid and enforceable. Headings are for convenience only and do not affect interpretation. This Agreement records the entire agreement of the parties and supercedes any previous or contemporaneous agreement, understanding, or representation, oral or written, by the parties. All documents/exhibits referred to in this Agreement are an integral part of the Agreement and are incorporated by reference. This Agreement specifically incorporates the Proposal/Contract, "Statutory Warnings," Work Authorization Agreement (if applicable), and limited workmanship warranty (if any), as well as any other document issued to Customer by Contractor and intended to be a part of this Agreement (the "Contract Documents"). Customer represents that he or she has read and fully understands the Contract Documents and has been provided the opportunity to consult with counsel of his or her choosing prior to executing this Agreement. In the event of a conflict between this Agreement and any other Contract Document, these Terms and Conditions shall govern.
- 22. Electronic Communications and Electronic Signatures.** The parties agree that this Agreement, any change orders, work authorizations, notices, approvals, invoices, waivers, and other Project-related communications or documents may be transmitted, executed, and stored electronically. Electronic signatures, including signatures affixed through recognized electronic signature platforms, and approvals transmitted by email or other agreed electronic means, shall be deemed valid and enforceable to the fullest extent permitted by applicable law and shall have the same force and effect as original documents. The parties further agree that electronically stored copies of this Agreement and related Project documents shall be admissible for all purposes and may be relied upon as if they were original documents. Each party is responsible for maintaining accurate contact information for its authorized representatives and for safeguarding access to its electronic communication systems and signature tools. No party shall deny the validity or enforceability of a document solely because it was transmitted or executed electronically.

STATUTORY DISCLOSURES

LIEN LAW

ACCORDING TO FLORIDA'S CONSTRUCTION LIEN LAW (SECTIONS 713.001 -- 713.37, FLORIDA STATUTES), THOSE WHO WORK ON YOUR PROPERTY OR PROVIDE MATERIALS AND SERVICES AND ARE NOT PAID IN FULL HAVE A RIGHT TO ENFORCE THEIR CLAIM FOR PAYMENT AGAINST YOUR PROPERTY. THIS CLAIM IS KNOWN AS A CONSTRUCTION LIEN. IF YOUR CONTRACTOR OR A SUBCONTRACTOR FAILS TO PAY SUBCONTRACTORS, SUB-SUBCONTRACTORS, OR MATERIAL SUPPLIERS, THOSE PEOPLE WHO ARE OWED MONEY MAY LOOK TO YOUR PROPERTY FOR PAYMENT, EVEN IF YOU HAVE ALREADY PAID YOUR CONTRACTOR IN FULL. IF YOU FAIL TO PAY YOUR CONTRACTOR, YOUR CONTRACTOR MAY ALSO HAVE A LIEN ON YOUR PROPERTY. THIS MEANS IF A LIEN IS FILED YOUR PROPERTY COULD BE SOLD AGAINST YOUR WILL TO PAY FOR LABOR, MATERIALS, OR OTHER SERVICES THAT YOUR CONTRACTOR OR SUBCONTRACTOR MAY HAVE FAILED TO PAY. TO PROTECT YOURSELF, YOU SHOULD STIPULATE IN THIS CONTRACT THAT BEFORE ANY PAYMENT IS MADE, YOUR CONTRACTOR IS REQUIRED TO PROVIDE YOU WITH A WRITTEN RELEASE OF LIEN FROM ANY PERSON OR COMPANY THAT HAS PROVIDED TO YOU A "NOTICE TO OWNER." FLORIDA'S CONSTRUCTION LIEN LAW IS COMPLEX, AND IT IS RECOMMENDED THAT YOU CONSULT AN ATTORNEY.

CHAPTER 558 NOTICE OF CLAIM

ANY CLAIMS FOR CONSTRUCTION DEFECTS ARE SUBJECT TO THE NOTICE AND CURE PROVISIONS OF CHAPTER 558, FLORIDA STATUTES.

SECTION 489.147, FLORIDA STATUTES

1. THE CONSUMER IS RESPONSIBLE FOR PAYMENT OF ANY INSURANCE DEDUCTIBLE;
2. IT IS INSURANCE FRAUD PUNISHABLE AS A FELONY OF THE THIRD DEGREE FOR A CONTRACTOR TO KNOWINGLY OR WILLFULLY, AND WITH INTENT TO INJURE, DEFRAUD, OR DECEIVE, PAY, WAIVE, OR REBATE ALL OR PART OF AN INSURANCE DEDUCTIBLE APPLICABLE TO PAYMENT TO THE CONTRACTOR FOR REPAIRS TO A PROPERTY COVERED BY A PROPERTY INSURANCE POLICY; AND
3. IT IS INSURANCE FRAUD PUNISHABLE AS A FELONY OF THE THIRD DEGREE TO INTENTIONALLY FILE AN INSURANCE CLAIM CONTAINING ANY FALSE, INCOMPLETE, OR MISLEADING INFORMATION.

A CONTRACTOR MAY NOT DIRECTLY OR INDIRECTLY ENGAGE IN OFFERING TO A RESIDENTIAL PROPERTY OWNER A REBATE, GIFT, GIFT CARD, CASH, COUPON, WAIVER OF ANY INSURANCE DEDUCTIBLE, OR ANY OTHER THING OF VALUE IN EXCHANGE FOR:

1. ALLOWING THE CONTRACTOR TO CONDUCT AN INSPECTION OF THE RESIDENTIAL PROPERTY OWNER'S ROOF; OR
2. MAKING AN INSURANCE CLAIM FOR DAMAGE TO THE RESIDENTIAL PROPERTY OWNER'S ROOF.

RADON GAS WARNING

RADON GAS: RADON IS A NATURALLY OCCURRING RADIOACTIVE GAS THAT, WHEN IT HAS ACCUMULATED IN A BUILDING IN SUFFICIENT QUANTITIES, MAY PRESENT HEALTH RISKS TO PERSONS WHO ARE EXPOSED TO IT OVER TIME. LEVELS OF RADON THAT EXCEED FEDERAL AND STATE GUIDELINES HAVE BEEN FOUND IN BUILDINGS IN FLORIDA. ADDITIONAL INFORMATION REGARDING RADON AND RADON TESTING MAY BE OBTAINED FROM YOUR COUNTY HEALTH DEPARTMENT.

FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND

PAYMENT, UP TO A LIMITED AMOUNT, MAY BE AVAILABLE FROM THE FLORIDA HOMEOWNERS' CONSTRUCTION RECOVERY FUND IF YOU LOSE MONEY ON A PROJECT PERFORMED UNDER CONTRACT, WHERE THE LOSS RESULTS FROM SPECIFIED VIOLATIONS OF FLORIDA LAW BY A LICENSED CONTRACTOR. FOR INFORMATION ABOUT THE RECOVERY FUND AND FILING A CLAIM, CONTACT THE FLORIDA CONSTRUCTION INDUSTRY LICENSING BOARD AT THE FOLLOWING TELEPHONE NUMBER AND ADDRESS: (850) 921-5450, 2601 BLAIRSTONE ROAD, TALLAHASSEE, FL 32399-1039.

CUSTOMER(S) SIGNATURE: _____

DATE: _____

STATUTORY DISCLOSURES

STATE OF EMERGENCY

DISCLAIMER

IF THIS CONTRACT WAS ENTERED INTO BASED ON EVENTS THAT ARE SUBJECT OF A DECLARATION OF A STATE OF EMERGENCY BY THE GOVERNOR, THE FOLLOWING APPLIES PURSUANT TO FLORIDA STATUTE SECTION 489.147:

YOU, THE RESIDENTIAL PROPERTY OWNER, MAY CANCEL THIS CONTRACT WITHOUT PENALTY OR OBLIGATION WITHIN 10 DAYS AFTER THE EXECUTION OF THE CONTRACT OR BY THE OFFICIAL START DATE, WHICHEVER COMES FIRST, BECAUSE THIS CONTRACT WAS ENTERED INTO DURING A STATE OF EMERGENCY BY THE GOVERNOR. THE OFFICIAL START DATE IS THE DATE ON WHICH WORK THAT INCLUDES THE INSTALLATION OF MATERIALS THAT WILL BE INCLUDED IN THE FINAL WORK ON THE ROOF COMMENCES, A FINAL PERMIT HAS BEEN ISSUED, OR A TEMPORARY REPAIR TO THE ROOF COVERING OR ROOF SYSTEM HAS BEEN MADE IN COMPLIANCE WITH THE FLORIDA BUILDING CODE.

SHOULD YOU CANCEL THIS CONTRACT AS DESCRIBED ABOVE, YOU MUST SEND THE NOTICE OF CANCELLATION BY CERTIFIED MAIL, RETURN RECEIPT REQUESTED, OR OTHER FORM OF MAILING THAT PROVIDES PROOF THEREOF, AT THE ADDRESS SPECIFIED IN THE CONTRACT.

Customer(s) Signature: _____ Date: _____

EXHIBIT 14

AGENDA



Electrical Panel Repair and Breaker Replacement

Sereno Pool and Amenity

Client	Sereno Pool and Amenity
Project Location	Pool and Amenity Electrical Panel
Prepared By	H2 Pool Services
Scope of Work	Electrical panel replacement, breaker replacement, corroded wire removal, and new wiring installation
Total Quote Amount	\$3,950.00

Project Overview

The existing electrical panel is need of repair and requires replacement of the panel, replacement of damaged breakers, removal of corroded wiring, and installation of new wiring where needed.

The purpose of this work is to restore the affected electrical equipment area to a safer, cleaner, and more reliable operating condition for the pool and amenity systems.

Scope of Work

1. Inspect the existing electrical panel, breakers, and affected wiring before beginning work.
2. Safely disconnect power as needed to perform the repair work.
3. Remove the existing damaged or deteriorated electrical panel.
4. Install a new suitable electrical panel for the pool and amenity equipment area.
5. Remove and replace damaged breakers as required.
6. Remove corroded, damaged, or compromised wiring from the affected areas.
7. Install new wiring as needed for the repaired panel and breaker connections.
8. Secure, organize, and terminate wiring inside the panel area.
9. Test the new panel, breakers, and wiring connections for proper operation after installation.
10. Clean the work area upon completion
11. Install a digital timer to control the fountain features.

Materials and Labor Included

- Replacement electrical panel
- Replacement breakers for the damaged breaker locations
- New wiring as required for the affected repair areas
- Electrical connection materials and standard installation supplies
- Labor for removal, installation, wiring, and testing
- Basic post-installation operation check

Exclusions

This quote does not include utility-side electrical repairs, unrelated electrical equipment replacement, underground electrical issues, major conduit replacement, concrete work, structural repairs, permitting fees if required, or repairs caused by hidden conditions discovered after work begins.

If additional issues are discovered during the repair, H2 Pool Services will notify Sereno Pool and Amenity before proceeding with any work outside of this approved scope.



Electrical Panel Repair and Breaker Replacement

Warranty Details

H2 Pool Services will warranty the labor performed under this quote for a period of 12 months from the date of completion.

This warranty covers workmanship related to the electrical panel replacement, breaker replacement, corroded wire removal, and new wiring installation completed by H2 under this approved scope.

Parts and materials will be covered under the applicable manufacturer warranty, if available. This warranty does not cover future corrosion, water intrusion, power surges, storm damage, misuse, unrelated electrical failures, or new electrical issues outside the completed repair scope.

Total Cost

Materials and Labor	\$3,650.00
Total Quote Amount	\$3,950.00

Acceptance

By approving this quote, Sereno Pool and Amenity authorizes H2 Pool Services to proceed with the electrical panel repair, breaker replacement, corroded wire removal, and new wiring installation as outlined above.

Authorized Representative: _____

Signature: _____

Date: _____

EXHIBIT 15

AGENDA

1 **MINUTES OF MEETING**

2 **DG FARMS**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the DG Farms Community Development
5 District was held on Monday, May 11, 2026 at 6:00 p.m. at the Holiday Inn Express & Suites, 226 Teco
6 Road, Ruskin, Florida 33701.

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

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

9 Present and constituting a quorum were:

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

15 Also present were:

16	Andy Mendenhall	District Manager, Kai
17	Luis Martinez	Field Manager, Kai
18	Adriana Urbina	Community Director, Kai
19	Greg Woodcock (<i>Virtual</i>)	District Engineer, Stantec

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

21 None

22 **THIRD ORDER OF BUSINESS – Business Items**

23 A. Exhibit 1: Consideration/Adoption of Resolution 2026-03, General Election

24 On a MOTION by Mr. Mendoza, SECONDED by Mr. Reichard, WITH ALL IN FAVOR, the Board
25 adopted Resolution 2026-03, General Election, for the DG Farms Community Development District.

26 **FOURTH ORDER OF BUSINESS – Staff & Vendor Reports**

27 A. District Counsel

28 Mr. Mendenhall reported that District Counsel had been working on contracts and that nearly all
29 agreements from the last meeting had been fully executed. He stated that the only pending items
30 were signatures related to the pool monitors and dog waste station agreements.

31 B. District Engineer

32 Mr. Woodcock presented a revised proposal from Surface Slam for pickleball court resurfacing and
33 fencing improvements totaling \$42,375, noting that a reduced fencing cost resulted in
34 approximately \$9,000 in savings and a three year warranty.

35 Mr. Woodcock further reported observations regarding wall and bridge maintenance, including
36 weathered stucco, surface cracking, and possible erosion concerns, and recommended monitoring
37 and future repairs as needed. Discussion occurred regarding insurance coverage, project phasing,
38 and funding availability.

39 Mr. Mendenhall discussed roof issues at the amenity center and concerns regarding high repair
40 bids. Mr. Woodcock stated that he would provide recommendations for roofing companies familiar
41 with amenity center projects.

42 C. Field Service Manager

43 1. Exhibit 2: Consideration of Live Oak Replacement Proposal – RedTree - \$1,750.00

44 On a MOTION by Mr. Alexandre, SECONDED by Mr. Mendoza, WITH ALL IN FAVOR, the Board
45 **approved the proposal from RedTree for Live Tree Oak Replacement in the amount of \$1,750.00**, for
46 the DG Farms Community Development District.

47 D. District Manager

48 Mr. Mendenhall stated that the preliminary budget would be reviewed at the next meeting and that
49 the District remained in good financial condition. A Supervisor proposed approval of the \$42,375
50 pickleball and tennis court project.

51 On a MOTION by Mr. Mendoza, SECONDED by Mr. Alexandre, WITH ALL IN FAVOR, the Board
52 **approved the proposal from Surface Slam for pickleball and tennis court project in the amount of**
53 **\$42,375.00**, for the DG Farms Community Development District.

54 A Supervisor explained that the fencing needs replacement due to storm damage, prior poor
55 installation, and vandalism, noting a stronger design is proposed. The Supervisor recommended
56 proceeding with at least the first phase of the work to maintain insurance coverage and address
57 ongoing issues.

58 On a MOTION by Mr. Mendoza, SECONDED by Mr. Reichard, WITH ALL IN FAVOR, the Board
59 **approved the proposal for the first half of fence enhancement in the amount of \$54,000.00**, for the DG
60 Farms Community Development District.

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

- 62 A. Exhibit 3: Consideration/Approval of the April 20, 2026, Regular Meeting and Public Hearing
63 Minutes
- 64 B. Exhibit 4: Consideration/Acceptance of the March 2026 Unaudited Financial Statements
- 65 C. Exhibit 5: Presentation of Number of Registered Voters (1,156) as of April 15, 2026 – Supervisor
66 of Elections

67 On a MOTION by Mr. Alexandre, SECONDED by Ms. Schwalm, WITH ALL IN FAVOR, the Board
68 **approved the Consent Agenda Items A and B**, for the DG Farms Community Development District.

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

71 A resident reported recent community safety incidents involving police response and expressed
72 appreciation for law enforcement’s quick action. The Resident then asked about plans to upgrade
73 the clubhouse restrooms.

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

75 Mr. Reichard reported that the pool was cited during a Department of Health inspection and noted
76 that updated seasonal operating hours would be implemented to comply with requirements and
77 improve safety. He also presented a proposed Neptune staffing schedule focused on weekends and
78 peak seasons and stated that scheduling and notification systems for pool events were still being
79 developed. Mr. Reichard stated that updated pool hours and signage would move forward along
80 with Neptune staffing services. Discussion occurred regarding notifying residents of the new pool

81 hours due to county requirements and the need to address ongoing issues with residents remaining
82 at the pool after closing time.

83 Mr. Mendoza praised Mr. Martinez for his field service work and discussed allowing purchases
84 through Amazon to expedite maintenance projects and equipment installation. Mr. Mendenhall
85 explained that a district specific Amazon account could be used for tax exempt purchases and direct
86 shipping, and the Board expressed consensus with the process.

87 Mr. Alexandre asked about the annual financial paperwork and noted that he had not yet received
88 the usual link. Mr. Mendenhall responded that the information was expected to be distributed in
89 June.

90 Mr. Duzzny Mr. Duzzny reported 42 traffic stops, stop sign and speeding citations, investigations
91 involving vehicles entering incorrectly, and ongoing basketball court safety concerns due to a loose
92 pole. He also discussed fan installations, holiday light proposals, and damage to speed bumps
93 caused by a heavy semi-truck. He also announced his resignation from the Board effective
94 immediately.

95 On a MOTION by Mr. Mendoza, SECONDED by Mr. Reichard, WITH ALL IN FAVOR, the Board
96 **accepted the resignation of Mr. Jeff Duzzny**, for the DG Farms Community Development District.

97 **EIGHTH ORDER OF BUSINESS – Adjournment**

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

100

Signature

Printed Name

101 **Title:** **Chairman** **Vice Chairman**