

***DG FARMS
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package
Regular Meeting***

***Date/Time:
Monday, September 14, 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, September 14, 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, September 14, 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	
Jessica McCarter	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. Staff & Vendor Reports

A. District Counsel

B. District Engineer

C. Field Service Manager

1. Safety Culture Report conducted on August 31, 2026

Exhibit 1

2. Consideration/Approval of Proposals

a. Holiday Lighting

i. Snowbird Electric

Exhibit 2

1) Amenity Center - \$16,992.00

2) Monument Tower - \$2,379.60

Exhibit 3

ii. Nebula Lighting

Exhibit 4

1) Amenity Center - \$19,600.00

2) Monument - \$2,450.00

3) Entrance - \$4,200.00

iii. American Illuminations - \$28,900.00 (Total)

Exhibit 5

1) Clubhouse - \$23,375.00

2) Monuments & Center Wall - \$5,525.00

- b. RedTree
 - i. Pine Bark Mini Nuggets Mulch - \$18,750.00 [Exhibit 6](#)
 - ii. Pool Area Landscape Enhancement - \$12,297.00 [Exhibit 7](#)
 - iii. Drain Basin - \$275.00 [Exhibit 8](#)
- c. Neptune – Trash Management Services - \$925.00/month [Exhibit 9](#)
- d. ECS Integrations – Pickleball Access - \$3,970.00 [Exhibit 10](#)
- e. Florida Commercial Care
 - i. Pergola Cleaning & Painting - \$2,554.90 [Exhibit 11](#)
 - ii. Pergola Wood Replacement - \$2,748.50 [Exhibit 12](#)
- f. Community Signage - \$1,409.75 [Exhibit 13](#)
- g. ADA Pool Lift
 - i. Oasis - \$12,250.00 [Exhibit 14](#)
 - ii. Cooper - \$12,854.53 [Exhibit 15](#)

D. District Manager

- 1. Consideration of CDD Development Agreement (Sereno Subdivision Phase 9) [Exhibit 16](#)
- 2. Consideration of Partial Release and Satisfaction from Documents Related to Series 2020 Bonds (Phases 7A, 7B, 8A, and 8B) [Exhibit 17](#)
- 3. Consideration of Resolution 2026-10, Authorizing Future Bond Issuance Providing Access [Exhibit 18](#)
- 4. Consideration of Professional Services Agreement Change Order 2026-1 - \$10,000.00 (Total Agreement of \$25,000.00) [Exhibit 19](#)

IV. Consent Agenda Items

- A. Approval of the August 10, 2026, Public Hearing and Regular Meeting Minutes [Exhibit 20](#)
- B. Acceptance of the July 2026 Unaudited Financial Statements [Exhibit 21](#)
- C. Acceptance of Insurance Settlement [Exhibit 22](#)
- D. Ratification of Roofing Services Invoice – Trust Roofing - \$16,693.78 [Exhibit 23](#)

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

VI. Supervisor Requests

VII. Adjournment

EXHIBIT 1

AGENDA

DG Farms CDD

Luis Martinez

Complete

Score	107 / 109 (98.17%)	Flagged items	0	Actions	0
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31 Aug 2026 10:42 EDT

Prepared by

Luis Martinez

Ponds	43 / 45 (95.56%)
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Ponds 1	3 / 3 (100%)
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Ponds

Good



Photo 1



Photo 2

Pond Location

Front Entrance On Sereno Bridge
Boulevard

Ponds 2	3 / 3 (100%)
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Ponds

Good

Spikerush in the pond has been treated. I also notified the aquatics team to do a follow-up treatment.



Photo 3

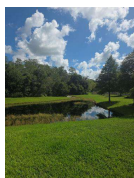


Photo 4

Pond Location

Ponds 3	3 / 3 (100%)
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Ponds

Good

Pond is in good condition, trash around the pond edge.

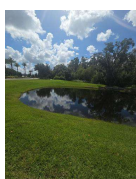


Photo 5



Photo 6



Photo 7

Pond Location

Corner Of Sereno Bridge
Boulevard/Emerald Blossom Blvd.

Ponds 4 3 / 3 (100%)

Ponds Good



Photo 8



Photo 9

Pond Location

Behind Brickwood Rise

Ponds 5 3 / 3 (100%)

Ponds Good



Photo 10



Photo 11

Pond Location

Middle Of Brickwood Rise

Ponds 6 3 / 3 (100%)

Ponds Good

Trash on the edge of the pond

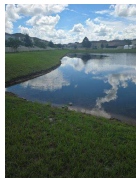


Photo 12

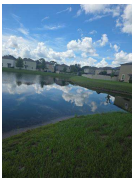


Photo 13

Pond Location

IMiddle Of Sable Chime Drive

Ponds 7 3 / 3 (100%)

Ponds Good



Photo 14



Photo 15



Photo 16

Pond Location

At The Amenity Center

Ponds 8

3 / 3 (100%)

Ponds

Good

Trash alongside pond Edge



Photo 17



Photo 18



Photo 19

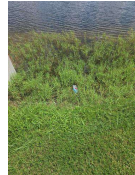


Photo 20

Pond Location

Middle Of Treasure Point Drive

Ponds 9

3 / 3 (100%)

Ponds

Good

The pond located in the middle of Ivory Stone Drive currently has a noticeable buildup of algae and aquatic vegetation along the shoreline and water's surface. I have notified the aquatics team and requested that they inspect and address the condition. Also noticed trash around Pond edges



Photo 21



Photo 22



Photo 23



Photo 24

Pond Location

Middle Of Ivory Stone Drive

Ponds 10

2 / 3 (66.67%)

Ponds

Fair

This pond has significant overgrowth of aquatic vegetation, with only a small amount of open water visible. I have notified the aquatics team and asked them to inspect and address the condition.



Photo 25



Photo 26

Pond Location

Behind 5043 Ivory Stone Drive

Ponds 11

2 / 3 (66.67%)

Ponds

Fair



Photo 27



Photo 28

Pond Location

Behind 5061 Ivory Stone Drive
How To Learn A Priority

Ponds 12

3 / 3 (100%)

Ponds

Good



Photo 29



Photo 30



Photo 31



Photo 32

Pond Location

Ponds 13

3 / 3 (100%)

Ponds

Good

Trash alongside pond Edge



Photo 33



Photo 34

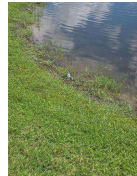


Photo 35

Pond Location

Middle Of Little Garden

Ponds 14

3 / 3 (100%)

Ponds

Good

Minimal trash alongside Pond Edge



Photo 36



Photo 37

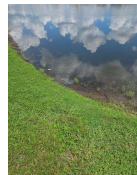


Photo 38

Pond Location

Middle Of Mosaic Oar Dr



Photo 39



Photo 40

Ponds 15

3 / 3 (100%)

Ponds

Good

Pond Location

Middle Of Windmill Forge

Landscaping

18 / 18 (100%)

Landscaping 1

3 / 3 (100%)

Landscaping

Good



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

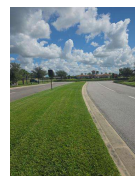


Photo 56



Photo 57

Landscaping Location

On Sereno Bridge Boulevard

Landscaping 2

3 / 3 (100%)

Landscaping

Good



Photo 58



Photo 59



Photo 60



Photo 61

Landscaping Location

Bella Armonia Circle/Sereno

The fountain on Bella Armonia Circle is looking a little cloudy. The issue has been reported to H2 Pools for review and service.

Landscaping 3

3 / 3 (100%)

Landscaping

Good

Landscaping enhancements at the front entry gate Emerald Blossom Blvd, including the installation of the short juniper, are pending. We are still awaiting confirmation from the vendor regarding the installation date.



Photo 62

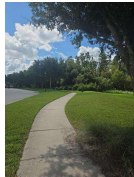


Photo 63



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

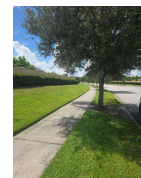


Photo 85



Photo 86



Photo 87



Photo 88

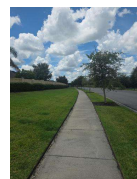


Photo 89



Photo 90



Photo 91



Photo 92

Landscaping Location

On Emerald Blossom Boulevard

Landscaping 4

3 / 3 (100%)

Landscaping

Good



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97

Landscaping Location

Brickwood Rise Drive

Landscaping 5

3 / 3 (100%)

Landscaping

Good



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103

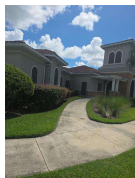


Photo 104



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114

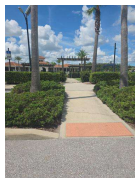


Photo 115



Photo 116



Photo 117

Landscaping Location

Amenity Center Landscaping

Landscaping 6

3 / 3 (100%)

Landscaping

Good



Photo 118



Photo 119



Photo 120



Photo 121



Photo 122

Landscaping Location

Mailbox

Good



Photo 123



Photo 124



Photo 125



Photo 126

Mailbox Location

At Amenity Center

Streetlights

Working



Photo 127



Photo 128



Photo 129

Streetlights Location

Throughout The Community

Entrance Monuments

Good



Photo 130



Photo 131



Photo 132

Entrance Monuments - Secondary

Good

Removed marker off the top of the call box



Photo 133



Photo 134



Photo 135

Gates

Good



Photo 136



Photo 137



Photo 138



Photo 139

Gates - Secondary

Good



Photo 140



Photo 141



Photo 142



Photo 143

Sidewalks

Good

Recommend pressure washing sidewalks down Emerald blossom Boulevard and amenity Center



Photo 144



Photo 145

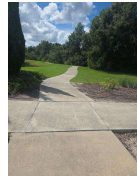


Photo 146

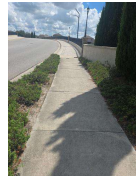


Photo 147



Photo 148

Sidewalks Location

Throughout The Community

Common Area Fence

Good



Photo 149



Photo 150



Photo 151



Photo 152

Roads

Good

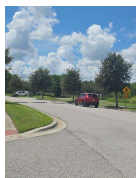


Photo 153



Photo 154



Photo 155



Photo 156



Photo 157

Roads Location

On Emerald Blossom Boulevard

Amenities

21 / 21 (100%)

Amenities 1

21 / 21 (100%)

Basketball Court

Good

Basketball court could use resurfacing.



Photo 158



Photo 159



Photo 160



Photo 161



Photo 162



Photo 163

Tennis Court

Good

The tennis court surface is showing signs of wear, including fading, discoloration, and cracking along the perimeter. The court is scheduled to be repaired/resurfaced.



Photo 164

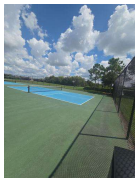


Photo 165



Photo 166



Photo 167



Photo 168



Photo 169

Clubhouse

Good



Photo 170



Photo 171



Photo 172



Photo 173



Photo 174



Photo 175

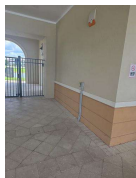


Photo 176

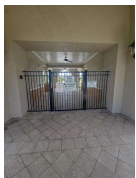


Photo 177

Clubhouse Restroom

Good

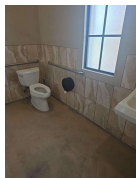


Photo 178

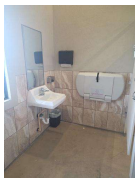


Photo 179



Photo 180

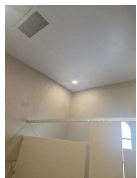


Photo 181



Photo 182



Photo 183



Photo 184

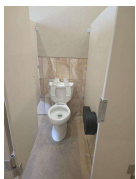


Photo 185

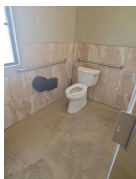


Photo 186

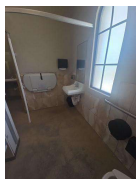


Photo 187

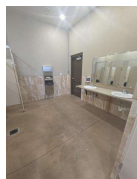


Photo 188



Photo 189

Pool

Good



Photo 190

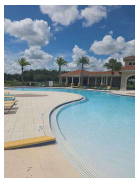


Photo 191



Photo 192

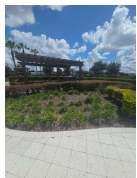


Photo 193



Photo 194



Photo 195

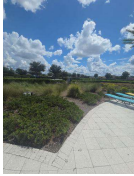


Photo 196



Photo 197



Photo 198



Photo 199



Photo 200



Photo 201

Tot Lot

Good



Photo 202



Photo 203

Dog Park

Good



Photo 204



Photo 205



Photo 206

WiFi Speed at Clubhouse



Photo 207



Photo 208

Sign Off

3 Sep 2026 13:42 EDT

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



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Photo 91



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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



Photo 145



Photo 146



Photo 147



Photo 148



Photo 149



Photo 150



Photo 151



Photo 152



Photo 153



Photo 154



Photo 155



Photo 156



Photo 157



Photo 158



Photo 159



Photo 160



Photo 161



Photo 162



Photo 163



Photo 164



Photo 165



Photo 166



Photo 167



Photo 168



Photo 169



Photo 170



Photo 171



Photo 172



Photo 173



Photo 174



Photo 175



Photo 176

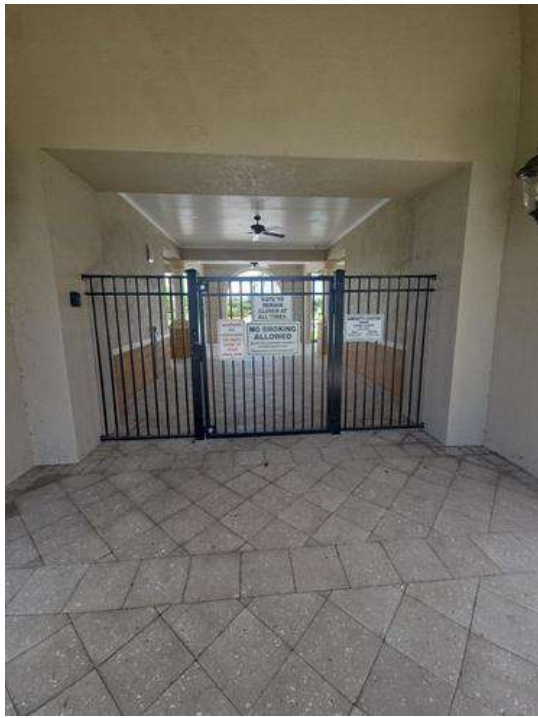


Photo 177



Photo 178



Photo 179



Photo 180



Photo 181



Photo 182



Photo 183



Photo 184



Photo 185



Photo 186



Photo 187



Photo 188



Photo 189



Photo 190



Photo 191



Photo 192



Photo 193



Photo 194



Photo 195



Photo 196



Photo 197



Photo 198



Photo 199



Photo 200



Photo 201



Photo 202



Photo 203



Photo 204



Photo 205



Photo 206



Photo 207



Photo 208

EXHIBIT 2

AGENDA

Snowbird Electric LLC
3307 N Bailey St
Tampa, FL 33603
8133993968
snowbird.electric.llc@gmail.c
om
www.snowbirdelectricllc.com

Estimate 1318



ADDRESS DG Farms CDD 16568 Emerald Blossom Blvd Wimauma, FL 33598	DATE 02/19/2026	TOTAL \$16,992.00	

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Materials	Materials required to install Trimlight permanent outdoor holiday lighting system with 12" LED spacing in fascia color matching channel around the entire perimeter of the building(lower part of the tower as well).	7,392.00
	Labor	Materials required to install Trimlight permanent outdoor holiday lighting system with 12" LED spacing in fascia color matching channel around the entire perimeter of the building(lower part of the tower as well).	9,600.00
NOTES: System will be designed and built using two line voltage to low voltage power controllers that can operate independently or simultaneously(allowing different lighting options should you choose to rent out one side or both sides). It is a 12v system that operates off of the existing Wi-Fi and can be controlled via an app(with no limit to the amount of devices that could control it- or very few if you wanted more restrictions). System comes with a lifetime warranty(far superior to other brands), a patented LED system that shines out instead of just down(providing better light coverage/casting, and is comparable with costs to other brands. NOTE: main holiday lighting installation will be performed by Central Florida Trimlight to insure lifetime warranty and all other electrical components will be installed by Snowbird Electric.			

DATE	ACTIVITY	DESCRIPTION	AMOUNT
NOTE: Due to the overall cost and custom ordering for parts, a \$7,000 deposit will be required before the work can begin.			
Please reply to this email if you wish to accept the terms of this estimate		SUBTOTAL	16,992.00
		TAX	0.00
We look forward to the opportunity to work with you. Feel free to reach out to us with any questions. Have a great day!		TOTAL	\$16,992.00
			THANK YOU.

Sage Parsons
Snowbird Electric LLC
snowbird.electric.llc@gmail.com
(813)-399-3968

Snowbird Electric LLC will always professionally and accurately install, repair, and/or modify your electrical system(s) with the goals of customer satisfaction and quality work in mind. Snowbird Electric LLC is only responsible for the component(s) of the electrical system(s) contained in the scope of work that is referenced above in the description sections of this estimate. Materials costs could be subject to fluctuations based on market conditions and availability.

Cash or Check are the preferred methods of payments as there are no fees

ACH/bank transfers incur a 1% fee on the total

Credit cards incur a 3% fee on the total

Accepted By

Accepted Date

EXHIBIT 3

AGENDA

Snowbird Electric LLC
3307 N Bailey St
Tampa, FL 33603
8133993968
snowbird.electric.llc@gmail.c
om
www.snowbirdelectricllc.com

Estimate 1383



ADDRESS	DATE	TOTAL	
Luis Martinez 16548 Emerald Blossom Blvd Wimauma, FL 33598	08/19/2026	\$2,379.60	

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Materials	Materials required to install Trimlight permanent outdoor holiday lighting system with 12" LED spacing in fascia color matching channel around the entire perimeter of the upper tower(and lower part of the wall "roof" toward 674). the equipment being installed is a follows: White color matching to existing facia--Wire Cover system at 92" in Length with built in LEDs placed every 12" Wifi enabled IC Chipped Controller V2 -Trimlight Edge in large waterproof enclosure with large accessible latches 1- 500 watt power supplies and a 20' pigtail for reaching the upper tower 12" RGB-IC Diode Strings 20' - For 12" Spaced Track -12 VOLT in white deck channel 120v circuit supply for- 1 V2 controllers Additional breaker(s), conduit and junction boxes to serve the controllers and lighting configuration	1,079.60

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Labor	Labor required to install Trimlight permanent outdoor holiday lighting system with 12" LED spacing in fascia color matching channel around the entire perimeter of the upper tower(and lower part of the wall "roof" toward 674). the equipment being installed is a follows: White color matching to existing fascia--Wire Cover system at 92" in Length with built in LEDs placed every 12" Wifi enabled IC Chipped Controller V2 -Trimlight Edge in large waterproof enclosure with large accessible latches 1- 500 watt power supplies and a pigtail for reaching the upper tower level 12" RGB-IC Diode Strings 20' - For 12" Spaced Track -12 VOLT in white deck channel 120v circuit supply for- 1 V2 controllers Additional breaker(s), conduit and junction boxes to serve the controllers and lighting configuration NOTES: System will be designed and built using a line voltage to low voltage power controller that can operate independently or simultaneously(allowing different lighting options should you choose to rent out one side or both sides). It is a 12v system that operates off of the existing Wi-Fi and can be controlled via an app(with no limit to the amount of devices that could control it- or very few if you wanted more restrictions). System comes with a lifetime warranty(far superior to other brands), a patented LED system that shines out instead of just down(providing better light coverage/casting, and is comparable with costs to other brands. NOTE: main holiday lighting installation will be performed by Central Florida Trimlight to insure lifetime warranty and all other electrical components will be installed by Snowbird Electric. NOTE: this system will have to be controlled by Bluetooth onsite for the initial calendar schedules. After that everything will run on automated schedules. Any changes to the schedule will require and on site visit by the board/management company to be in range.	1,300.00

Please reply to this email if you wish to accept the terms of this estimate

We look forward to the opportunity to work with you. Feel free to reach out to us with any questions. Have a great day!

Sage Parsons
Snowbird Electric LLC
snowbird.electric.llc@gmail.com
(813)-399-3968

Snowbird Electric LLC will always professionally and accurately install, repair, and/or modify your electrical system(s) with the goals of customer satisfaction and quality work in mind. Snowbird Electric LLC is only responsible for the component(s) of the electrical system(s) contained in the scope of work that is referenced above in the description sections of this estimate. Materials costs could be subject to fluctuations based on market conditions and availability.

Cash or Check are the preferred methods of payments as there are no fees

ACH/bank transfers incur a 1% fee on the total

Credit cards incur a 3% fee on the total

SUBTOTAL	2,379.60
TAX	0.00

TOTAL	\$2,379.60
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THANK YOU.

Accepted By

Accepted Date

EXHIBIT 4

AGENDA

NEBULA LIGHTING SYSTEMS





Introduction

Why Nebula Lighting?

Visual Scope of Work

Our Proposal

Installation Timeline

Warranty

Meet Our Team

Support

DG FARMS HOA

2026

INTRODUCTION

Founded in 2007 and headquartered in Tampa, FL, Nebula LED Lighting Systems, was the first and ONLY company to design a **totally 'integrated top down' lighting system** (patent pending) for screen enclosures and pool cages, **allowing homeowners a choice** other than typical perimeter lighting for their outdoor space.

In 2020, Nebula LED Lighting Systems partnered with **Gemstone Lights**, the Most Superior home LED lighting system on the market. Since then, our relationship with **Gemstone Lights** has grown to Premiere status, leading the most **Gemstone Lights** installations in the state of Florida.





WHY NEBULA?

• Annual Rev **19 Years In Business**

- Inventors of the Screen Enclosure Lighting System
- 5-Star Rating and Reputation
- Exceptional Customer Service
- Fully Trained Nebula Certified Technicians
- No Sub-Contractors
- Workmans Comp & On-Site Liability Insurance
- Over 7,500 Píool & Lanai Enclosure Lighting Installations
- Over 4000 Gemstone Lights Installations
- Superior LED Technology
- Weather-Proof Hardware
- Aesthetically Color Matched Track
- Control from anywhere Phone App
- World-Class Cage 5-Year Parts & Labor Warranty
- World-Class Gemstone 10 Year Part / Labor Warranty

COMMUNITIES WE HAVE INSTALLED GEMSTONE LIGHTING

BELMONT CDD
CONNERTON WEST CDD
EHRENS MILLS HOA
ESTANCIA CDD – ENTRANCE
ENSTANCIA HOA - CLUB HOUSE
PRISTINE LAKE HOA
WATERGRASS CDD2
WESBRIDGE CDD
TRINITY CDD
LAKESIDE CDD

THE #1 GEMSTONE LIGHTS PREMIER LEVEL DEALER IN FLORIDA

THE #2 GEMSTONE LIGHTS PREMIER LEVEL DEALER IN THE COUNTRY

FULL OFFICE & SUPPORT STAFF

FULL BUSINESS / WORKERS COMP
INSURANCE

LOCAL WESLEY CHAPEL & TAMPA
OFFICES

LICENSED FL ELECTRICAL CONTRACTOR

**WE'VE COMPLETED
OUR ASSESSMENT**

THE RESULTS ARE IN....

DG FARMS COMMUNITY

DG FARMS – AMENITY CENTER POOLSIDE



DG FARMS – AMENITY CENTER REAR



DG FARMS – GATED ENTRANCE / EXIT

ENTRANCE / EXIT
MONUMENT



DG FARMS – SERANO ENTRANCE

SERANO ENTRANCE



DG FARMS COMMUNITY

DG FARMS PROPOSALS

AMENITY CENTER (ALL SIDES)	\$19,600
ENTRANCE / EXIT MONUMENT	\$2,450
SERANO ENTRANCE	\$4,200

**YOUR NEW GEMSTONE LIGHTS INCLUDE
THE EXCLUSIVE NEBULA
10-YEAR PARTS AND LABOR WARRANTY.
*EACH INDIVIDUAL LED CARRIES A LIFETIME WARRANTY***



INSTALLATION TIMELINE & CHECKLIST

ONCE YOU'VE DECIDED TO PROCEED WITH YOUR PROJECT - YOU WILL RECEIVE YOUR CONTRACTS VIA EMAIL FOR SIGNATURE

**FULLY EXECUTED CONTRACT
50% DEPOSIT
GEMSTONE MATERIALS ORDER
GEMSTONE MATERIALS ARRIVAL
PRELIMINARY SCHEDULING
CALL FROM NEBULA SERVICE TEAM 3 DAYS PRIOR TO
INSTALLATION.**

PLEASE EXPECT 4 TO 6-WEEK INSTALLATION LEAD TIME!

GEMSTONE LIGHTS MANUFACTURING ("MANUFACTURER") HEREBY WARRANTS THE GEMSTONE LIGHTING SYSTEM (THE "PRODUCT") PURCHASED BY THE "OWNER", TO BE FREE FROM DEFECTS IN MATERIAL (PRODUCT WARRANTY). NEBULA LED LIGHTING SYSTEMS ("DEALER/INSTALLER") HEREBY WARRANTS THE WORKMANSHIP (LABOR WARRANTY) UNDER NORMAL USE AND SERVICE, SUBJECT TO THE FOLLOWING LIMITATIONS:

1. PARTS:

DEALER/INSTALLER WILL SUPPLY AT NO CHARGE TO OWNER, NEW OR REBUILT REPLACEMENT PARTS FOR DEFECTIVE PRODUCTS FOR A PERIOD OF TEN (10) YEARS FROM THE DATE OF INSTALLATION. AFTER TEN (10) YEARS FROM THE DATE OF INSTALLATION, OWNER WILL BE RESPONSIBLE FOR ALL PRODUCT-RELATED COSTS REQUIRED TO REPAIR THE GEMSTONE LIGHTS SYSTEM.

2. LABOR:

FOR A PERIOD OF TEN (10) YEARS FROM THE DATE OF INSTALLATION, DEALER/INSTALLER WILL PROVIDE THE LABOR NECESSARY TO REPAIR OR REPLACE A DEFECTIVE PRODUCT AT NO CHARGE TO THE OWNER; OR AT THE MANUFACTURER'S OPTION, WILL UNDERWRITE THE COST OF HAVING AN AUTHORIZED GEMSTONE DEALER PROVIDE THE LABOR NECESSARY TO REPAIR OR REPLACE A DEFECTIVE PRODUCT AT NO CHARGE TO OWNER. AFTER TEN (10) YEARS FROM THE DATE OF INSTALLATION, OWNER WILL BE RESPONSIBLE FOR ALL LABOR CHARGES TO REMOVE, REPAIR OR REPLACE A DEFECTIVE PRODUCT.

3. LIMITATIONS:

THIS WARRANTY IS EXPRESSLY IN LIEU OF ALL OTHER WARRANTIES AND REPRESENTATIONS, EXPRESSED OR IMPLIED, AND ALL OTHER OBLIGATIONS OR LIABILITIES ON THE PART OF THE MANUFACTURER AND DEALER/INSTALLER.

ONLY DEALER/INSTALLER CAN ISSUE AND ACTIVATE THIS WARRANTY.

GEMSTONE LIGHTS SYSTEM INCLUDES BUILT-IN SURGE PROTECTIONS. DEALER/INSTALLER RECOMMENDS THE USE OF A SURGE PROTECTOR IN THE CIRCUIT FOR POWERING THE GEMSTONE CONTROLLER AS AN EXTRA LAYER OF PROTECTION.

THIS WARRANTY DOES NOT COVER COSMETIC DAMAGE, OR DAMAGE DUE TO ACT OF GOD, INCLUDING BUT NOT LIMITED TO WIND AND LIGHTNING, POWER INTERRUPTIONS OR SURGES, ACCIDENT, MISUSE, ABUSE, NEGLIGENCE, COMMERCIAL USE OR MODIFICATION OF, OR TO,

THE PRODUCT OR ANY COMPONENTS, INCLUDING ANY OPTIONS.

THIS WARRANTY DOES NOT COVER DAMAGE DUE TO IMPROPER OPERATION OR MAINTENANCE, CONNECTION TO, OR FLUCTUATION OF, AN IMPROPER VOLTAGE SUPPLY, OR ATTEMPTED REPAIR BY ANYONE OTHER THAN THE DEALER/INSTALLER'S SERVICE TECHNICIANS.

OWNER MUST REGISTER THEIR PRODUCT WITH MANUFACTURER AFTER INSTALLATION IS COMPLETED FOR PART WARRANTY COVERAGE. OWNER WILL ALSO NEED TO PROVIDE PROOF OF PURCHASE IN THE FORM OF NEBULA BILL OF SALE OR INVOICE MUST BE PRESENTED TO OBTAIN WARRANTY SERVICES.

THIS WARRANTY IS INVALID IF THE FACTORY-AFFIXED SERIAL NUMBER HAS BEEN ALTERED OR REMOVED FROM THE PRODUCT.

"REPAIR OR REPLACEMENT" AS PROVIDED UNDER THIS WARRANTY IS THE EXCLUSIVE REMEDY OF THE OWNER.

MANUFACTURER SHALL NOT BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES FOR BREACH OF ANY EXPRESS OR IMPLIED WARRANTY ON THIS PRODUCT, EXCEPT TO THE EXTENT PERMITTED BY APPLICABLE LAW.

TO REQUEST RESOLUTION OF A WARRANTY QUESTION OR PROBLEM, CONTACT NEBULA LED LIGHTING SYSTEMS:
WWW.NEBULALIGHTING.COM/REQUEST-SERVICE OR INFO@NEBULALIGHTING.COM

10 YEARS PARTS AND LABOR WARRANTY FROM NEBULA LIGHTING SYSTEMS

MEET YOUR TEAM



BRIAN JOHNSON

SR.ACCOUNT MANAGER
BRIANJ@NEBULALIGHTING.COM



BEN WILLIAMS

INSTALLATION &
SERVICE MANAGER
BENW@NEBULALIGHTING.COM



LESLIE FRANKEN

ADMINISTRATIVE
COORDINATOR
LESLIEF@NEBULALIGHTING.COM

GET SUPPORT



NEBULALIGHTING.COM

OR CALL
813-996-0001



REQUEST SERVICE

<https://nebulalighting.com/request-service/>



REQUEST A QUOTE

<https://nebulalighting.com/residential-quote/>



WE LOOK FORWARD TO ADDING YOU
TO THE NEBULA LIGHTING FAMILY!

THANK YOU



**NEBULA LED
Lighting Systems**

Integrated Screen Enclosure Lighting
Permanent Theme and Architectural Lighting

Brian Johnson
LED Lighting Specialist

+ 1 888-NEBULA-5
+ 1 813 996-0001 Ext. 106
MOBILE + 973-390-1045

www.NebulaLighting.com
BrianJ@NebulaLighting.com



DG FARMS HOA

2026

EXHIBIT 5

AGENDA



American Illuminations

DG Farms CDD
16568 Emerald Blossom Blvd
Wimauma, FL 33598

Luis@hikai.com

ESTIMATE	#456
ESTIMATE DATE	Jul 27, 2026
DEPOSIT DUE	\$14,450.00

CONTACT US
8247 Westhaven Dr
Land O' Lakes, FL 34638

(757) 572-3732
william@american-powerwashing.com

ESTIMATE

Option #1

Services	amount
Premium RGB Track Lighting - Clubhouse Premium Permanent RGB Track Lighting Includes all 4 sides of the clubhouse and top level - \$23,375 9" spacing UV resistant powder coated tracks to color match as close as possible to exterior color Unlimited patterns and sequences Includes every color on the visible spectrum Easy customization on the app ** 10 year warranty on LED Lights and 1 year warranty on labor	\$23,375.00
Premium RGB Track Lighting - Entrance Monuments and Center Wall Premium Permanent RGB Track Lighting Includes both sides of the wall and all sides of the tops of the 4 columns - \$5,525 9" spacing UV resistant powder coated tracks to color match as close as possible to exterior color Unlimited patterns and sequences Includes every color on the visible spectrum Easy customization on the app ** 10 year warranty on LED Lights and 1 year warranty on labor	\$5,525.00

Services subtotal: \$28,900.00

Subtotal	\$28,900.00
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Total	\$28,900.00
Deposit	\$14,450.00

EXHIBIT 6

AGENDA



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday, FL 34690

Property Wide
PINE BARK MINI NUGGETS MULCH INSTALLATION PROPOSAL
For
DG FARM CDD

Attention: Luis Martinez, Field Manager
August 25, 2026

Scope of Work:

- Installation of (250 yards) of Pine Bark Mini Nuggets mulch.
- Includes all labor, materials, hauling, and dumping fees.

Total: \$18,750.00

Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscapesystems.com / Cell phone: (727) 426.3679

EXHIBIT 7

AGENDA



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday FL 34690

August 18, 2026

Pool Area Landscape Enhancement

For

DG Farms CDD

Attn: Gary Schwartz

gary@hikai.com

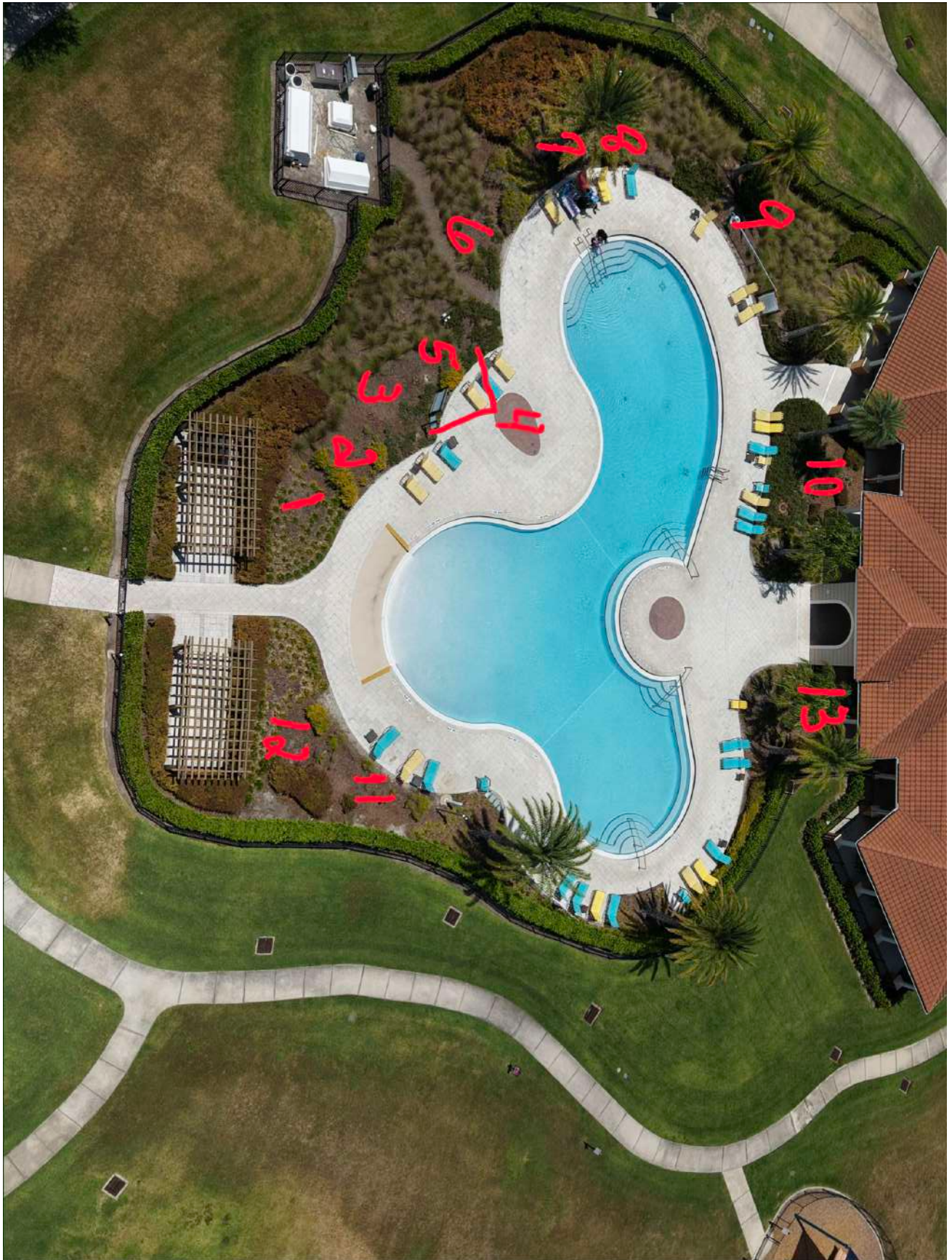
- Remove dead and declining plant material and haul away debris **\$1,250.00**
- Install 2 Foxtail Palms 30gal **\$1,150.00**
- Install 7 Ligustrum 8'x8' B&B **\$4,725.00**
- Install 96 Gold Mound 3gal **\$2,688.00**
- Install 3 Loropetalum 3gal **\$84.00**
- Install 50 Liriope 1gal throughout pool area **\$600.00**
- Install 150 Blue My Mind 1gal **\$1,800.00**
- Includes all materials, labor, hauling and dump fees

Total: \$12,297.00

Authorized By:

Date:

Proposal submitted by Kevin Smith – Senior Landscape Designer / Advisor
ksmith@redtreelandscapesystems.com / Cell phone: (727) 426.3679







Picture 1

Install 1 Foxtail Palm 30gal



Picture 2

Install 17 Gold Mound 3gal





Picture 3

Install 3 Ligustrum 8'x8' B&B



Picture 4

Remove Juniper and Install 50 Blue My Mind 1gal



Picture 5

Install 9 Gold Mound 3gal





Picture 4

Remove Juniper and Install 60 Blue My Mind 1gal



Picture 6

Install 15 Gold Mound 3gal



Picture 7

Install 11 Gold Mound 3gal





Picture 8

Remove Juniper and Install 40 Blue My Mind 1gal



Picture 9

Install 9 Gold Mound 3gal





Picture 10

Install 3 Ligustrum 8'x8' B&B



Picture 11

Install 35 Gold Mound 3gal





Picture 12

Install 1 Ligustrum 8'x8' B&B and 1 Foxtail Palm 30gal



Picture 13

Install 3 Loropetalum 3gal

EXHIBIT 8

AGENDA



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscapesystems.com

5532 Auld Lane, Holiday, FL 34690

Clubhouse Pool Equipment
DRAIN BASIN INSTALLATION PROPOSAL

For

DG FARMS CDD

Attention: Luis Martinez, Field Manager

September 1, 2026

Scope of Work:

- Installation of (1) 9x9 drain basins at the sidewalk.
- Run 15 feet of 4" drainpipe to the existing drain.
- Install a 6" round drain basin at the existing drain.
- Includes all labor, materials, hauling, and dumping fees.



TOTAL PRICE - \$275.00

Authorized By:

Date:

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

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

EXHIBIT 9

AGENDA



PROPERTY: **SERENO/DG FARMS CDD**
16568 Emerald Blossom Blvd,
Wimauma, FL 33598

PROPOSAL HIGHLIGHTS

- ✓ Consistent & reliable trash pickup
- ✓ Clean & well-maintained community
- ✓ Enhances curb appeal & resident satisfaction
- ✓ Supports a healthier environment
- ✓ Professional, uniformed team
- ✓ All labor, equipment & disposal fees included

PROPOSAL

SERENO/DG FARMS CDD

TRASH MANAGEMENT SERVICES

PROPERTY: **SERENO/DG FARMS CDD**
16568 Emerald Blossom Blvd, Wimauma, FL 33598

Neptune Multi Services is pleased to provide professional trash management services for Sereno/DG Farms CDD.

Our team is committed to cleanliness, reliability, and exceptional service.

TOTAL INVESTMENT:

MONTHLY:

\$925.00

ANNUALLY:

\$11,100.00

(SAVES \$1,950 ANNUALLY)

✓ ALL LABOR, EQUIPMENT, SUPPLIES & DISPOSAL FEES INCLUDED

PROFESSIONAL SERVICE. IMMACULATE SPACES. HAPPY RESIDENTS.



TRASH PICKUP SERVICES THREE TIMES A WEEK

WHY PARTNER WITH NEPTUNE MULTI SERVICES?



EXPERIENCED &
RELIABLE TEAM



PHOTO REPORTS
PROVIDED AFTER
EACH VISIT



24/7 EMERGENCY
RESPONSE



LICENSED
& INSURED



SATISFACTION
GUARANTEED



FOCUS ON
SAFETY &
COMMUNITY

SCHEDULE

THREE TIMES A WEEK:
MONDAY, WEDNESDAY
& FRIDAY



TOTAL:
36 SERVICES PER MONTH
(432 SERVICES ANNUALLY)

Our team will handle all trash pickup around the clubhouse, ponds, nature trails, and common areas.

SCOPE OF TRASH MANAGEMENT WORK INCLUDES:

- ✓ Trash pickup around clubhouse
- ✓ Trash pickup around all ponds
- ✓ Trash pickup around all nature trails
- ✓ Remove trash & debris from common areas
- ✓ Keep community clean, safe & presentable
- ✓ Dispose of collected trash properly
- ✓ All labor, equipment, supplies & disposal fees included

SAFETY & ACCOUNTABILITY

- Staff equipped with PPE
- Photo documentation & reports
- Incident reports for every occurrence
- Trained, supervised & professional staff

OUR PROMISE

We take pride in providing top-quality service with attention to detail, ensuring a safe, clean, and enjoyable community for your residents and guests.

Three times a week.
Every week.



OUR MISSION

To deliver exceptional service with integrity, professionalism, and a commitment to building stronger, safer, and cleaner communities.

OUR PROMISE

We take pride in providing top-quality service with attention to detail, ensuring a safe, clean, and enjoyable experience for your residents and guests.



UNIFORMED
STAFF



BODY-WORN
CAMERAS



INCIDENT REPORTS
AFTER EACH OCCURRENCE



LIGHTING &
FACILITY CHECKS



ALL LABOR, EQUIPMENT,
SUPPLIES & DISPOSAL FEES
INCLUDED



CALL OR TEXT TODAY!
813-778-9857



neptunemts.com
neptunemts@gmail.com

YOUR HOA & CDD
SOLUTIONS



*** PROFESSIONAL SERVICE. SAFER COMMUNITIES. STRONGER TOGETHER. ***

EXHIBIT 10

AGENDA



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

DATA + ACCESS CONTROL + SECURITY + INTRUSION + CCTV +

MONITORING + IT + LOCKS + GATES

LIC. EG13000790

ECSINTEGRATIONS.COM

DG FARMS CDD - Pickleball Access



Date:	9/1/2029	PROPOSAL	Proposal No:	TH26901
Submitted to:	DG Farms CDD	Job Location:	DG FARMS CDD - Pickleball Access	
Attention:	Luis Martinez Title: LCAM	Attention:	Luis Martinez Title:	
Email:	luis@hikai.com	Email:	luis@hikai.com	
Phone:	813-565-4663 Fax:	Phone:	813-565-4663 Fax:	
Address:	2502 N Rocky Point Drive # 1000	Address:	16550 Emerald Blossom Blvd - Pickleball court	
City / ST	Tampa / FL Zip: 33607	City / ST	Wimauma / FL Zip: 33598	

SCOPE OF WORK:

INSTALL ACCESS POINT FOR PICKLE BALL COURT . INSTALL 4X4 POST AGAINST OUTER FENCING OF COURT(IN CONCRETE IF NECESSARY) . INSTALL 2 - 1/8 INCH BACKPLATES PANCACKING FENCE . INSTALL READER TO 4X4 POLE . INSTALL EXIT BUTTON TO INNER BACKPLATE FOR EXITING COURT . FLIP FENCE GATE TO OPPOSITE SIDE TO OPEN OUTWARD. INSTALL MAG LOCK WITH MOUNTING BRACKET FOR GATE OPENING . INSTALL 2 GATE CLOSERS . INSTALL POE SWITCH IN ENCLOSURE . RUN ALL NEEDED CABLE FROM EXISTING POLE TO COURT SIDE POLE / INCLUDING ANY TRENCHING NEEDED . CONNECT NEW ACCESS POINT TO THE OPEN ACCESS PORT OF PANEL IN THE IT ROOM . PROGRAMM NEW ACCESS POINT INTO THE DATA BASE .

INCLUDED MATERIALS:

EQUIPMENT LIST PROVIDED UPON REQUEST .

INCLUSIONS:

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

CONSIDERATIONS & EXCLUSIONS:

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

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

Terms:	First billing will include all parts for job start-up and mobilization labor. All billing thereafter will be billed monthly on percent of job completed.	GRAND TOTAL:	\$3,970.00
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This proposal is valid through 10/1/2029

ECSI Sales Rep: _____
(Sales Representative)

ECSI Officer: _____
(Authorizing Officer Signature) _____
Date

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

Customer Name: _____
Page 126/210
ECS INTEGRATIONS- rev 2021-10-11

Signature: _____
Date

TERMS & CONDITIONS:

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

2. Warranty:

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

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

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

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

4. Subscriber Responsibilities:

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

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

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

5. Default:

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

B. ECSI's Remedy Upon Default.

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

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

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

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

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

8.A. Limitation of Damages (cont.)

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

8. ECSI'S LIMITS OF LIABILITY:

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

8. A. Limitation of Damages (cont.)

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

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

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

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

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

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

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

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

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

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

EXHIBIT 11

AGENDA

September 2, 2026

DG Farm CDD

Kal

Luis Martinez

Re: DG Farm CDD

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

QUOTE: Pergola cleaning and painting

Dispatch technicians to the property with required equipment and materials to complete work order.

Located and tape off area for safe working environment.

This is to clean and paint both pergolas that were repaired.

Locate community club house at 16568 Emerald Blossom Blvd. Wimauma, FL 33598.

After all pressure treated wood has had a couple months to dry out this work will be completed.

Pressure wash all old pergola areas to clean all dirt and staining.

Prep both pergolas for paint.

Properly paint all wood on each pergola to get a new clean finish.

Touch up paint as needed.

Check property for any other damage or issues.

Clean all equipment and debris from area.

Work will be completed within 30 days of approval.

Proposal is good for 60 days.

Total Price- \$2,554.90

Proposal Accepted _____

DATE

SIGNATURE

Stephen McDowell

Stephen McDowell
Florida Commercial Care, Inc.

EXHIBIT 12

AGENDA

September 2, 2026

DG Farm CDD

Kal

Luis Martinez

Re: DG Farm CDD

Florida Commercial Care, Inc. hereby submits the following quote for the property referenced above.

QUOTE: Pergola wood replacement

Dispatch technicians to the property with required equipment and materials to complete work order.

Located and tape off area for safe working environment.

Pictures will be provided to techs.

Locate community club house at 16568 Emerald Blossom Blvd. Wimauma, FL 33598.

Locate wooded entryway pergolas on each side of main building.

Remove rotten and damaged 2 x 4 stringers across the top of each pergola.

Remove any screws or nails as needed.

Install new pressure treated 2 x 4 to replace all wood that was removed.

Install new wood with proper 3 inch deck screws.

Properly dispose of all removed and damaged materials.

Check property for any other damage or issues.

Clean all equipment and debris from area.

Work will be completed within 30 days of approval.

Proposal is good for 60 days.

Total Price- \$2,748.50

Proposal Accepted _____

DATE

SIGNATURE

Stephen McDowell

Stephen McDowell
Florida Commercial Care, Inc.



EXHIBIT 13

AGENDA

DG FARMS CDD

Community Signage Proposal

Alligator Warnings | Pond Restrictions | Bella Armonia Circle Parking

Prepared for: DG Farms Community Development District	Purpose: Board consideration and approval
Date: August 31, 2026	Prepared by: Management

Proposal Summary

Management proposes the purchase and installation of safety and regulatory signage at designated locations throughout DG Farms. The project is intended to improve pond safety, discourage unauthorized fishing and trespassing, and reinforce parking restrictions along Bella Armonia Circle.

Item	Quantity	Unit Price	Extended Price	Notes
Alligator Warning Signs	15	\$23.58	\$353.70	Includes 6 additional signs
No Fishing / No Trespassing Signs	37	\$12.99	\$480.63	Includes 6 additional signs
Seven-Foot Signposts	18	\$26.49	\$476.82	Includes 6 additional posts
No Parking Signs - Bella Armonia Circle	3	\$8.88	\$26.64	Bella Armonia Circle
Hardware - bolts, washers, and lock nuts	1	\$71.96	\$71.96	Installation hardware

Proposal Subtotal: \$1,409.75

Excludes applicable taxes, shipping, and installation charges, if any.

Installation Plan

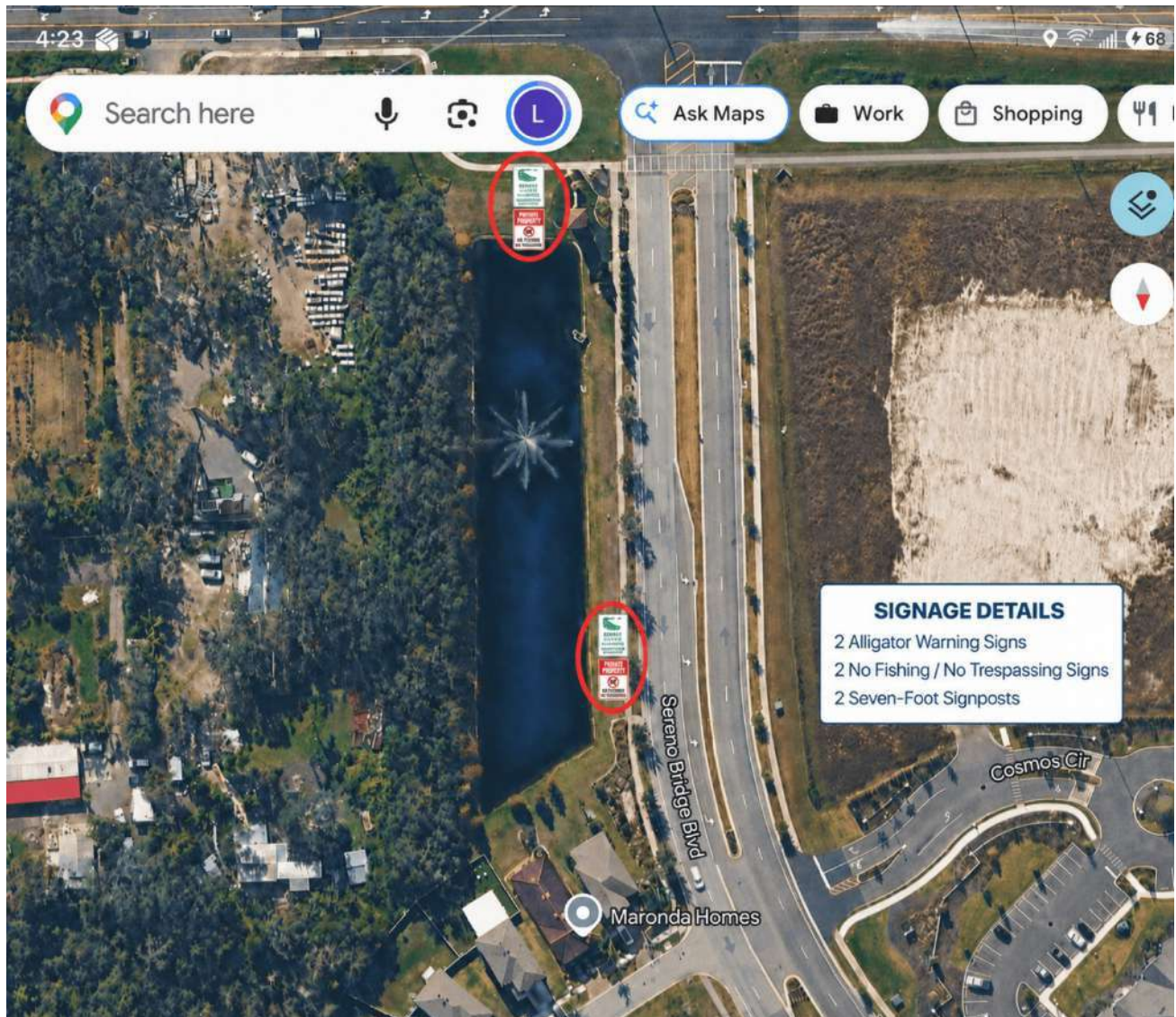
The initial sign locations are identified on the attached site maps. Each **No Fishing/No Trespassing** sign will be mounted directly beneath an alligator warning sign on the same post. There will be **two alligator sign assemblies at every community pond**, providing visible notice from multiple approaches. Final placement will be field-verified to maximize visibility and avoid conflicts with utilities, landscaping, and maintenance access.

Approval Requested

Board approval is requested to proceed with the purchase and installation of the proposed signage, subject to any applicable taxes, shipping, or installation costs.

Site Map 1 – Sereno Bridge Boulevard Pond

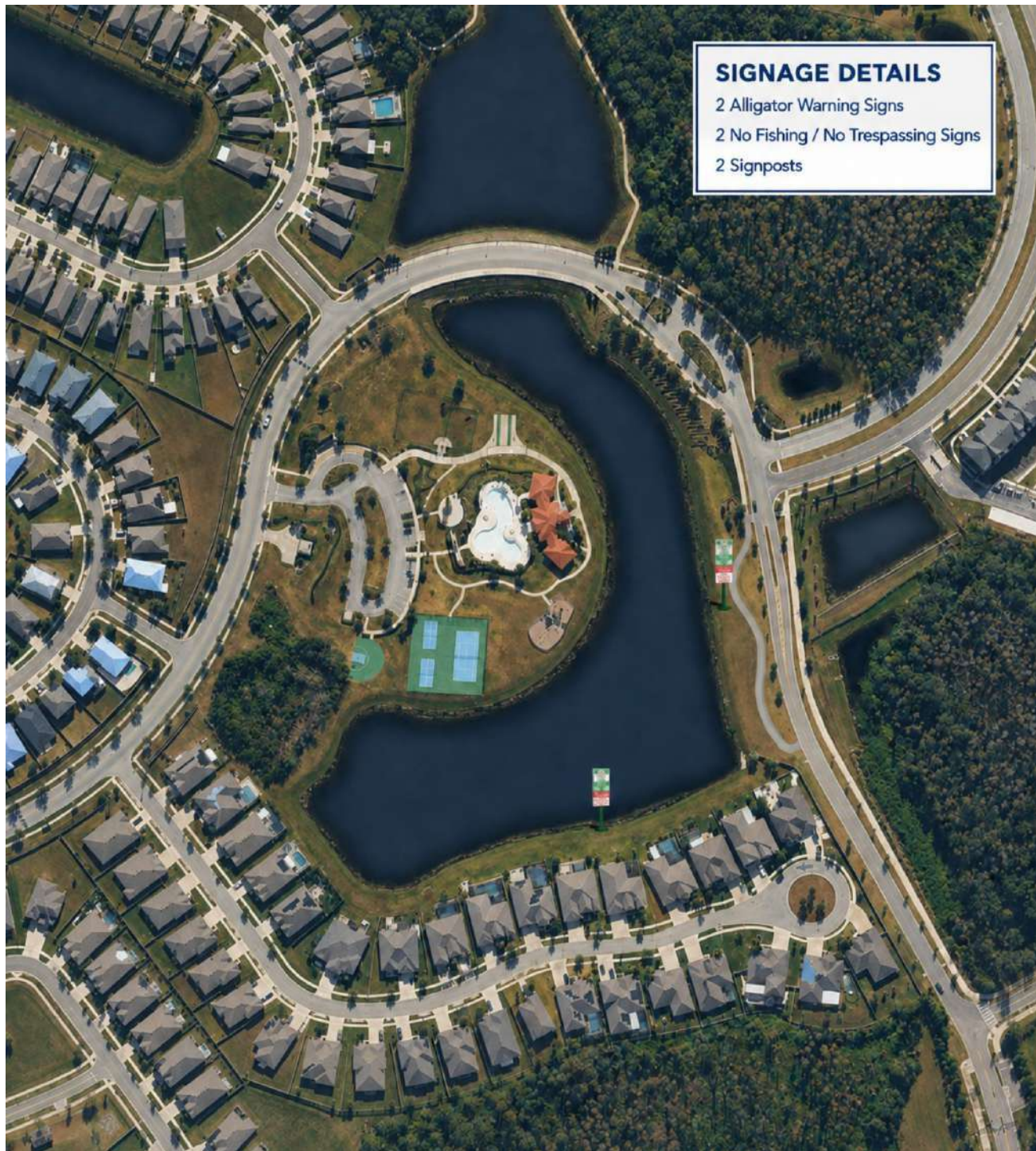
Proposed placement: 2 alligator warning signs, 2 No Fishing/No Trespassing signs, and 2 seven-foot signposts.



Proposed locations are approximate and will be field-verified before installation.

Site Map 2 – Amenity Center and Surrounding Ponds

Proposed placement: 2 alligator warning signs, 2 No Fishing/No Trespassing signs, and 2 signposts.



Proposed locations are approximate and will be field-verified before installation.

Site Map 3 – Eastern Community Pond Areas

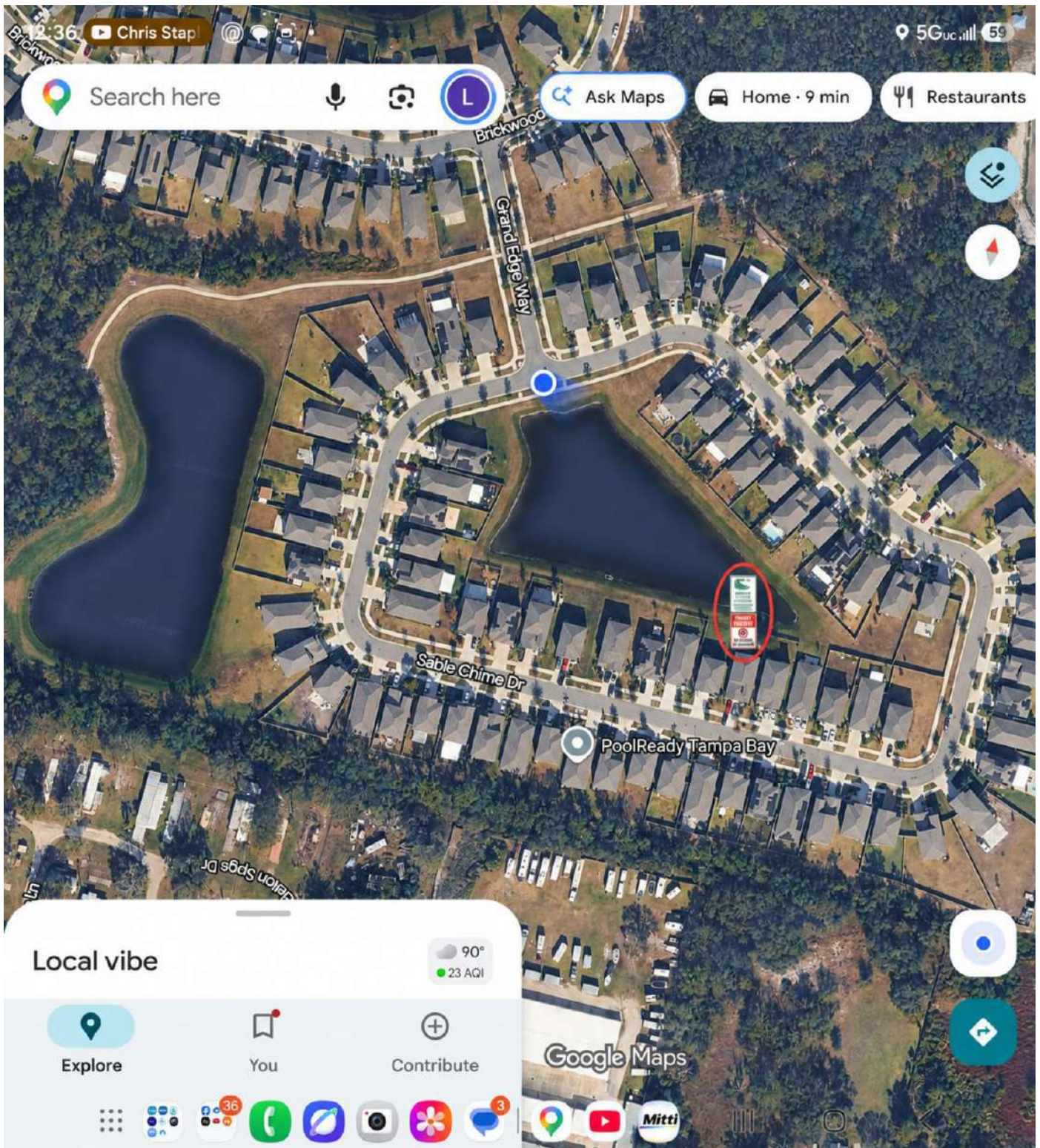
Proposed placement: 4 alligator warning signs, 4 No Fishing/No Trespassing signs, and 4 seven-foot signposts.



Proposed locations are approximate and will be field-verified before installation.

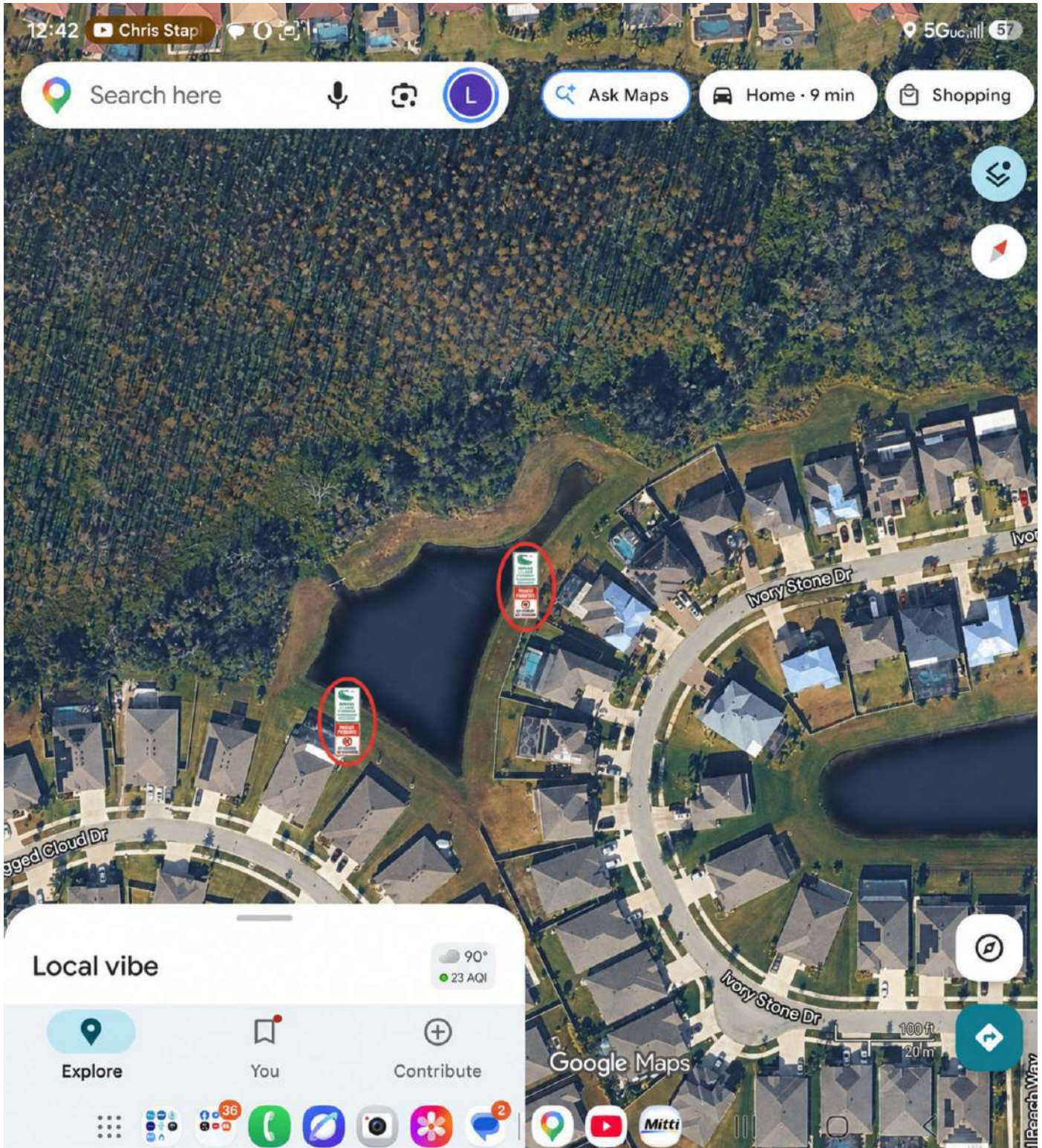
Additional Pond Placement Map 1

Proposed sign assembly location shown within the red circle. The No Fishing/No Trespassing sign will be installed beneath the alligator warning sign on the same post.



Additional Pond Placement Map 2

Two proposed sign assembly locations are shown within the red circles, consistent with the standard of two alligator sign assemblies per pond.



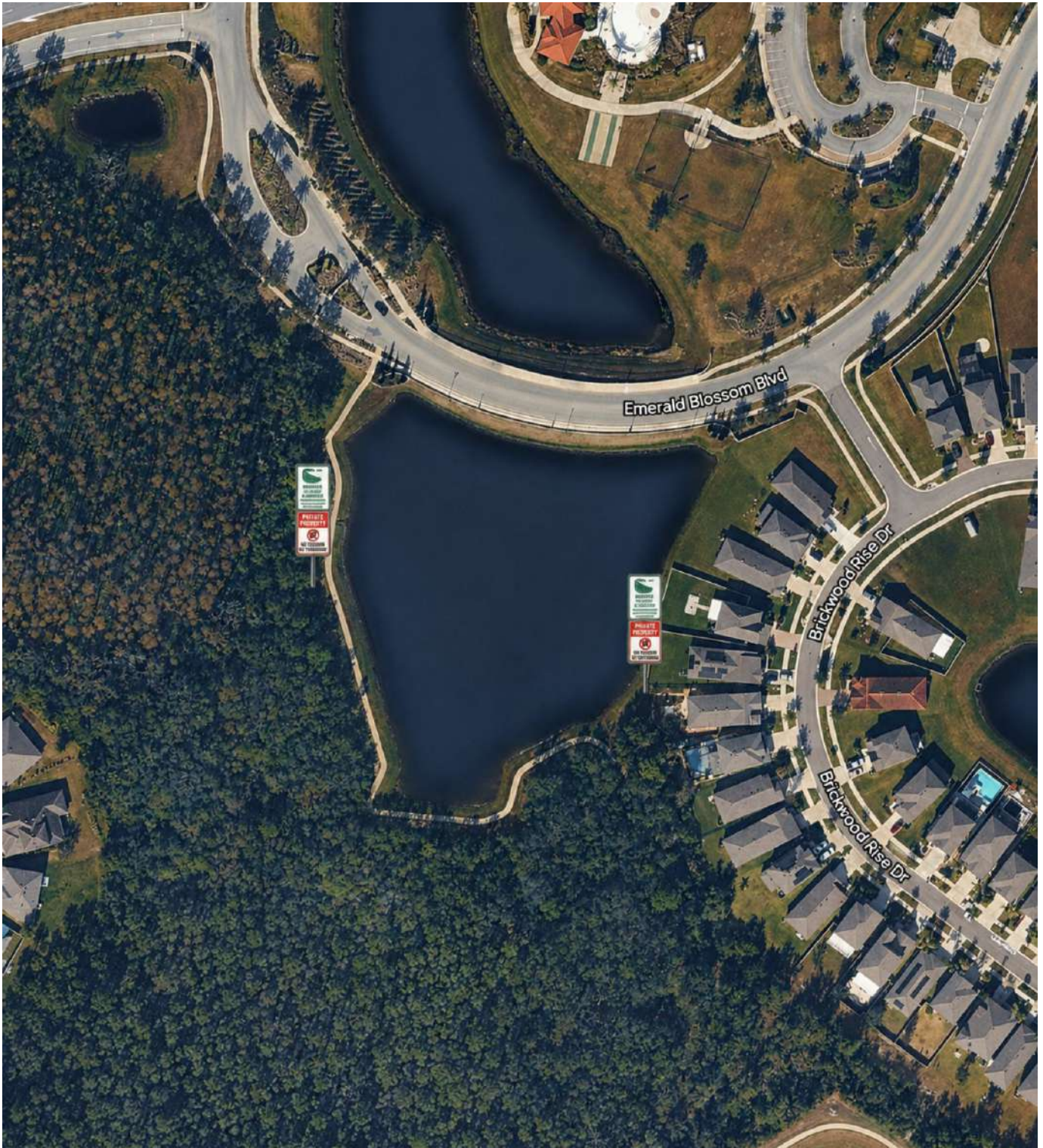
No Fishing / No Trespassing Sign

Reference image for the pond restriction sign to be mounted beneath each alligator warning sign throughout the community ponds.



Additional Pond Placement Map 3

Proposed placement: 2 alligator warning signs, 2 No Fishing/No Trespassing signs, and 2 seven-foot signposts at the Emerald Blossom Boulevard pond.



Proposed locations are approximate and will be field-verified before installation.

Bella Armonia Circle - Sign Placement

Proposed placement: 3 No Parking on Grass signs mounted on posts.

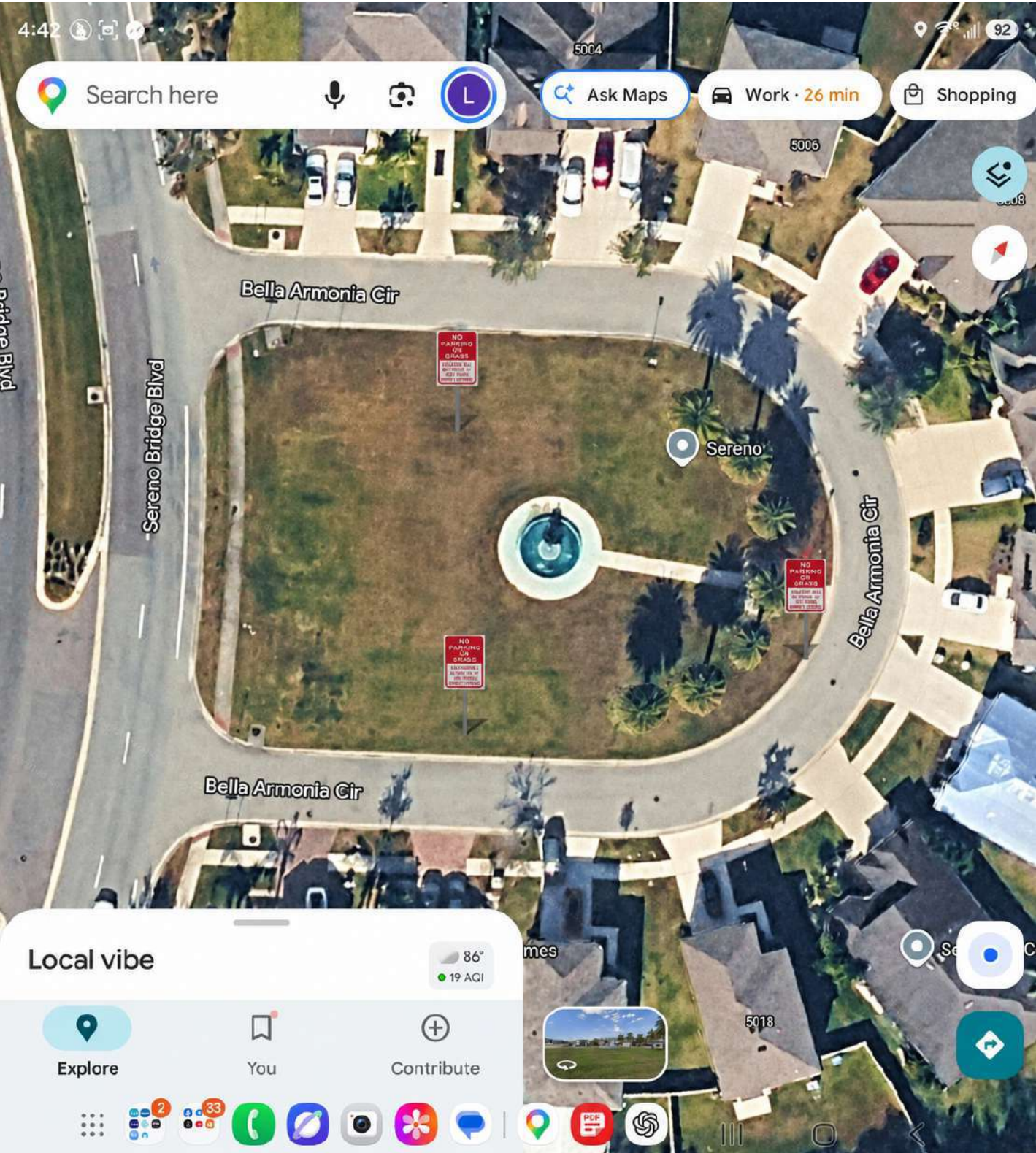


EXHIBIT 14

AGENDA



July 27, 2026

Client: DG Farms CDD
2502 N Rocky Point Drive Suite # 1000
Tampa, Florida 33607

Project: Sereno Amenity Community Pool
Wimauma, Florida

Scope:
Supply & install (1) ADA lift at the existing community pool

Pricing:

- ADA Lift \$ 9,500.00
- Install Labor \$ 2,750.00

Total: **\$ 12,250.00**

Terms and conditions:

- Deposit – The cost of the ADA lift is due upon acceptance (\$ 9,500.00)
- Labor costs will be due upon completion of installation (\$ 2,750.00)
- Maintenance, repairs etc. not included
- Proposal is valid for 30days

Acceptance:

To authorize Oasis Pools & Aquatics to proceed with this agreement please sign and date below

Signature: _____

Printed Name: _____

Title: _____

Date: _____

EXHIBIT 15

AGENDA

Cooper Pools Inc

Quote Number 919

Total **\$12,854.53**

Bill To Sereno Club House

Quote Date July 13, 2026

Expiration Date August 13, 2026

LOCATION: 16568 Emerald Blossom Blvd, Wimauma

Item	Amount
------	--------

AQUATIC ACCESS LIFT IGAT 180 TURN	\$9,854.53
-----------------------------------	------------

AQUATIC ACCESS LIFT IGAT 180 TURN

1 x 9854.53

Installation / Labor	\$3,000.00
----------------------	------------

Installation / Labor

1 x 3000

Subtotal	\$12,854.53
----------	-------------

Tax	\$0.00
-----	--------

Quote Total	\$12,854.53
-------------	--------------------

Thank you for the opportunity to assist with your pool accessibility improvements.

Attached is our proposal for the installation of a new hydraulic ADA pool lift. The proposal includes the equipment, labor, and materials necessary to complete the installation.

The scope of work includes:

Supply and installation of a new hydraulic ADA-compliant pool lift.
Installation labor by qualified Cooper Pools technicians.
Construction and installation of the required foundation for the pool lift.
Plumbing work associated with the installation, as required.
Testing and verification of proper operation upon completion.

Our technicians will perform the installation in accordance with the manufacturer's specifications and applicable ADA accessibility requirements to help ensure the lift is installed safely and functions properly.

Please review the attached proposal at your convenience. If you wish to proceed, simply reply to this email with your approval or contact our office at 844-766-5256. Once approved, we will coordinate scheduling with you to complete the installation.



Cooper Pools Inc
4850 Allen Rd PMB 13
Zephyrhills, FL 33541
(844) 766-5256
info@cooperpoolsinc.com
<https://cooperpoolsinc.com/>

EXHIBIT 16

AGENDA

**CDD DEVELOPMENT AGREEMENT
DG FARMS COMMUNITY DEVELOPMENT DISTRICT**

THIS CDD DEVELOPMENT AGREEMENT – DG FARMS COMMUNITY DEVELOPMENT DISTRICT (“Agreement”) is made and entered into, by and between the following parties, and to be effective upon full execution of this Agreement:

DG Farms Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and whose mailing address is District’s Manager, c/o _____ (**“District”**); and

_____, a _____, the owner and developer of certain lands within the boundary of the District, and whose mailing address is _____ (**“Developer”**).

RECITALS

WHEREAS, the District was established pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, as amended (**“Act”**), and is validly existing under the Constitution and laws of the State of Florida; and

WHEREAS, the Act authorizes the District to issue bonds for the purposes, among others, of planning, financing, constructing, operating and/or maintaining certain infrastructure, including earthwork, water, sewer, reuse and drainage systems, roadway improvements, recreation improvements, wetland mitigation, landscape and hardscape improvements and other infrastructure projects within or without the boundaries of the District; and

WHEREAS, the Developer presently owns or is in the process of acquiring certain lands (**“Property”**) within the District known as **“Sereno Subdivision Phase 9”** which are described in **Exhibit A**; and

WHEREAS, the Developer intends to develop the Property as part of the District’s residential development; and

WHEREAS, the Developer desires for the District to assist with the financing of the design, acquisition, construction, and installation of certain public infrastructure improvements, facilities, and services for the Property, and as part of the District’s **“Capital Improvement Plan,”** or **“CIP”** (**“Development”**); and

WHEREAS, the District acknowledges that the public improvements that will serve the Property include stormwater, utilities, roads, landscape/hardscape/irrigation, and other similar improvements to be known as the **“Projects;”** and

WHEREAS, the District acknowledges and agrees that the Projects are part of the CIP, and agrees to cooperate with the Developer’s determination, with one of the following options: 1) issue one or more special assessment bonds (together, **“Bonds”**) to finance Projects, on the terms set forth herein; or 2) subsequent to the Developer financing and constructing the Projects, accepting the Projects from the Developer as though they were financed by the District and recognizing a contribution

in lieu of assessments against the Property; and

WHEREAS, the District acknowledges the need for additional mailboxes to accommodate the homes to be developed on the Property and agrees to cooperate with the Developer to allow the installation of additional cluster mailbox units within the mail kiosk areas owned by the District; and

WHEREAS, the District further acknowledges the need for reasonable access to the Property for both the construction of the Projects and the sale of the homes on the Property and agrees to leave the District-owned gates open during construction and sale hours until Developer completes construction and sale of all of the homes within the Property.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the District and the Developer agree as follows:

1. **INCORPORATION OF RECITALS.** The recitals stated above are true and correct and by this reference are incorporated as a material part of this Agreement.

2. **BOND ISSUANCE FOR PROJECTS; DISTINCT ASSESSMENT AREA.** Within 90 days of the request of the Developer, the District shall issue Bonds secured by non-ad valorem special assessments levied in accordance with chapters 190 and 170, Florida Statutes (the “Debt Assessments” on the Property, and use the proceeds of the Bonds to acquire from the Developer completed portions of the Projects necessary for the development of the Property. Any such Bonds secured by Debt Assessments levied on the Property and used for the development of the Property shall be subject to the following terms:

- a. The Bonds shall be secured by Debt Assessments levied solely on the Property (and/or portions thereof), and payable in no more than 30 annual installments, not including any capitalized interest period. The Developer shall have the right to approve the parameters of the Bonds prior to Bond issuance, including but not limited to the par amount of the Bonds, capitalized interest period, debt service reserve amounts, maturity, redemption provisions, reserve release conditions, payment schedule, etc.
- b. The Debt Assessments securing the Bonds shall be in amounts agreeable to the Developer, and the Bonds shall be sized accordingly.
- c. If necessary, the District, at the Developer’s sole cost and expense, shall also undertake bond validation proceedings in order to authorize the issuance of any additional Bonds. Except as set forth in the preceding sentence, the cost of any Bond issuance hereunder shall be funded from the proceeds of the Bonds.
- d. At the request of the Developer, the District agrees to acquire the completed portions of the Projects from the Developer and pay the Developer from the proceeds of the Bonds. The District shall accept any work product, improvements, and property upon certification from the District’s engineer that such items are included within the Projects, have been created in a manner consistent with applicable plans and approvals, and are in good working order, which certification (or decision not to certify) shall be provided within 30 days of request, and which certification shall not be unreasonably withheld or delayed. If the District Engineer fails to provide certification or a written explanation for denial of certification within such 30-day period, the work product, improvements and

property shall be deemed accepted. Further, the District shall operate, maintain, repair and replace any improvements so accepted on a going forward basis.

- e. The Developer and the District shall execute any documents reasonably necessary for the issuance of the Bonds and using the forms substantially similar to ones previously used by the prior developer and the District in connection with the District's prior bond issues, including but not limited to a declaration of consent, true-up agreement, completion agreement, collateral assignment, acquisition agreement, continuing disclosure agreement, and such other documents as may be reasonably required. Such forms shall be updated to include the District Engineer's report for the Projects and a corresponding assessment report.
- f. The District shall establish one or more "assessment areas" for the portions of the Property not encumbered by the assessments securing the District's 2020 Bonds, separate and distinct from other assessment areas within the District such that any Debt Assessments levied pursuant to this section on the Property shall be levied only on the Property and shall not extend to other properties within the District. Moreover, the District agrees not to issue any Bonds secured by Debt Assessments levied on the Property and in order to finance the District's initial installation of public improvements not directly related to the Developer's development of the Property.
- g. The parties shall reasonably cooperate to take any other actions necessary to effect the intent of this Agreement.

Notwithstanding anything in this Agreement to the contrary, the District may impose and collect Debt Assessments and other assessments, taxes, fees and charges on the Property where necessary for the health, safety, and/or welfare of the District's residents or for purposes of remediating any natural disaster, catastrophic damage, or failure that has occurred with respect to any capital project or any component thereof.

3. PROJECTS ACCEPTED AS CONTRIBUTION IN LIEU OF DEBT ASSESSMENTS. Should Developer choose to not request the District to issue Bonds to finance some or all of the Projects and instead finance and construct the Projects without Bonds, the District agrees to accept any work product, improvements, and property upon certification from the District's engineer that such items are included within the Projects, have been created in a manner consistent with applicable plans and approvals, and are in good working order, which certification (or decision not to certify) shall be provided within 30 days of request, and which certification shall not be unreasonably withheld or delayed. If the District Engineer fails to provide certification or a written explanation for denial of certification within such 30-day period, the work product, improvements, and property shall be deemed accepted. Further, the District shall operate, maintain, repair, and replace any improvements so accepted on a going forward basis. Subsequent to the District's acceptance of the Projects pursuant to this Section Three, the District agrees to recognize by resolution the conveyance of the Projects as a contribution of infrastructure in lieu of debt assessments and refrain from levying any debt assessments against the Property for any of the improvements that comprise the Projects or for any existing infrastructure funded either by special assessment bonds previously issued by the District or other landowners/developers.

4. ACCESS TO MAIL KIOSK. The District shall enter into a construction and access easement in substantially the form of the document attached hereto as **Exhibit B [Form of Easement to be Prepared]** and make all reasonable efforts to allow the Developer to install additional cluster mailbox

units on the real property on which the existing District-owned mail kiosks are located in order to serve additional residential lots to be developed within the Property, subject to the following conditions:

- a. The location, design, and installation of the mailbox units shall be in accordance with the site plan attached hereto as **Exhibit C [Site Plan to be Prepared]**;
- b. The Developer shall be responsible for all costs associated with the permitting, installation, relocation, restoration, and any additional related services;
- c. The Developer shall be responsible for all costs associated with repairs for any damage to District property resulting from the installation, use, or maintenance of the mailbox units; and,
- d. The Developer shall be responsible for complying with all federal, state, local, and United States Postal Service requirements.

5. **CONSTRUCTION AND SALES ACCESS.** On the date identified by the Developer in writing to the District that the construction of the Projects will commence, and continuing until the earlier of the completion of the construction and sale of all residential units within the Property, or a date mutually agreed upon by the parties to this Agreement in writing, the District shall reasonably cooperate with the Developer to facilitate construction activities and marketing /sale of homes within the Property by providing relaxed access through the District's security gates, subject to the following conditions:

- a. Establishing construction access procedures and/or designated construction entrances **[Parties to Specify Procedures and Hours to Include in Agreement at later Date]**;
- b. Allowing the District's access gates to remain open during construction and home sales hours to facilitate access by contractors, deliveries, construction activities, prospective purchasers, and other authorized visitors, provided appropriate conditions are imposed to protect the District's property, residents, and operations. Gates shall remain open in accordance with the best interests of the District; and
- c. Implementing such other reasonable measures for implementing construction and home sales activities.

6. **ATTORNEYS' FEES AND COSTS.** In the event that a party is required to enforce this Agreement by court proceedings or otherwise, then the parties agree that the prevailing party shall be entitled to recover from the other all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

7. **DEFAULT.** A default by a party under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages and/or specific performance. Notwithstanding anything to the contrary herein, a defaulting party shall have up to sixty (60) days to cure any default hereunder from the date of issuance of a written notice of default by the non-defaulting party.

8. **AUTHORIZATION.** The execution of this Agreement has been duly authorized by the appropriate body or official of each party; each party has complied with all of the requirements of law; and each party has full power and authority to comply with the terms and provisions of this instrument.

9. **NOTICES.** All notices, requests, consents, and other communications under this Agreement (“**Notices**”) shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties at the addresses first set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the parties may deliver Notice on behalf of the party represented. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

10. **ARM’S LENGTH TRANSACTION.** This Agreement has been negotiated fully among the parties as an arm’s length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are deemed to have drafted, chosen, and selected the language, and the doubtful language will not be interpreted or construed against any party.

11. **THIRD PARTY BENEFICIARIES.** This Agreement is solely for the benefit of the parties and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the parties and their respective representatives, successors, and assigns.

12. **ASSIGNMENT.** This Agreement shall constitute a covenant running with title to the Property, binding upon the Developer and its successors and assigns as to the Property or portions thereof.

13. **AMENDMENTS.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by the parties hereto.

14. **APPLICABLE LAW AND VENUE.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida. Each party agrees that the venue for any litigation arising out of or related to this Agreement shall be in the County in which the District is located.

15. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

16. **LIMITATIONS ON GOVERNMENTAL LIABILITY.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, *Florida Statutes*, or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred by sovereign immunity

or by other operation of law.

17. **HEADINGS FOR CONVENIENCE ONLY.** The descriptive headings in this Agreement are for convenience only and shall not control nor affect the meaning or construction of any of the provisions of this Agreement.

18. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument. Signature and acknowledgment pages, if any, may be detached from the counterparts and attached to a single copy of this document to physically form one document.

[CONTINUED ON NEXT PAGE]

[SIGNATURE PAGE FOR CDD DEVELOPMENT AGREEMENT]

Executed as of the ____ day of _____, 2026.

WITNESS

DG FARMS COMMUNITY DEVELOPMENT DISTRICT

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: Chairperson

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____, Chairperson of DG Farms Community Development District, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or Typed as
Commissioned)

[SIGNATURE PAGE FOR CDD DEVELOPMENT AGREEMENT]

Executed as of the ____ day of _____, 2026.

WITNESS

By: _____
Name: _____
Address: _____

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Address: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 2026, by _____, as _____ of _____, a _____ corporation, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

NOTARY PUBLIC, STATE OF _____

(NOTARY SEAL)

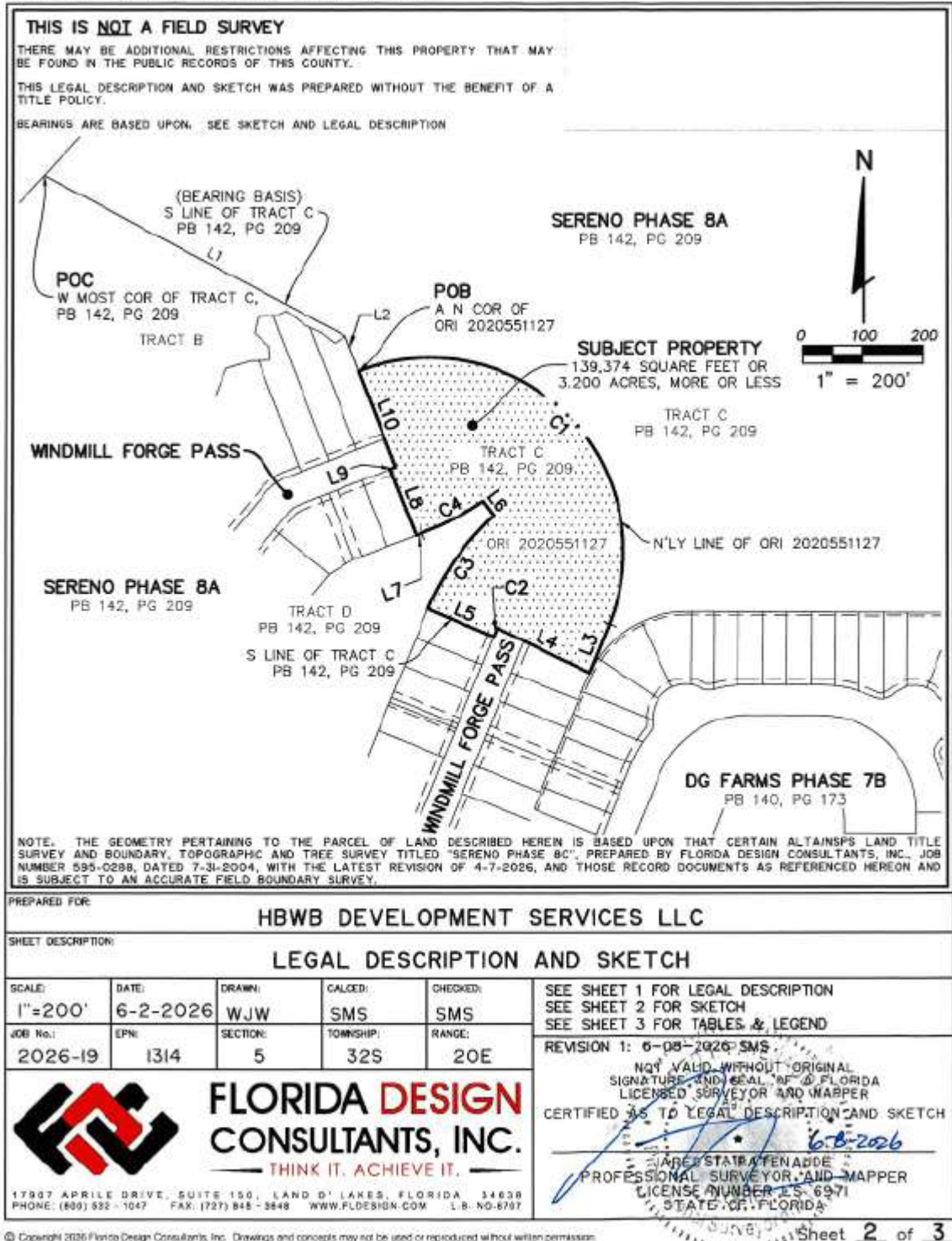
Name: _____
(Name of Notary Public, Printed, Stamped or Typed as
Commissioned)

Exhibit A
Legal Description of Property

J:\1314\Drawings\1314-LS01.tb.dwg - Jun 02, 2026 @ 10:30am - wward

THIS IS NOT A FIELD SURVEY					
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.					
THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.					
BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION					
LEGAL DESCRIPTION:					
A parcel of land being a portion of TRACT C, according to the Plat of SERENO PHASE 8A as recorded in Plat Book 142, Page 209 of the Public Records of Hillsborough County, Florida, lying in Section 5, Township 32 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows: COMMENCE at the West most corner of TRACT C, according to the Plat of SERENO PHASE 8A, as recorded in Plat Book 142, Page 209 of the Public Records of Hillsborough County, Florida; thence the following (2) two courses along the South line of said TRACT C; (1) thence S62°00'35"E, for 564.69 feet (being the basis of bearings of this legal description); (2) thence S21°07'34"E, for 62.02 feet to the point of intersection with a non-tangent curve, concave Southwesterly, same being a North corner, of that certain property, as described in Official Records Instrument 2020551127, of the Public Records of Hillsborough County, Florida, same also being the POINT OF BEGINNING; thence the following (2) two courses along the Northerly line of said certain property, as described in Official Records Instrument 2020551127; (1) thence leaving said South line of TRACT C, Southeasterly along the arc of said curve, with a radial bearing of S67°59'27"E, having a radius of 320.00 feet, a central angle of 133°27'03", an arc length of 745.33 feet, and a chord bearing S44°42'58"E for 587.92 feet to the point of intersection with a non-tangent line; (2) thence S22°00'37"W, for 86.90 feet to the point of intersection with said South line of TRACT C; thence the following (10) ten courses along said South line of TRACT C; (1) thence leaving said Northerly line of that certain property, as described in Official Records Instrument 2020551127, N64°03'03"W, for 169.56 feet to the point of intersection with a non-tangent curve, concave Southeasterly; (2) thence Southwesterly along the arc of said curve, with a radial bearing of S64°03'02"E, having a radius of 350.00 feet, a central angle of 02°39'48", an arc length of 16.27 feet, and a chord bearing S24°37'03"W, for 16.27 feet to the point of intersection with a non-tangent line; (3) thence N66°42'51"W, for 117.00 feet to the point of intersection with a non-tangent curve, concave Southeasterly; (4) thence Northeasterly along the arc of said curve, with a radial bearing of S66°53'48"E, having a radius of 459.89 feet, a central angle of 23°36'15", an arc length of 189.46 feet, and a chord bearing N34°54'21"E, for 188.13 feet to the point of intersection with a non-tangent line; (5) thence N37°03'15"W, for 29.61 feet to the point of intersection with a non-tangent curve, concave Northwesterly; (6) thence Southwesterly along the arc of said curve, with a radial bearing of N35°11'55"W, having a radius of 435.76 feet, a central angle of 14°46'12", an arc length of 112.33 feet, and a chord bearing S62°11'11"W, for 112.02 feet to the point of intersection with a non-tangent line; (7) thence S68°52'26"W, for 11.38 feet; (8) thence N21°07'34"W, for 117.00 feet; (9) thence N68°52'26"E, for 9.58 feet; (10) thence N21°07'34"W, for 169.97 feet to the POINT OF BEGINNING. Containing 139,374 square feet or 3.200 acres, more or less.					
NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTAIRSPS LAND TITLE SURVEY AND BOUNDARY, TOPOGRAPHIC AND TREE SURVEY TITLED "SERENO PHASE 8C", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., JOB NUMBER 595-0288, DATED 7-31-2004, WITH THE LATEST REVISION OF 4-7-2026, AND THOSE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.					
PREPARED FOR: HBWB DEVELOPMENT SERVICES LLC					
SHEET DESCRIPTION: LEGAL DESCRIPTION AND SKETCH					
SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 FOR SKETCH SEE SHEET 3 FOR TABLES & LEGEND
NONE	6-2-2026	WJW	SMS	SMS	
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:	REVISION 1: 6-08-2026-SMS NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH JARED ST. PIERRE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER 05 6971 STATE OF FLORIDA
2026-19	1314	5	32S	20E	
		FLORIDA DESIGN CONSULTANTS, INC. — THINK IT. ACHIEVE IT. —			
17927 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638 PHONE: (888) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.S. NO. 6707					

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BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C1	320.00'	745.33'	587.92'	S44°42'58"E	133°27'03"	S67°59'27"E
C2	350.00'	16.27'	16.27'	S24°37'03"W	002°39'48"	S64°03'02"E
C3	459.89'	189.46'	188.13'	N34°54'21"E	023°36'15"	S66°53'48"E
C4	435.76'	112.33'	112.02'	S62°11'11"W	014°46'12"	N35°11'55"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S62°00'35"E	564.69'
L2	S21°07'34"E	62.02'
L3	S22°00'37"W	86.90'
L4	N64°03'03"W	169.56'
L5	N66°42'51"W	117.00'
L6	N37°03'15"W	29.61'
L7	S68°52'26"W	11.38'
L8	N21°07'34"W	117.00'
L9	N68°52'26"E	9.58'
L10	N21°07'34"W	169.97'

LEGEND

COR = CORNER
N'LY = NORTHERLY
ORI = OFFICIAL RECORDS INSTRUMENT
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTAINSPS LAND TITLE SURVEY AND BOUNDARY, TOPOGRAPHIC AND TREE SURVEY TITLED "SERENO PHASE BC", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., JOB NUMBER 595-0288, DATED 7-31-2004, WITH THE LATEST REVISION OF 4-7-2026, AND THOSE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

HBWB DEVELOPMENT SERVICES LLC

SHEET DESCRIPTION:

LEGAL DESCRIPTION AND SKETCH

SCALE: NONE	DATE: 6-2-2026	DRAWN: WJW	CALCED: SMS	CHECKED: SMS	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 FOR SKETCH SEE SHEET 3 FOR TABLES & LEGEND
JOB No.: 2026-19	EPN: 1314	SECTION: 5	TOWNSHIP: 32S	RANGE: 20E	REVISION 1: 6-08-2026 SMS NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH  JARED STATEN PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER LS-6971 STATE OF FLORIDA



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LEGAL DESCRIPTION:

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BEGIN at the West most corner of TRACT C, according to the Plat of SERENO PHASE 8A, Plat Book 142, Page 209, same being a point on the East line, according to the Plat of VALENCIA LAKES TRACT K, as recorded in Plat Book 117, Page 182, both of the Public Records of Hillsborough County, Florida; thence N42°20'49"E, along said East line according to the plat of VALENCIA LAKES TRACT K, same being the West line of said TRACT C (being the basis of bearings for this legal description) for 695.71 feet to the East most, corner according to said Plat of VALENCIA LAKES TRACT K, same being the Southwest corner, according to the Plat of VALENCIA LAKES TRACT J PHASE 1, as recorded in Plat Book 119, Page 251, of the Public Records of Hillsborough County, Florida, same also being the Northwest corner of said TRACT C; thence S89°35'15"E, along the South line, according to said Plat of VALENCIA LAKES TRACT J PHASE 1, and the South line, according to the Plat of VALENCIA LAKES TRACT J PHASE 2, as recorded in Plat Book 122, Page 96, of the Public Records of Hillsborough County, Florida, respectively, same being the North line of said TRACT C, for 1,176.14 feet to the Southeast corner, according to said Plat of VALENCIA LAKES TRACT J PHASE 2, same being the Northeast corner of said TRACT C, same also being the point of intersection with the East Line of the Northeast 1/4 of Section 5, Township 32 South, Range 20 East, Hillsborough County, Florida; thence the following (2) two courses along the East line of said TRACT C; (1) thence S00°21'27"W, along said East line of the Northeast 1/4 of Section 5, for 76.91 feet to the Southeast corner of said Northeast 1/4 of Section 5, same being the Northeast corner of the Southeast 1/4 of said Section 5; (2) thence S00°24'45"W, along the East line of said Southeast 1/4 of Section 5, for 1,153.07 feet to the Southeast corner of said TRACT C, same being the Northeast corner, according to the Plat of DG FARMS PHASE 7B, as recorded in Plat Book 140, Page 173, of the Public Records of Hillsborough County, Florida; thence the following (3) three courses along the North line according to said plat of DG FARMS PHASE 7B, same being the South line of said TRACT C; (1) thence N89°35'29"W, for 570.38 feet to the point of intersection with a non-tangent curve, concave Southeasterly; (2) thence Southwesterly along the arc of said curve, with a radial bearing of S00°24'29"W, having a radius of 180.00 feet, a central angle of 64°27'34", an arc length of 202.51 feet, and a chord bearing S58°10'44"W, for 191.99 feet to the point of intersection with a non-tangent line; (3) thence N64°03'03"W, for 0.44 feet to the point of intersection with the Northerly line of that certain property, as described in Official Records Instrument 2020551127, of the Public Records of Hillsborough County, Florida; thence the following (2) two courses along said Northerly line of that certain property, as described in Official Records Instrument 2020551127; (1) thence leaving said North line, according to the Plat of DG FARMS PHASE 7B, same being said South line of TRACT C, N22°00'37"E, for 86.90 feet to the point of intersection with a non-tangent curve, concave Southwesterly; (2) thence Northwesterly along the arc of said curve, with a radial bearing of N67°59'27"W, having a radius of 320.00 feet, a central angle of 133°27'03", an arc length of 745.33 feet, and a chord bearing N44°42'58"W, for 587.92 feet to the point of intersection with a non-tangent line, same being a North corner of said certain property, as described in Official Records Instrument 2020551127, same also being the point of intersection with the said South line of TRACT C; thence the following (2) two courses along said South line of TRACT C; (1) thence N21°07'34"W, for 62.02 feet; (2) thence N62°00'35"W, for 564.69 feet to the POINT OF BEGINNING.

Containing 1,440,709 square feet or 33.074 acres, more or less.

NOTE. THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTAINSPS LAND TITLE SURVEY AND BOUNDARY, TOPOGRAPHIC AND TREE SURVEY TITLED "SERENO PHASE 8C", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., JOB NUMBER 595-0288, DATED 7-31-2004, WITH THE LATEST REVISION OF 4-7-2026, AND THOSE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

HBWB DEVELOPMENT SERVICES LLC

SHEET DESCRIPTION:

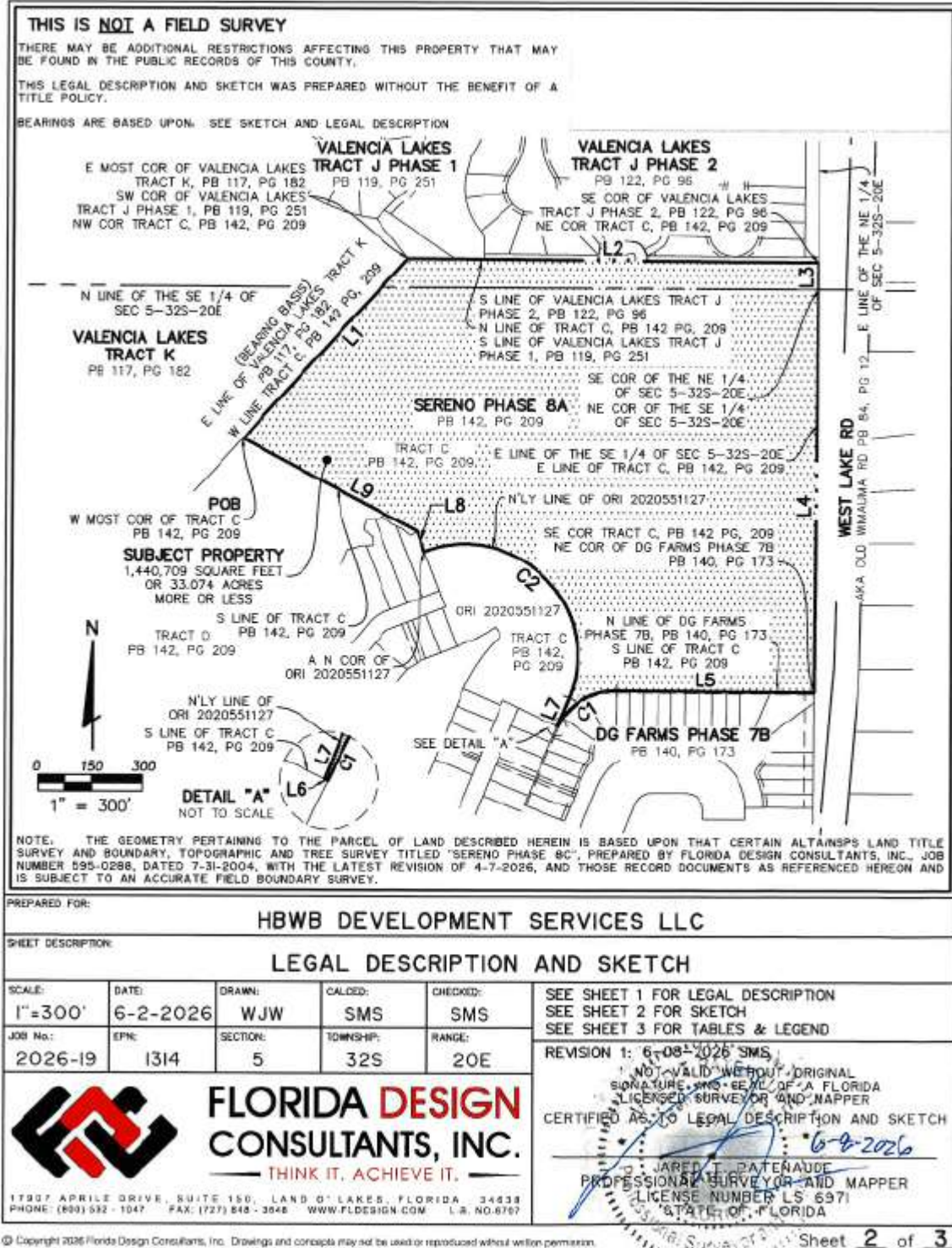
LEGAL DESCRIPTION AND SKETCH

SCALE:	DATE:	DRAWN:	CALCD:	CHECKED:	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 FOR SKETCH SEE SHEET 3 FOR TABLES & LEGEND REVISION 1: 6-08-2026 SMS NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH JAMES T. PATENAUBE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER: LS 6971 STATE OF FLORIDA
NONE	6-2-2026	WJW	SMS	SMS	
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:	
2026-19	1314	5	32S	20E	



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LINE TABLE		
LINE	BEARING	LENGTH
L1	N42°20'49"E	695.71'
L2	S89°35'15"E	1176.14'
L3	S00°21'27"W	76.91'
L4	S00°24'45"W	1153.07'
L5	N89°35'29"W	570.38'
L6	N64°03'03"W	0.44'
L7	N22°00'37"E	86.90'
L8	N21°07'34"W	62.02'
L9	N62°00'35"W	564.69'

LEGEND

AKA = ALSO KNOWN AS
COR = CORNER
NLY = NORTHERLY
ORI = OFFICIAL RECORDS INSTRUMENT
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
R/W = RIGHT-OF-WAY
SEC = SECTION

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C1	180.00'	202.51'	191.99'	S58°10'44"W	064°27'34"	S00°24'29"W
C2	320.00'	745.33'	587.92'	N44°42'58"W	133°27'03"	N67°59'27"W

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PREPARED FOR:

HBWB DEVELOPMENT SERVICES LLC

SHEET DESCRIPTION:

LEGAL DESCRIPTION AND SKETCH

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PHONE: (800) 532-1047 FAX: (727) 848-3848 WWW.FLDESIGN.COM L.S. NO. 6767

[Signature]
JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

6-8-2026

EXHIBIT 17

AGENDA

This Instrument Prepared by
and return to:

This space reserved for use by the Clerk of
the Circuit Court

**PARTIAL RELEASE AND SATISFACTION FROM DOCUMENTS RELATED TO
SERIES 2020 BONDS**

PLEASE TAKE NOTICE that before me, the undersigned authority, personally appeared Andy Mendendhall, who, being duly sworn, states that he is the District Manager of the lienor herein, the DG Farms Community Development District, a local unit of special purpose government (“District”), whose address is 2502 North Rock Point Drive, Suite 1000, Tampa, Florida 33607. The undersigned affirms that the District’s \$3,855,000 DG Farms Community Development District (Hillsborough County, Florida) Special Assessment Bonds, Series 2020 ("**Series 2020 Bonds**") were intended to be secured by assessments levied against the real property that comprises the Series 2020 Project Area, which includes parcels comprising Phases 7A, 7B, 8A, and 8B ("**2020 Bond Property**"). In connection with the issuance of the Series 2020 Bonds, the District entered into and recorded the following agreements against the 2020 Bond Property: *Collateral Assignment and Assumption of Development Rights Relating to the Series 2020 Area Three Project (Series 2020 Bonds)* as set out in instrument 202551128 as recorded in Official Records of Hillsborough County, Florida; and *True-Up Agreement (2020 Special Assessments – Assessment Area Three)* as set out in instrument number 2020553124 as recorded in the Official Records of Hillsborough County, Florida ("**2020 Bond Documents**"). The District has determined that the real property described on **Exhibit A** attached hereto ("**Phase 8 Property**") should be fully released from the terms, conditions, and obligations of the 2020 Bond Documents. Accordingly, the District hereby releases any and all portions of the Phase 8 Property from the 2020 Bond Documents.

This Partial Release and Satisfaction from Documents Related to Series 2020 Bonds is Executed
this ____ day of _____, 2026.

**DG FARMS COMMUNITY DEVELOPMENT
DISTRICT**

By: _____
Andy Mendendhall, District Manager
DG Farms Community Development District
c/o Kai
2502 North Rocky Point Drive
Suite 1000
Tampa, Florida 33607

STATE OF FLORIDA)
COUNTY OF _____)

SWORN TO AND SUBSCRIBED, before me, an Officer duly authorized in the State
and County aforesaid to take oaths, by _____, District Manager of the DG Farms
Community Development District, a special-purpose unit of local government created pursuant
to and governed by Chapter 190, *Florida Statutes*, organized under the laws of the State of
Florida. He is personally known to me or has produced _____
as identification.

WITNESS my hand and official seal in the State and County aforesaid this ____ day of
_____, 202_.

Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

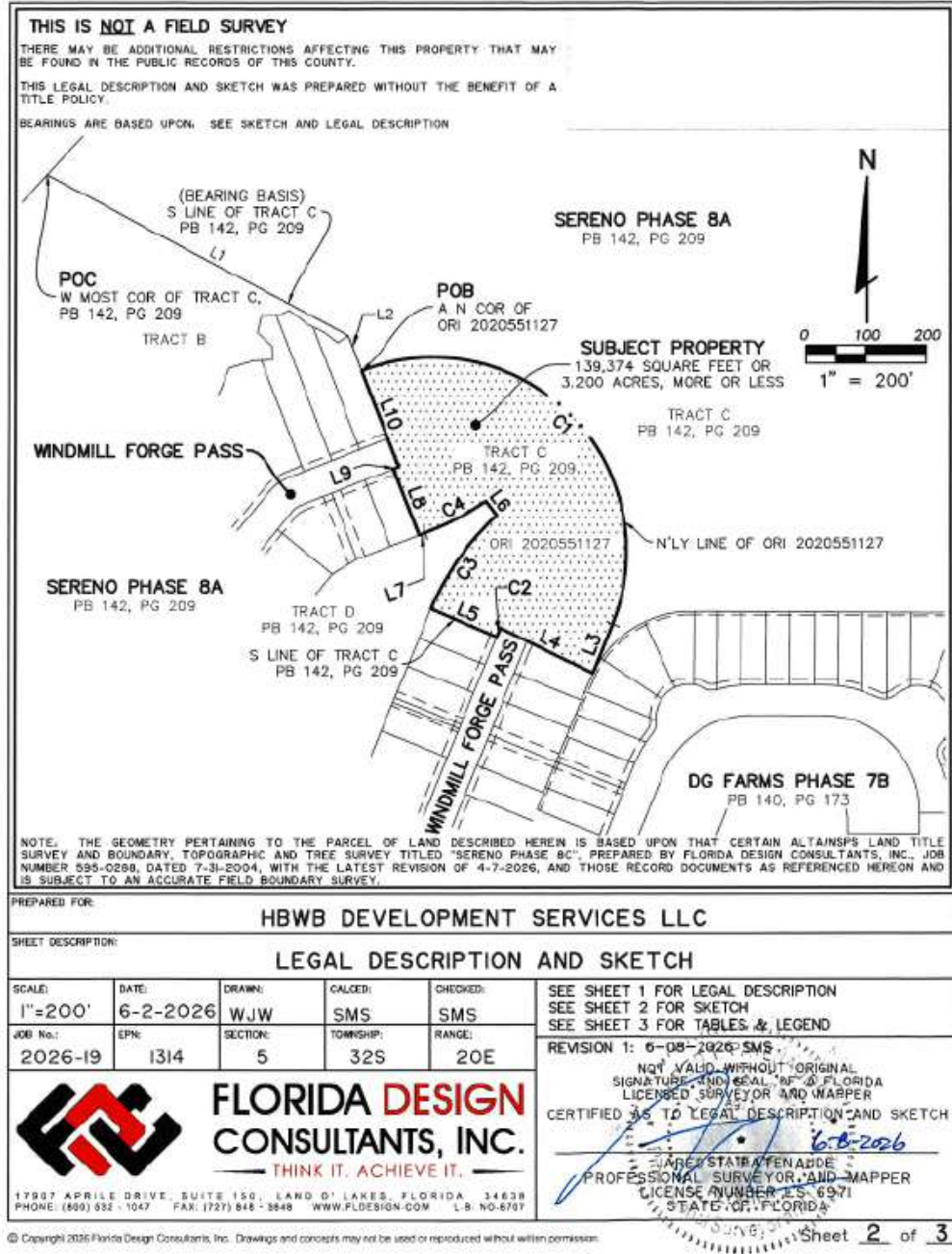
Exhibit A **Metes and Bounds Descriptions of the Property**

J:\1314\Design\1314_1501.tb.dwg - Jun 02, 2026 @ 10:30am - wward

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PREPARED FOR: HBWB DEVELOPMENT SERVICES LLC					
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Sheet 1 of 3



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CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
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C3	459.89'	189.46'	188.13'	N34°54'21"E	023°36'15"	S66°53'48"E
C4	435.76'	112.33'	112.02'	S62°11'11"W	014°46'12"	N35°11'55"W

LINE TABLE

LINE	BEARING	LENGTH
L1	S62°00'35"E	564.69'
L2	S21°07'34"E	62.02'
L3	S22°00'37"W	86.90'
L4	N64°03'03"W	169.56'
L5	N66°42'51"W	117.00'
L6	N37°03'15"W	29.61'
L7	S68°52'26"W	11.38'
L8	N21°07'34"W	117.00'
L9	N68°52'26"E	9.58'
L10	N21°07'34"W	169.97'

LEGEND

COR = CORNER
N'LY = NORTHERLY
ORI = OFFICIAL RECORDS INSTRUMENT
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE SURVEY AND BOUNDARY, TOPOGRAPHIC AND TREE SURVEY TITLED "SERENO PHASE BC", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., JOB NUMBER 595-0288, DATED 7-31-2004, WITH THE LATEST REVISION OF 4-7-2026, AND THOSE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

HBWB DEVELOPMENT SERVICES LLC

SHEET DESCRIPTION:

LEGAL DESCRIPTION AND SKETCH

SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:
NONE	6-2-2026	WJW	SMS	SMS
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
2026-19	1314	5	32S	20E

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH
SEE SHEET 3 FOR TABLES & LEGEND

REVISION 1: 6-08-2026 SMS

NOT VALID WITHOUT ORIGINAL
SIGNATURE AND SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH



**FLORIDA DESIGN
CONSULTANTS, INC.**
— THINK IT. ACHIEVE IT. —

17501 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLORIDADDESIGN.COM L.S. NO. 4707

[Signature]
JARED STAFFENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER L.S. 6971
STATE OF FLORIDA

THIS IS NOT A FIELD SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land being a portion of TRACT C, according to the Plat of SERENO PHASE 8A as recorded in Plat Book 142, Page 209, of the Public Records of Hillsborough County, Florida, lying in Section 5, Township 32 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

BEGIN at the West most corner of TRACT C, according to the Plat of SERENO PHASE 8A, Plat Book 142, Page 209, same being a point on the East line, according to the Plat of VALENCIA LAKES TRACT K, as recorded in Plat Book 117, Page 182, both of the Public Records of Hillsborough County, Florida; thence N42°20'49"E, along said East line according to the plat of VALENCIA LAKES TRACT K, same being the West line of said TRACT C (being the basis of bearings for this legal description) for 695.71 feet to the East most, corner according to said Plat of VALENCIA LAKES TRACT K, same being the Southwest corner, according to the Plat of VALENCIA LAKES TRACT J PHASE 1, as recorded in Plat Book 119, Page 251, of the Public Records of Hillsborough County, Florida, same also being the Northwest corner of said TRACT C; thence S89°35'15"E, along the South line, according to said Plat of VALENCIA LAKES TRACT J PHASE 1, and the South line, according to the Plat of VALENCIA LAKES TRACT J PHASE 2, as recorded in Plat Book 122, Page 96, of the Public Records of Hillsborough County, Florida, respectively, same being the North line of said TRACT C, for 1,176.14 feet to the Southeast corner, according to said Plat of VALENCIA LAKES TRACT J PHASE 2, same being the Northeast corner of said TRACT C, same also being the point of intersection with the East Line of the Northeast 1/4 of Section 5, Township 32 South, Range 20 East, Hillsborough County, Florida; thence the following (2) two courses along the East line of said TRACT C; (1) thence S00°21'27"W, along said East line of the Northeast 1/4 of Section 5, for 76.91 feet to the Southeast corner of said Northeast 1/4 of Section 5, same being the Northeast corner of the Southeast 1/4 of said Section 5; (2) thence S00°24'45"W, along the East line of said Southeast 1/4 of Section 5, for 1,153.07 feet to the Southeast corner of said TRACT C, same being the Northeast corner, according to the Plat of DG FARMS PHASE 7B, as recorded in Plat Book 140, Page 173, of the Public Records of Hillsborough County, Florida; thence the following (3) three courses along the North line according to said plat of DG FARMS PHASE 7B, same being the South line of said TRACT C; (1) thence N89°35'29"W, for 570.38 feet to the point of intersection with a non-tangent curve, concave Southeasterly; (2) thence Southwesterly along the arc of said curve, with a radial bearing of S00°24'29"W, having a radius of 180.00 feet, a central angle of 54°27'34", an arc length of 202.51 feet, and a chord bearing S58°10'44"W, for 191.99 feet to the point of intersection with a non-tangent line; (3) thence N64°03'03"W, for 0.44 feet to the point of intersection with the Northerly line of that certain property, as described in Official Records Instrument 2020551127, of the Public Records of Hillsborough County, Florida; thence the following (2) two courses along said Northerly line of that certain property, as described in Official Records Instrument 2020551127; (1) thence leaving said North line, according to the Plat of DG FARMS PHASE 7B, same being said South line of TRACT C, N22°00'37"E, for 86.90 feet to the point of intersection with a non-tangent curve, concave Southwesterly; (2) thence Northwesterly along the arc of said curve, with a radial bearing of N67°59'27"W, having a radius of 320.00 feet, a central angle of 133°27'03", an arc length of 745.33 feet, and a chord bearing N44°42'58"W, for 587.92 feet to the point of intersection with a non-tangent line, same being a North corner of said certain property, as described in Official Records Instrument 2020551127, same also being the point of intersection with the said South line of TRACT C; thence the following (2) two courses along said South line of TRACT C; (1) thence N21°07'34"W, for 62.02 feet; (2) thence N62°00'35"W, for 564.69 feet to the POINT OF BEGINNING.

Containing 1,440,709 square feet or 33.074 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTAIRSPS LAND TITLE SURVEY AND BOUNDARY, TOPOGRAPHIC AND TREE SURVEY TITLED "SERENO PHASE 8C", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., JOB NUMBER 595-0288, DATED 7-31-2004, WITH THE LATEST REVISION OF 4-7-2026, AND THOSE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

HBWB DEVELOPMENT SERVICES LLC

SHEET DESCRIPTION:

LEGAL DESCRIPTION AND SKETCH

SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 FOR SKETCH SEE SHEET 3 FOR TABLES & LEGEND
NONE	6-2-2026	WJW	SMS	SMS	
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:	REVISION 1: 6-08-2026 SMS NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH JARED W. PATENAUDE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER: LS 6971 STATE OF FLORIDA
2026-19	1314	5	32S	20E	

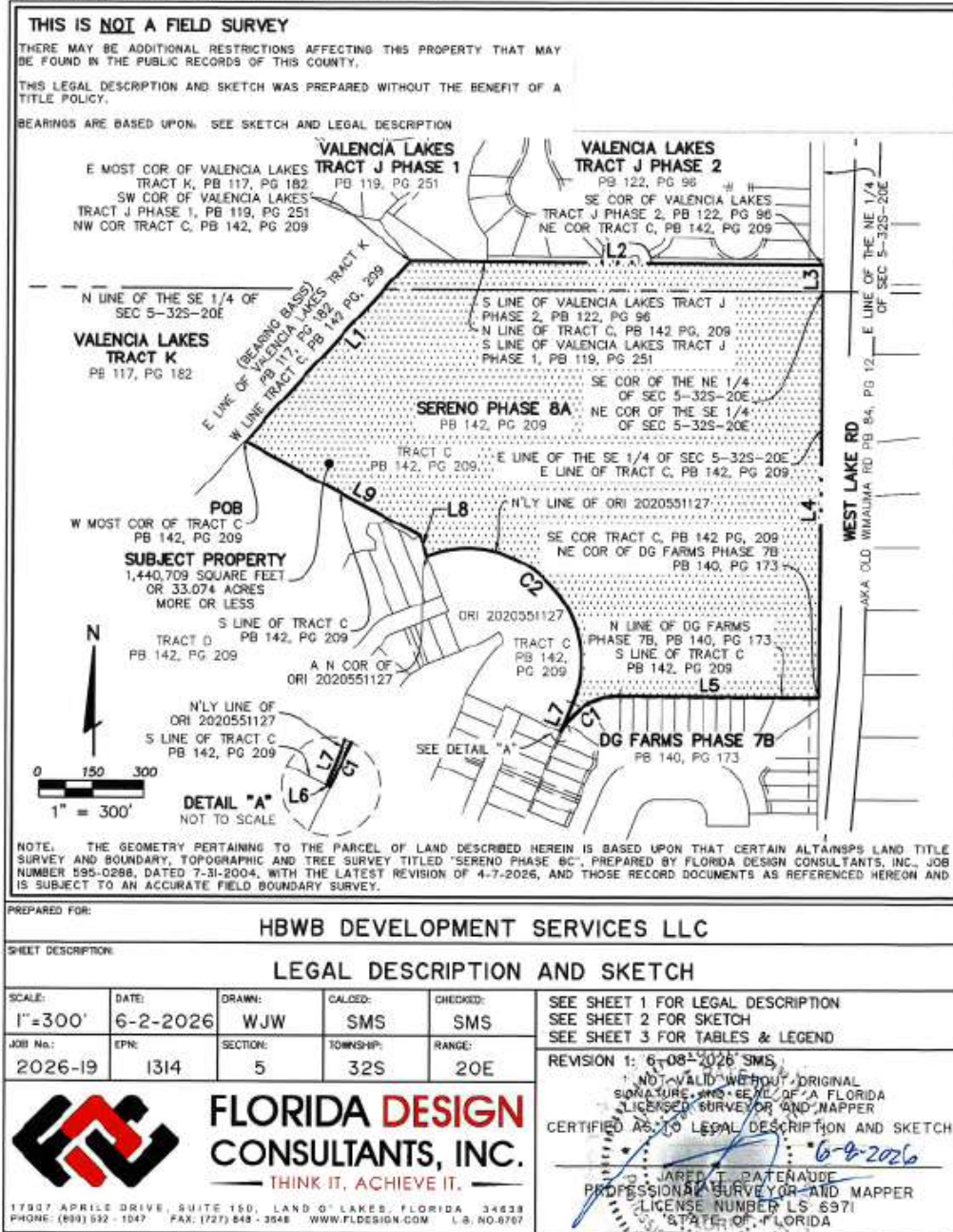


FLORIDA DESIGN CONSULTANTS, INC.
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17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638
PHONE: (800) 532-1047 FAX: (727) 848-3048 WWW.FLDESIGN.COM L.S. NO.8707

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Sheet 1 of 3



THIS IS NOT A FIELD SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION

LINE TABLE		
LINE	BEARING	LENGTH
L1	N42°20'49"E	695.71'
L2	S89°35'15"E	1176.14'
L3	S00°21'27"W	76.91'
L4	S00°24'45"W	1153.07'
L5	N89°35'29"W	570.38'
L6	N64°03'03"W	0.44'
L7	N22°00'37"E	86.90'
L8	N21°07'34"W	62.02'
L9	N62°00'35"W	564.69'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C1	180.00'	202.51'	191.99'	S58°10'44"W	064°27'34"	S00°24'29"W
C2	320.00'	745.33'	587.92'	N44°42'58"W	133°27'03"	N67°59'27"W

LEGEND

AKA = ALSO KNOWN AS
COR = CORNER
N'LY = NORTHERLY
ORI = OFFICIAL RECORDS INSTRUMENT
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINING
R/W = RIGHT-OF-WAY
SEC = SECTION

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/INSPS LAND TITLE SURVEY AND BOUNDARY, TOPOGRAPHIC AND TREE SURVEY TITLED "SEREND PHASE BC", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., JOB NUMBER 595-0255, DATED 7-31-2004, WITH THE LATEST REVISION OF 4-7-2026, AND THOSE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **HBWB DEVELOPMENT SERVICES LLC**

SHEET DESCRIPTION: **LEGAL DESCRIPTION AND SKETCH**

SCALE: NONE	DATE: 6-2-2026	DRAWN: WJW	CALCDD: SMS	CHECKED: SMS	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 FOR SKETCH SEE SHEET 3 FOR TABLES & LEGEND
JOB No.: 2026-19	EPN: 1314	SECTION: 5	TOWNSHIP: 32S	RANGE: 20E	

FLORIDA DESIGN CONSULTANTS, INC.
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17987 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO.0767

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

[Signature] 6-8-2026

JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

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EXHIBIT 18

AGENDA

RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF DG FARMS COMMUNITY DEVELOPMENT DISTRICT REGARDING FUTURE BOND ISSUANCE, DEVELOPMENT COORDINATION, AND CONTRIBUTIONS OF INFRASTRUCTURE; ADDRESSING ACCESS TO AMENITY FACILITIES; ACKNOWLEDGING THE NEED FOR ADDITIONAL MAILBOXES; ACKNOWLEDGING THE NEED FOR COMMUNITY ACCESS; APPROVING CERTAIN DOCUMENTS RELATED TO THE DEVELOPMENT OF FUTURE PHASES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the DG Farms Community Development District (“District”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Hillsborough County, Florida, and is authorized to finance, acquire, construct, operate, and maintain public infrastructure and related improvements within the District; and

WHEREAS, certain real property located within the District and described in more detail on **Exhibit A** (“Sereno Development Phase 9”) is anticipated to be acquired by and conveyed to HBWB Development Services, LLC, or its successor or assignee (“HBWB”); and

WHEREAS, the District desires to facilitate the orderly development of Sereno Development Phase 9 while preserving the District’s statutory duties and exercising its powers in a manner that reasonably accommodates the HBWB’s and District’s development plans; and

WHEREAS, the Board of Supervisors finds that it is in the best interests of the District and its landowners to establish the District’s intent regarding future financing and development of public infrastructure serving Sereno Development Phase 9; and

WHEREAS, the District’s Board of Supervisors (“Board”) has established policies, rules, regulations, and fees governing the use of the District’s improvements, including the District’s amenity facilities (“Amenities”), in order to protect the public health, welfare, and safety of the District’s residents and to preserve the Amenities; and

WHEREAS, in connection with the development of Sereno Development Phase 9, the Board: 1) finds that it is in the best interests of the District to confirm that all residents within the District’s boundaries, including those residents living within Sereno Development Phase 9 are entitled to equal access to the Amenities, subject to the District’s policies, rules, regulations, and fees governing the use of the Amenities; 2) acknowledges the need for the installation of additional mailboxes and reasonable access to the community for the construction of Sereno Development Phase 9 and the sale of the homes located therein; and 3) desires to approve in substantial form the *Agreement Regarding Authorized Builder Rights* and the *Partial Release and Satisfaction from Documents Related to the Series 2020 Bonds* (collectively the “Development Documents”), which are attached hereto as **Composite Exhibit C**.

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

Section 1. The foregoing recitals are true and correct and are incorporated herein by this reference.

Section 2. Authorization of Financing Alternatives. The Board hereby determines that, upon the request of HBWB and subject to all applicable laws, the District will proceed with one of the following alternatives (“Phase 9 Development Options”) with respect to the development of Sereno Development Phase 9:

- a. Upon receipt of written request from HBWB, the District will not unreasonably object to, condition or delay, and will cooperate with HBWB to take all reasonable, legal, and necessary steps to finance all or a portion of the infrastructure improvements necessary for the development of Sereno Development Phase 9 (“Phase 9 Infrastructure”) through the issuance of special assessment bonds secured by special assessments levied only on benefitted property within Sereno Development Phase 9, or a portion thereof. In furtherance of the foregoing, the District hereby approves in substantial form the *CDD Development Agreement – DG Farms Community Development District* attached hereto as **Exhibit B** (“Development Agreement”), subject to any further revision that may be made by the District’s Chairperson, in consultation with District staff. The Vice Chair shall be authorized to undertake any action herein authorized to be taken by the Chairperson, in the absence or unavailability of the Chairperson. For as long as HBWB owns Sereno Development Phase 9, the District shall not issue additional bonds affecting Sereno Development Phase 9 without HBWB’s consent, which consent may be withheld in HBWB’s sole discretion; or
- b. Should HBWB determine that it does not want the District to issue special assessment bonds to finance the Phase 9 Infrastructure, HBWB may elect to finance and pay the costs of the Phase 9 Infrastructure. Should HBWB choose to finance and construct the Phase 9 Infrastructure, the District agrees: 1) to accept a conveyance of the Phase 9 Infrastructure from HBWB in accordance with the terms and conditions set forth in the Development Agreement; and 2) upon the conveyance of the Phase 9 Infrastructure to the District, to recognize such conveyance by resolution as a contribution of infrastructure in lieu of debt assessments and refrain from levying any debt assessments against Sereno Development Phase 9 for any Phase 9 Infrastructure or for any existing infrastructure funded either by special assessment bonds previously issued by the District or other landowners/developers, provided the Developer enters into agreements as the District deems necessary to protect the interests of the District and its residents.

Section 3. The Board hereby confirms that, upon the occurrence of one of the Phase 9 Development Options, every District resident shall be entitled to the access and use of all of the District's Amenities to the same extent as all other District residents, subject to the following:

- a. Payment of any adopted fees or charges applicable to all District residents;
- b. Compliance with the District's adopted amenity policies, rules, and regulations;
- c. Compliance with enforcement policies and operational limitations, including but not limited to, capacity restrictions, temporary closures, scheduled maintenance, etc.; and,
- d. Nothing contained herein shall be construed as entitlement to use the Amenities at any particular time.

Section 4. In furtherance of the District's desire to facilitate the orderly development of Sereno Development Phase 9, the District acknowledges the need for the installation of additional mailboxes and reasonable access to the community for the construction of Sereno Development Phase 9 and the sale of the homes located therein. In that regard, the District desires to acknowledge the provisions in the Development Agreeing addressing these matters and to confirm the approvals related to the Development Agreement set forth in Section 3.

Section 5. As further recognition of the District's desire to facilitate the orderly development of Sereno Development Phase 9, the District hereby approves the Development Documents in substantial form. The Chairperson is authorized to execute the Development Documents at a time to be determined by the Chairperson, in consultation with District Staff. Additionally, the Vice Chair shall be authorized to undertake any action herein authorized to be taken by the Chairperson, in the absence or unavailability of the Chairperson.

Section 6. This Resolution shall become effective immediately upon adoption and any provisions of any previous resolutions in conflict with the provisions herein are hereby superseded.

PASSED AND DULY ADOPTED this ____ day of _____ 2026.

ATTEST:

**DG FARMS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Description of the Property

Exhibit A

Description of the Property

LEGAL DESCRIPTION:

A parcel of land being a portion of TRACT C, according to the Plat of SERENO PHASE 8A as recorded in Plat Book 142, Page 209 of the Public Records of Hillsborough County, Florida, lying in Section 5, Township 32 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

COMMENCE at the West most corner of TRACT C, according to the Plat of SERENO PHASE 8A, as recorded in Plat Book 142, Page 209 of the Public Records of Hillsborough County, Florida; thence the following (2) two courses along the South line of said TRACT C; (1) thence S62°00'35"E, for 564.69 feet (being the basis of bearings of this legal description); (2) thence S21°07'34"E, for 62.02 feet to the point of intersection with a non-tangent curve, concave Southwesterly, same being a North corner, of that certain property, as described in Official Records Instrument 2020551127, of the Public Records of Hillsborough County, Florida, same also being the POINT OF BEGINNING; thence the following (2) two courses along the Northerly line of said certain property, as described in Official Records Instrument 2020551127; (1) thence leaving said South line of TRACT C, Southeasterly along the arc of said curve, with a radial bearing of S67°59'27"E, having a radius of 320.00 feet, a central angle of 133°27'03", an arc length of 745.33 feet, and a chord bearing S44°42'58"E for 587.92 feet to the point of intersection with a non-tangent line; (2) thence S22°00'37"W, for 86.90 feet to the point of intersection with said South line of TRACT C; thence the following (10) ten courses along said South line of TRACT C; (1) thence leaving said Northerly line of that certain property, as described in Official Records Instrument 2020551127, N64°03'03"W, for 169.56 feet to the point of intersection with a non-tangent curve, concave Southeasterly; (2) thence Southwesterly along the arc of said curve, with a radial bearing of S64°03'02"E, having a radius of 350.00 feet, a central angle of 02°39'48", an arc length of 16.27 feet, and a chord bearing S24°37'03"W, for 16.27 feet to the point of intersection with a non-tangent line; (3) thence N66°42'51"W, for 117.00 feet to the point of intersection with a non-tangent curve, concave Southeasterly; (4) thence Northeasterly along the arc of said curve, with a radial bearing of S66°53'48"E, having a radius of 459.89 feet, a central angle of 23°36'15", an arc length of 189.46 feet, and a chord bearing N34°54'21"E, for 188.13 feet to the point of intersection with a non-tangent line; (5) thence N37°03'15"W, for 29.61 feet to the point of intersection with a non-tangent curve, concave Northwesterly; (6) thence Southwesterly along the arc of said curve, with a radial bearing of N35°11'55"W, having a radius of 435.76 feet, a central angle of 14°46'12", an arc length of 112.33 feet, and a chord bearing S62°11'11"W, for 112.02 feet to the point of intersection with a non-tangent line; (7) thence S68°52'26"W, for 11.38 feet; (8) thence N21°07'34"W, for 117.00 feet; (9) thence N68°52'26"E, for 9.58 feet; (10) thence N21°07'34"W, for 169.97 feet to the POINT OF BEGINNING.

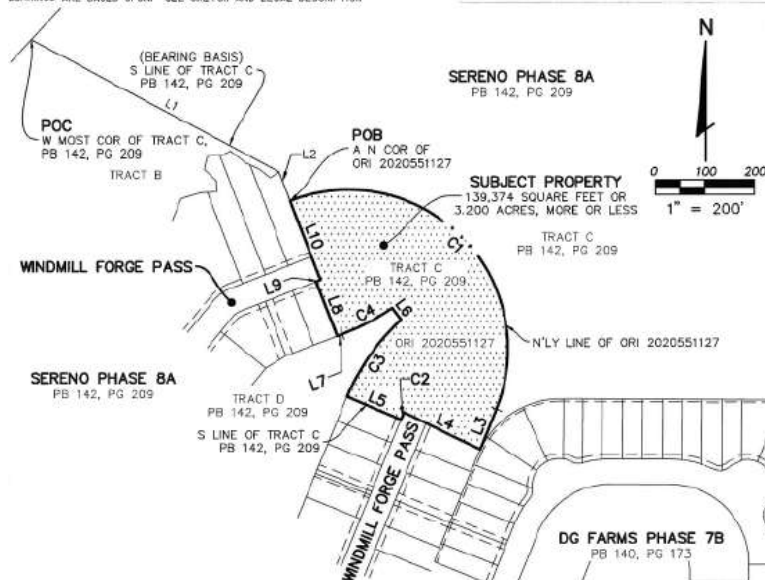
Containing 139,374 square feet or 3.200 acres, more or less.

THIS IS NOT A FIELD SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION



LEGAL DESCRIPTION:

A parcel of land being a portion of TRACT C, according to the Plat of SERENO PHASE 8A as recorded in Plat Book 142, Page 209, of the Public Records of Hillsborough County, Florida, lying in Section 5, Township 32 South, Range 20 East, Hillsborough County, Florida, being more particularly described as follows:

BEGIN at the West most corner of TRACT C, according to the Plat of SERENO PHASE 8A, Plat Book 142, Page 209, same being a point on the East line, according to the Plat of VALENCIA LAKES TRACT K, as recorded in Plat Book 117, Page 182, both of the Public Records of Hillsborough County, Florida; thence N42°20'49"E, along said East line according to the plat of VALENCIA LAKES TRACT K, same being the West line of said TRACT C (being the basis of bearings for this legal description) for 695.71 feet to the East most corner according to said Plat of VALENCIA LAKES TRACT K, same being the Southwest corner, according to the Plat of VALENCIA LAKES TRACT J PHASE 1, as recorded in Plat Book 119, Page 251, of the Public Records of Hillsborough County, Florida, same also being the Northwest corner of said TRACT C; thence S89°35'15"E, along the South line, according to said Plat of VALENCIA LAKES TRACT J PHASE 1, and the South line, according to the Plat of VALENCIA LAKES TRACT J PHASE 2, as recorded in Plat Book 122, Page 96, of the Public Records of Hillsborough County, Florida, respectively, same being the North line of said TRACT C, for 1,176.14 feet to the Southeast corner, according to said Plat of VALENCIA LAKES TRACT J PHASE 2, same being the Northeast corner of said TRACT C, same also being the point of intersection with the East Line of the Northeast 1/4 of Section 5, Township 32 South, Range 20 East, Hillsborough County, Florida; thence the following (2) two courses along the East line of said TRACT C: (1) thence S00°21'27"W, along said East line of the Northeast 1/4 of Section 5, for 76.91 feet to the Southeast corner of said Northeast 1/4 of Section 5, same being the Northeast corner of the Southeast 1/4 of said Section 5; (2) thence S00°24'45"W, along the East line of said Southeast 1/4 of Section 5, for 1,153.07 feet to the Southeast corner of said TRACT C, same being the Northeast corner, according to the Plat of DG FARMS PHASE 7B, as recorded in Plat Book 140, Page 173, of the Public Records of Hillsborough County, Florida; thence the following (3) three courses along the North line according to said plat of DG FARMS PHASE 7B, same being the South line of said TRACT C: (1) thence N89°35'29"W, for 570.38 feet to the point of intersection with a non-tangent curve, concave Southeastly; (2) thence Southwesterly along the arc of said curve, with a radial bearing of S00°24'29"W, having a radius of 180.00 feet, a central angle of 64°27'34", an arc length of 202.51 feet, and a chord bearing S58°10'44"W, for 191.99 feet to the point of intersection with a non-tangent line; (3) thence N64°03'03"W, for 0.44 feet to the point of intersection with the Northerly line of that certain property, as described in Official Records Instrument 2020551127, of the Public Records of Hillsborough County, Florida; thence the following (2) two courses along said Northerly line of that certain property, as described in Official Records Instrument 2020551127: (1) thence leaving said North line, according to the Plat of DG FARMS PHASE 7B, same being said South line of TRACT C, N22°00'37"E, for 86.90 feet to the point of intersection with a non-tangent curve, concave Southwesterly; (2) thence Northwesterly along the arc of said curve, with a radial bearing of N67°59'27"W, having a radius of 320.00 feet, a central angle of 133°27'03", an arc length of 745.33 feet, and a chord bearing N44°42'58"W, for 587.92 feet to the point of intersection with a non-tangent line, same being a North corner of said certain property, as described in Official Records Instrument 2020551127, same also being the point of intersection with the said South line of TRACT C; thence the following (2) two courses along said South line of TRACT C: (1) thence N21°07'34"W, for 62.02 feet; (2) thence N62°00'35"W, for 564.69 feet to the POINT OF BEGINNING.

Containing 1,440,709 square feet or 33.074 acres, more or less.

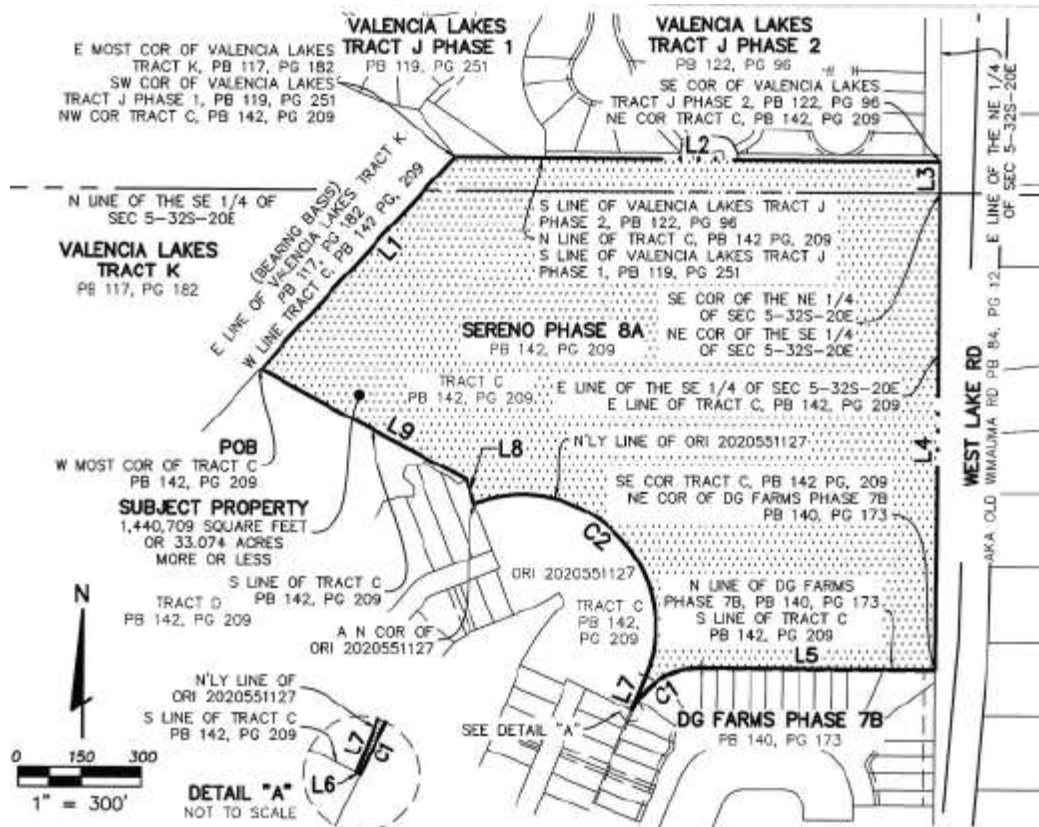


EXHIBIT 19

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.

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.

Greg Woodcock, PE
Project Manager

Print Name and Title

Signature

Date Signed:

DG Farms Community Development District

Print Name and Title

Signature

Date Signed:

EXHIBIT 20

AGENDA

1 **MINUTES OF MEETING**

2 **DG FARMS**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Public Hearing and Regular Meeting of the Board of Supervisors of the DG Farms Community
5 Development District was held on Monday, August 10, 2026 at 6:00 p.m. at the Holiday Inn Express &
6 Suites, 226 Teco Road, Ruskin, Florida 33701.

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

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

9 Present and constituting a quorum were:

10 Don Reichard	Board Supervisor, Chairman
11 Rob Mendoza	Board Supervisor, Vice Chairman
12 Andrew Alexandre	Board Supervisor, Assistant Secretary
13 Jessica McCarter	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 Residents spoke about the speed bump and asked about the warranty. Mr. Mendoza said that the
22 warrant was over and that they tried to look for other vendors.

23 A resident asked about the pedestrian gate. Mr. Mendoza mentioned the incidents and the repairs.
24 Mr. Reichard added that the issue was more about the convenience and that the back gate was
25 owned by the developer.

26 Another resident inquired about the holiday lighting.

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

28 A. District Counsel

29 None

30 B. District Engineer

31 Mr. Woodcock provided updates on the pickleball courts. He added that the bridge caps and fence
32 would be installed in the last week of August and the first week of September, respectively.

33 C. Field Service Manager

34 1. Exhibit 1: Safety Culture Report conducted on August 3, 2026

35 2. Consideration/Approval of Proposals

36 a. Playground Pressure Washing

37 i. Exhibit 2: Nick Knows - \$395.00

38 On a MOTION by Mr. Mendoza, SECONDED by Ms. Schwalm, WITH ALL IN FAVOR, the Board
39 **approved the Playground Pressure Washing proposal from Nick Knows in the amount of \$395.00,**
40 **for the DG Farms Community Development District.**

- ii. Exhibit 3: American Power - \$400.00
- iii. Exhibit 4: Neptune - \$800.00
- b. Speed Bump Replacement
 - i. Exhibit 5: Parking and Driveway - \$2,000.00

On a MOTION by Mr. Alexandre, SECONDED by Ms. Schwalm, WITH ALL IN FAVOR, the Board **approved the Speed Bump Replacement proposal from Parking and Driveway in the amount of \$2,000.00**, for the DG Farms Community Development District.

- ii. Exhibit 6: EverLine - \$2,500.00
- c. Exhibit 7: H2 with Report – Replacement of Parts - \$552.91

On a MOTION by Mr. Mendoza, SECONDED by Mr. Reichard, WITH ALL IN FAVOR, the Board **approved the Replacement of Parts proposal from H2 in the amount of \$552.91**, for the DG Farms Community Development District.

- d. Holiday Lighting
 - i. Exhibit 8: Snowbird Electric - \$16,992.00
 - ii. Exhibit 9: American Illuminations - \$28,900.00

The Board had a discussion on the holiday lighting and tabled it to the next meeting.

- e. ADA Pool Lift
 - i. Exhibit 10: Oasis - \$12,250.00
 - ii. Exhibit 11: Cooper - \$12,854.53

The Board decided to table this item to the next meeting for Ms. Sousa to address.

D. District Manager

- 1. Consideration/Adoption of Resolutions
 - a. Exhibit 12: 2026-07, Adopting the FY 2027 Budget

Mr. Mendenhall discussed the increase in budget, and Mr. Mendoza mentioned the completed and ongoing projects.

On a MOTION by Mr. Mendoza, SECONDED by Mr. Alexandre, WITH ALL IN FAVOR, the Board **opened the Public Hearing**, for the DG Farms Community Development District.

Residents asked about the amount of increase in the budget line items.

Residents inquired about the protocol on the ADA pool lift, including the security concerns.

A resident asked about the patrol officers, and another resident spoke about their scope of work.

A resident commented on the landscape maintenance services and suggested having a police officer.

On a MOTION by Mr. Mendoza, SECONDED by Ms. Schwalm, WITH ALL IN FAVOR, the Board **closed the Public Hearing**, for the DG Farms Community Development District.

Mr. Mendenhall discussed the CDD operations, including the budget process and bonds. He then explained the changes in the budget line items. The Board had a discussion on the projects, considering the long-term results.

On a MOTION by Mr. Reichard, SECONDED by Mr. Mendoza, WITH ALL IN FAVOR, the Board **adopted Resolution 2026-07, Adopting the FY 2027 Budget as Presented**, for the DG Farms Community Development District.

b. Exhibit 13: 2026-08, Imposing and Levying the O&M Assessments on the FY 2027 Budget

On a MOTION by Mr. Reichard, SECONDED by Ms. Schwalm, WITH ALL IN FAVOR, the Board **adopted Resolution 2026-08, Imposing and Levying the O&M Assessments on the FY 2027 Budget**, for the DG Farms Community Development District.

c. Exhibit 14: 2026-09, Adopting the FY 2027 Meeting Schedule

On a MOTION by Mr. Alexandre, SECONDED by Mr. Mendoza, WITH ALL IN FAVOR, the Board **adopted Resolution 2026-09, Adopting the FY 2027 Meeting Schedule**, for the DG Farms Community Development District.

FOURTH ORDER OF BUSINESS – Consent Agenda Items

A. Exhibit 15: Consideration/Approval of the July 13, 2026, Public Hearing and Regular Meeting Minutes

B. Consideration/Approval of the Unaudited Financial Statements

1. Exhibit 16: April 2026

2. Exhibit 17: May 2026

3. Exhibit 18: June 2026

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

Mr. Martinez presented landscape maintenance proposals to the Board.

On a MOTION by Mr. Reichard, SECONDED by Mr. Alexandre, WITH ALL IN FAVOR, the Board **approved the Planting proposal from RedTree in the amount of \$168.00**, for the DG Farms Community Development District.

On a MOTION by Mr. Mendoza, SECONDED by Mr. Alexandre, WITH ALL IN FAVOR, the Board **approved the Plant Replacement proposal in the amount of \$2,450.00**, for the DG Farms Community Development District.

The Board agreed to discuss the landscape enhancement at the pool area at the next meeting.

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

112 A resident asked about the crosswalk and the timeline of projects.

113 Residents commented on how the letter was drafted.

114 A resident spoke about the Ivory Stone Lake.

115 Another resident inquired about the rats at the pool area and the street lights.

116 Residents suggested mitigating the risks to security.

117 Residents inquired about the landscape maintenance issues.

118 A resident commented on the customer service response of Kai and the towing situation.

119 A resident spoke about communication with the Board before the approval and suggested
120 decreasing the speed limit and ensuring proper installation of the speed bumps.

121 Mr. Mendenhall explained Sunshine Law regarding communication.

122 Mr. Reichard discussed the current towing policy, and Mr. Mendenhall mentioned the new system
123 of the towing company.

124 Mr. Reichard stated that the rats at the pool area were addressed.

125 A resident suggested having a translator at the meeting, and Mr. Mendenhall discussed the
126 compliance and restrictions.

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

128 Mr. Alexandre spoke about a wall section at Little Garden.

129 Ms. McCarter mentioned the sprinkler at Emerald Blossom, and Mr. Martinez said that he had a
130 service call in the area, including the mailbox kiosk, and addressed some of the landscape
131 maintenance issues.

132 Mr. Mendoza spoke about moving the bus stop, which could be discussed at the next meeting.

133 **SEVENTH ORDER OF BUSINESS – Adjournment**

134 On a MOTION by Mr. Alexandre, SECONDED by Ms. Schwalm, WITH ALL IN FAVOR, the Board
135 **adjourned the meeting**, for the DG Farms Community Development District.

136

Signature

Printed Name

137 **Title:** ☐ **Chairman** ☐ **Vice Chairman**

EXHIBIT 21

AGENDA



Financial Reporting Package

DG Farms Community Development District

Period Ending: 07/31/2026

DG Farms Community Development District

Balance Sheet as of 7/31/2026

Assets	Operating	301 - Debt Service 2016 Fund	302 - Debt Service 2020 Fund	303 - Debt Service 2025 Fund	502 - Acquisition & Construction 2020 Fund	Total
Cash - Operating						
101001 - Operating SSB #1645	\$81,900.80					\$81,900.80
Total Cash - Operating	\$81,900.80					\$81,900.80
Cash - Money Market, Reserves and Other						
101101 - MMA SSB #2284	\$509,348.42					\$509,348.42
101102 - MMA SSB Reserve Pool #2416	\$158,957.87					\$158,957.87
101201 - Reserve BU #7761	\$91,835.24					\$91,835.24
Total Cash - Money Market, Reserves and Other	\$760,141.53					\$760,141.53
Accounts Receivable & Other Assets						
115100 - Accounts Receivable - Other	\$4,776.94					\$4,776.94
131101 - Due From 101 General Fund		\$13,782.83	\$7,227.63	\$9,667.87		\$30,678.33
155000 - Prepaid Items	\$18,537.98					\$18,537.98
156900 - Deposits - Non- Current	\$3,163.00					\$3,163.00
Total Accounts Receivable & Other Assets	\$26,477.92	\$13,782.83	\$7,227.63	\$9,667.87		\$57,156.25

DG Farms Community Development District

Balance Sheet as of 7/31/2026

Investments							
151100 - Series 2016 Revenue Account	\$0.69	\$111,634.20					\$111,634.89
151103 - Series 2016 Prepayment Account	(\$0.69)	\$3,109.62					\$3,108.93
151104 - Series 2016 Debt Service Reserve Account		\$107,550.63					\$107,550.63
151200 - Series 2020 Revenue Account			\$68,050.33				\$68,050.33
151203 - Series 2020 Prepayment Account			\$156.25				\$156.25
151204 - Series 2020 Debt Service Reserve Account			\$175,187.50				\$175,187.50
151207 - Series 2020 Acquisition & Construction Account						\$1,860.47	\$1,860.47
151300 - Series 2025 (Refunding Bond) Revenue Account				\$48,931.61			\$48,931.61
151302 - Series 2025 (Refunding Bond) Interest Account				\$2.15			\$2.15
Total Investments	-	\$222,294.45	\$243,394.08	\$48,933.76		\$1,860.47	\$516,482.76
Total Assets	\$868,520.25	\$236,077.28	\$250,621.71	\$58,601.63		\$1,860.47	\$1,415,681.34
Liabilities / Equity	Operating	301 - Debt Service 2016 Fund	302 - Debt Service 2020 Fund	303 - Debt Service 2025 Fund	501 - Acquisition & Construction 2016 Fund	502 - Acquisition & Construction 2020 Fund	Total
Current Liability							
202000 - Accounts Payable	\$96,954.48						\$96,954.48
207301 - Due To 301 - DS 2016 Fund	\$13,790.22						\$13,790.22
207302 - Due To 302 - DS 2020 Fund	\$7,220.12						\$7,220.12

DG Farms Community Development District

Balance Sheet as of 7/31/2026

207303 - Due To 303 - DS							
2025 Fund	\$9,667.99						\$9,667.99
218000 - Accrued Expenses	\$16,834.04						\$16,834.04
220000 - Deposits Held	\$900.00						\$900.00
223000 - Deferred Revenue	\$0.02						\$0.02
Total Current Liability	\$145,366.87						\$145,366.87
Fund Balance							
280000 - Fund Balance - Nonspendable	\$6,850.79						\$6,850.79
281000 - Fund Balance - Restricted		\$224,394.17	\$241,271.49	\$52,338.65	\$140.57	\$1,808.51	\$519,953.39
283000 - Fund Balance - Assigned	\$292,274.00						\$292,274.00
284000 - Fund Balance - Unassigned	\$176,934.19						\$176,934.19
Total Fund Balance	\$476,058.98	\$224,394.17	\$241,271.49	\$52,338.65	\$140.57	\$1,808.51	\$996,012.37
Net Change in Fund Balance							
33750 - Net Income	\$247,094.40	\$11,683.11	\$9,350.22	\$6,262.98	(\$140.57)	\$51.96	\$274,302.10
Total Net Change in Fund Balance	\$247,094.40	\$11,683.11	\$9,350.22	\$6,262.98	(\$140.57)	\$51.96	\$274,302.10
Total Liabilities / Equity	\$868,520.25	\$236,077.28	\$250,621.71	\$58,601.63	-	\$1,860.47	\$1,415,681.34

DG Farms Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Revenue							
325201 - Special Assessments - On-Roll	94.64	80,368.77	(80,274.13)	970,549.97	803,687.70	166,862.27	964,425.20
361100 - Interest	1,262.57	-	1,262.57	15,566.23	-	15,566.23	-
369900 - Miscellaneous Revenues	1,750.00	-	1,750.00	1,750.00	-	1,750.00	-
Total Revenue	3,107.21	80,368.77	(77,261.56)	987,866.20	803,687.70	184,178.50	964,425.20
Total Income	3,107.21	80,368.77	(77,261.56)	987,866.20	803,687.70	184,178.50	964,425.20

Operating Expense

General Administrative							
513001 - P/R - Board Of Supervisors	1,200.00	1,083.33	(116.67)	9,800.00	10,833.30	1,033.30	13,000.00
513002 - Payroll Taxes	94.20	82.92	(11.28)	752.10	829.20	77.10	995.00
513003 - Payroll Processing Fees	50.00	63.75	13.75	500.00	637.50	137.50	765.00
513101 - Professional Services - Management Consulting Services	2,916.67	2,916.67	-	29,166.70	29,166.70	-	35,000.00
513105 - Professional Services - Administrative Service	500.00	500.00	-	5,000.00	5,000.00	-	6,000.00
513106 - Professional Services - Auditing Services	-	300.00	300.00	-	3,000.00	3,000.00	3,600.00
513107 - Professional Services - Engineering Services	5,094.03	1,250.00	(3,844.03)	14,866.16	12,500.00	(2,366.16)	15,000.00
513108 - Professional Services - Legal Services	1,992.00	1,250.00	(742.00)	11,993.36	12,500.00	506.64	15,000.00
513201 - Legal Advertisements	264.69	83.33	(181.36)	605.94	833.30	227.36	1,000.00
513202 - Insurance	3,733.17	4,083.33	350.16	37,331.70	40,833.30	3,501.60	49,000.00
513204 - Regulatory And Permit Fees	-	14.58	14.58	175.00	145.80	(29.20)	175.00
513205 - Bank Fees	-	15.00	15.00	1,081.37	150.00	(931.37)	180.00
513207 - Meeting Room Rental	150.00	200.00	50.00	1,546.89	2,000.00	453.11	2,400.00
513208 - Mass Mailing	-	183.33	183.33	-	1,833.30	1,833.30	2,200.00
513209 - Website Compliance (Hosting)	167.92	167.92	-	1,679.20	1,679.20	-	2,015.00
513901 - Administrative Contingency	1,189.69	41.67	(1,148.02)	5,530.07	416.70	(5,113.37)	500.00
Total General Administrative	17,352.37	12,235.83	(5,116.54)	120,028.49	122,358.30	2,329.81	146,830.00

Debt Administration							
517101 - Dissemination Agent	-	500.00	500.00	-	5,000.00	5,000.00	6,000.00
517102 - Trustee Fees	5,819.91	1,091.33	(4,728.58)	8,819.49	10,913.30	2,093.81	13,096.00
517103 - Arbitrage	-	118.75	118.75	-	1,187.50	1,187.50	1,425.00
517104 - Professional Services - Trust Fund Accounting	300.00	300.00	-	3,000.00	3,000.00	-	3,600.00
Total Debt Administration	6,119.91	2,010.08	(4,109.83)	11,819.49	20,100.80	8,281.31	24,121.00

Field and Physical Environment							
529202 - R&M - Gates	345.00	416.67	71.67	8,179.00	4,166.70	(4,012.30)	5,000.00
529301 - Key Fob / Entry System	-	250.00	250.00	-	2,500.00	2,500.00	3,000.00
531101 - Electricity (Irrigation & Pond Pumps)	2,988.08	2,160.00	(828.08)	25,940.85	21,600.00	(4,340.85)	25,920.00

DG Farms Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
531201 - Streetpole Lighting	11,223.68	12,083.33	859.65	110,693.44	120,833.30	10,139.86	145,000.00
533101 - Water	1,789.63	1,041.67	(747.96)	8,612.97	10,416.70	1,803.73	12,500.00
534101 - Solid Waste Collection & Refuse Services	925.00	233.33	(691.67)	4,775.00	2,333.30	(2,441.70)	2,800.00
538101 - Contracts - Aquatic Maintenance	1,300.00	1,396.00	96.00	10,450.60	13,960.00	3,509.40	16,752.00
538301 - R&M - Fountains	-	141.67	141.67	-	1,416.70	1,416.70	1,700.00
539001 - Professional Services - Comprehensive Field Services	1,250.00	1,250.00	-	12,500.00	12,500.00	-	15,000.00
539101 - Contracts - Landscaping Maintenance	48,075.00	16,886.00	(31,189.00)	176,748.52	168,860.00	(7,888.52)	202,632.00
539105 - Contract - Pet Waste	809.04	442.33	(366.71)	4,045.20	4,423.30	378.10	5,308.00
539201 - Landscape Replacement & Replenishment	7,017.50	833.33	(6,184.17)	12,413.40	8,333.30	(4,080.10)	10,000.00
539301 - R&M - Irrigation	3,477.15	666.67	(2,810.48)	11,156.24	6,666.70	(4,489.54)	8,000.00
539402 - Misc - Holiday Lights & Decorations	-	458.33	458.33	-	4,583.30	4,583.30	5,500.00
539990 - Miscellaneous	135.68	1,291.67	1,155.99	24,341.74	12,916.70	(11,425.04)	15,500.00
Total Field and Physical Environment	79,335.76	39,551.00	(39,784.76)	409,856.96	395,510.00	(14,346.96)	474,612.00
Amenity Center Operations							
529101 - Contracts - Security Personnel	3,813.23	3,583.33	(229.90)	44,073.83	35,833.30	(8,240.53)	43,000.00
529102 - Contracts - Security Cameras & Monitoring Equipment	890.00	408.33	(481.67)	8,900.00	4,083.30	(4,816.70)	4,900.00
539831 - Operating Reserve	-	6,250.00	6,250.00	-	62,500.00	62,500.00	75,000.00
579101 - Professional Services - Amenity Management	585.00	590.00	5.00	5,850.00	5,900.00	50.00	7,080.00
579103 - Professional Services - Amenity Staff/Budgeted Personnel	-	1,666.67	1,666.67	-	16,666.70	16,666.70	20,000.00
579221 - Utility - Amenity Center Water	-	775.00	775.00	-	7,750.00	7,750.00	9,300.00
579231 - Utility - Amenity Center Internet	260.00	250.00	(10.00)	1,750.00	2,500.00	750.00	3,000.00
579301 - Contract - Pool & Water Feature Service Contract	1,900.00	1,250.00	(650.00)	15,875.00	12,500.00	(3,375.00)	15,000.00
579304 - Contract - Amenity Center Cleaning & Maintenance	1,880.97	700.00	(1,180.97)	12,449.70	7,000.00	(5,449.70)	8,400.00
579305 - Contract - Amenity Center Pest Control	345.00	350.00	5.00	3,000.00	3,500.00	500.00	4,200.00
579401 - Pool Permit	-	22.92	22.92	659.72	229.20	(430.52)	275.00
579402 - Amenity Landscape Replacement - Infill	-	416.67	416.67	-	4,166.70	4,166.70	5,000.00
579501 - R&M - Pool	4,135.00	833.33	(3,301.67)	5,266.08	8,333.30	3,067.22	10,000.00
579505 - R&M - Amenity Center Pressure Washing	-	300.00	300.00	1,250.00	3,000.00	1,750.00	3,600.00
579602 - Misc. Amenity Center Repairs & Maintenance	220.00	833.33	613.33	7,225.31	8,333.30	1,107.99	10,000.00
579901 - Amenity Center Contingency	2,474.65	8,342.27	5,867.62	92,767.22	83,422.70	(9,344.52)	100,107.20
Total Amenity Center Operations	16,503.85	26,571.85	10,068.00	199,066.86	265,718.50	66,651.64	318,862.20
Total Expense	119,311.89	80,368.76	(38,943.13)	740,771.80	803,687.60	62,915.80	964,425.20

DG Farms Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Net Total	(116,204.68)	.01	(116,204.69)	247,094.40	.10	247,094.30	-

DG Farms Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
301 - Debt Service 2016 Fund Income							
Revenue							
325201 - Special Assessments - On-Roll	17.32	20,810.42	(20,793.10)	253,359.65	208,104.20	45,255.45	249,725.00
361100 - Interest	594.48	-	594.48	5,104.40	-	5,104.40	-
Total Revenue	611.80	20,810.42	(20,198.62)	258,464.05	208,104.20	50,359.85	249,725.00
Other Financing Sources							
381000 - Inter-Fund Transfer In	-	-	-	144.06	-	144.06	-
Total Other Financing Sources	-	-	-	144.06	-	144.06	-
Total Income	611.80	20,810.42	(20,198.62)	258,608.11	208,104.20	50,503.91	249,725.00
301 - Debt Service 2016 Fund Expense							
Debt Administration							
517301 - Principal Debt Retirement	-	-	-	75,000.00	75,000.00	-	75,000.00
517311 - Interest Expense	-	-	-	171,925.00	170,918.75	(1,006.25)	170,918.75
Total Debt Administration	-	-	-	246,925.00	245,918.75	(1,006.25)	245,918.75
Total Expense	-	-	-	246,925.00	245,918.75	(1,006.25)	245,918.75
301 - Debt Service 2016 Fund Net Total	611.80	20,810.42	(20,198.62)	11,683.11	(37,814.55)	49,497.66	3,806.25

DG Farms Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
302 - Debt Service 2020 Fund Income							
Revenue							
325201 - Special Assessments - On-Roll	24.71	14,611.98	(14,587.27)	176,370.73	146,119.80	30,250.93	175,343.75
361100 - Interest	650.91	-	650.91	6,041.99	-	6,041.99	-
Total Revenue	675.62	14,611.98	(13,936.36)	182,412.72	146,119.80	36,292.92	175,343.75
Total Income	675.62	14,611.98	(13,936.36)	182,412.72	146,119.80	36,292.92	175,343.75
302 - Debt Service 2020 Fund Expense							
Debt Administration							
517301 - Principal Debt Retirement	-	-	-	119,031.25	65,000.00	(54,031.25)	65,000.00
517311 - Interest Expense	-	-	-	54,031.25	107,168.75	53,137.50	107,168.75
Total Debt Administration	-	-	-	173,062.50	172,168.75	(893.75)	172,168.75
Total Expense	-	-	-	173,062.50	172,168.75	(893.75)	172,168.75
302 - Debt Service 2020 Fund Net Total	675.62	14,611.98	(13,936.36)	9,350.22	(26,048.95)	35,399.17	3,175.00

DG Farms Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	

303 - Debt Service 2025 Fund Income

Revenue

325201 - Special Assessments - On-Roll	17.20	14,709.33	(14,692.13)	177,629.34	147,093.30	30,536.04	176,512.00
361100 - Interest	130.87	-	130.87	840.08	-	840.08	-
Total Revenue	148.07	14,709.33	(14,561.26)	178,469.42	147,093.30	31,376.12	176,512.00
Total Income	148.07	14,709.33	(14,561.26)	178,469.42	147,093.30	31,376.12	176,512.00

303 - Debt Service 2025 Fund Expense

Debt Administration

517301 - Principal Debt Retirement	-	-	-	78,000.00	78,000.00	-	78,000.00
517311 - Interest Expense	-	-	-	94,206.44	98,032.00	3,825.56	98,032.00
Total Debt Administration	-	-	-	172,206.44	176,032.00	3,825.56	176,032.00
Total Expense	-	-	-	172,206.44	176,032.00	3,825.56	176,032.00

303 - Debt Service 2025 Fund Net Total	148.07	14,709.33	(14,561.26)	6,262.98	(28,938.70)	35,201.68	480.00
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DG Farms Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
501 - Acquisition & Construction 2016 Fund Income							
Revenue							
361100 - Interest	-	-	-	3.49	-	3.49	-
Total Revenue	-	-	-	3.49	-	3.49	-
Total Income	-	-	-	3.49	-	3.49	-
501 - Acquisition & Construction 2016 Fund Expense							
Other Financing Sources Uses							
581000 - Inter-Fund Transfer Out	-	-	-	144.06	-	(144.06)	-
Total Other Financing Sources Uses	-	-	-	144.06	-	(144.06)	-
Total Expense	-	-	-	144.06	-	(144.06)	-
501 - Acquisition & Construction 2016 Fund Net Total	-	-	-	(140.57)	-	(140.57)	-

DG Farms Community Development District

Statement of Revenues and Expenses 7/1/2026 - 7/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
502 - Acquisition & Construction 2020 Fund Income							
Revenue							
361100 - Interest	4.98	-	4.98	51.96	-	51.96	-
Total Revenue	4.98	-	4.98	51.96	-	51.96	-
Total Income	4.98	-	4.98	51.96	-	51.96	-
502 - Acquisition & Construction 2020 Fund Net Total	4.98	-	4.98	51.96	-	51.96	-
Net Total	(114,764.21)	50,131.74	(164,895.95)	274,302.10	(92,802.10)	367,104.20	7,461.25

DG Farms Community Development District

Bank Register Report 7/1/2026 - 7/31/2026

Date	Description	Type	R	Check No	Amount
Operating SSB #1645					
	Balance as of 7/1/2026				\$4,316.94
7/1/2026	July Bank Fees	Bank Fees	R	ACH	(\$135.68)
7/2/2026	To Operating SSB #1645 - Transfer Closed Acct. VNB 0304 To SSB 1645	Transfer In	R	ACH	\$1,750.00
7/8/2026	Kai Connected LLC CDD	Invoice Check	R	10064	(\$1,355.00)
7/8/2026	Kai Connected LLC CDD	Invoice Check	R	10064	(\$1,835.00)
7/8/2026	Kai Connected LLC CDD	Invoice Check	R	10064	(\$3,758.34)
7/8/2026	Off Duty Management, Inc	Invoice Check	R	10065	(\$938.99)
7/8/2026	Off Duty Management, Inc	Invoice Check	R	10065	(\$1,133.66)
7/9/2026	Transfer from MMA SSB - 8010002502284 - Transfer funds to pay bills	Transfer In	R	ACH	\$100,000.00
7/13/2026	ECS INTEGRATIONS LLC	Invoice Check	R	10066	(\$630.00)
7/13/2026	ECS INTEGRATIONS LLC	Invoice Check	R	10066	(\$780.00)
7/13/2026	ECS INTEGRATIONS LLC	Invoice Check	R	10066	(\$1,260.00)
7/17/2026	Hillsborough County Public Works	Invoice (Expense/AutoDraft)	R		(\$296.29)
7/17/2026	Hillsborough County Public Works	Invoice (Expense/AutoDraft)	R		(\$637.96)
7/21/2026	Kai Connected LLC CDD	Invoice Check	R	10067	(\$1,835.00)
7/21/2026	Snowbird Electric LLC	Invoice Check	R	10068	(\$3,593.00)
7/21/2026	TECO Tampa Electric	Invoice (Expense/AutoDraft)	R		(\$1,031.87)
7/21/2026	TECO Tampa Electric	Invoice (Expense/AutoDraft)	R		(\$779.09)
7/21/2026	TECO Tampa Electric	Invoice (Expense/AutoDraft)	R		(\$1,304.77)
7/21/2026	TECO Tampa Electric	Invoice (Expense/AutoDraft)	R		(\$352.25)
7/21/2026	TECO Tampa Electric	Invoice (Expense/AutoDraft)	R		(\$1,490.68)
7/21/2026	TECO Tampa Electric	Invoice (Expense/AutoDraft)	R		(\$416.65)
7/21/2026	TECO Tampa Electric	Invoice (Expense/AutoDraft)	R		(\$1,035.50)
7/21/2026	TECO Tampa Electric	Invoice (Expense/AutoDraft)	R		(\$378.64)
7/21/2026	TECO Tampa Electric	Invoice (Expense/AutoDraft)	R		(\$3,177.70)
7/21/2026	TECO Tampa Electric	Invoice (Expense/AutoDraft)	R		(\$852.39)
7/21/2026	TECO Tampa Electric	Invoice (Expense/AutoDraft)	R		(\$752.12)
7/21/2026	TECO Tampa Electric	Invoice (Expense/AutoDraft)	R		(\$1,934.52)
7/21/2026	Nick Knows LLC	Invoice Check	R	10069	(\$1,500.00)
7/23/2026	Transfer from VNB Operating - 6709190304 - Interest Closed Acct. VNB 0304 To SSB 1645	Transfer In		ACH	\$3.47
7/27/2026	Aquatic Weed Control, Inc.	Invoice Check		10070	(\$1,300.00)

DG Farms Community Development District

Bank Register Report 7/1/2026 - 7/31/2026

Date	Description	Type	R	Check No	Amount
7/29/2026	Transfer from MMA SSB - #2284 - To transfer 6/17 GF FY26 on roll tax assessments	Transfer In	R	ACH	\$10,347.56
7/29/2026	Brighthouse Networks	Invoice (Expense/AutoDraft)	R		(\$130.00)
7/30/2026	Transfer from MMA SSB - #2284 - To transfer 6/5 GF FY26 on roll tax assessments	Transfer In	R	ACH	\$1,488.13
7/31/2026	Engage PEO - BOS meeting 7/13/26	Invoice (Expense/AutoDraft)	R	H126389	(\$1,344.20)
7/31/2026	Southstate Bank - overdraft fee	Invoice (Expense/AutoDraft)	R	Bankdraft	(\$36.00)

Total **\$77,583.86**
Balance as of 7/31/2026 **\$81,900.80**

MMA SSB #2284

	Balance as of 7/1/2026				\$620,045.34
7/1/2026	July Interest	Interest	R	ACH	\$984.90
7/9/2026	Transfer to Operating SSB - 8010002501645 - Transfer funds to pay bills	Transfer Out	R	ACH	(\$100,000.00)
7/16/2026	FY26 On-roll tax assessments - Interest	Misc Deposit	R	DD	\$153.87
7/29/2026	Transfer to Operating SSB - #1645 - To transfer 6/17 GF FY26 on roll tax assessments	Transfer Out	R	ACH	(\$10,347.56)
7/30/2026	Transfer to Operating SSB - #1645 - To transfer 6/5 GF FY26 on roll tax assessments	Transfer Out	R	ACH	(\$1,488.13)
				Total	(\$110,696.92)
				Balance as of 7/31/2026	\$509,348.42

MMA SSB Reserve Pool #2416

	Balance as of 7/1/2026				\$158,680.20
7/1/2026	July Interest	Interest	R	ACH	\$277.67
				Total	\$277.67
				Balance as of 7/31/2026	\$158,957.87

Reserve BU #7761

	Balance as of 7/1/2026				\$91,650.54
7/1/2026	Conversion Item 12/27/2024 Jeffrey Duzzny Chk 21 was not owed	Misc Deposit	R	21	\$184.70
				Total	\$184.70
				Balance as of 7/31/2026	\$91,835.24

Trust 2016 Debt Service Reserve Account

	Balance as of 7/1/2026				\$107,550.63
7/1/2026	July Interest	Interest	R	ACH	\$292.38
7/1/2026	Transfer to Trust 2016 Revenue Account - interest transfer	Transfer Out	R	ACH	(\$292.38)

DG Farms Community Development District

Bank Register Report 7/1/2026 - 7/31/2026

Date	Description	Type	R	Check No	Amount
Balance as of 7/31/2026					\$107,550.63
Trust 2016 Prepayment Account					
Balance as of 7/1/2026					\$3,108.93
7/1/2026	July Interest	Interest	R	ACH	\$4.38
7/1/2026	Transfer to Trust 2016 Revenue Account - interest transfer	Transfer Out	R	ACH	(\$4.38)
Total					\$0.00
Balance as of 7/31/2026					\$3,108.93
Trust 2016 Revenue Account					
Balance as of 7/1/2026					\$111,040.41
7/1/2026	Transfer from Trust 2016 Debt Service Reserve Account - interest transfer	Transfer In	R	ACH	\$292.38
7/1/2026	Transfer from Trust 2016 Prepayment Account - interest transfer	Transfer In	R	ACH	\$4.38
7/1/2026	July Interest	Interest	R	ACH	\$297.72
Total					\$594.48
Balance as of 7/31/2026					\$111,634.89
Trust 2020 Acquisition & Construction Account					
Balance as of 7/1/2026					\$1,855.49
7/1/2026	July Interest	Interest	R	ACH	\$4.98
Total					\$4.98
Balance as of 7/31/2026					\$1,860.47
Trust 2020 Debt Service Reserve Account					
Balance as of 7/1/2026					\$175,187.50
7/1/2026	July Interest	Interest	R	ACH	\$469.80
7/1/2026	Transfer to Trust 2020 Revenue Account - interest transfer	Transfer Out	R	ACH	(\$469.80)
Total					\$0.00
Balance as of 7/31/2026					\$175,187.50
Trust 2020 Prepayment Account					
Balance as of 7/1/2026					\$156.25
7/1/2026	July Interest	Interest	R	ACH	\$0.42
7/1/2026	Transfer to Trust 2020 Revenue Account - interest transfer	Transfer Out	R	ACH	(\$0.42)
Total					\$0.00
Balance as of 7/31/2026					\$156.25
Trust 2020 Revenue Account					
Balance as of 7/1/2026					\$67,399.42

DG Farms Community Development District

Bank Register Report 7/1/2026 - 7/31/2026

Date	Description	Type	R	Check No	Amount
7/1/2026	Transfer from Trust 2020 Debt Service Reserve Account - interest transfer	Transfer In	R	ACH	\$469.80
7/1/2026	Transfer from Trust 2020 Prepayment Account - interest transfer	Transfer In	R	ACH	\$0.42
7/1/2026	July Interest	Interest	R	ACH	\$180.69
Total					\$650.91
Balance as of 7/31/2026					\$68,050.33

Trust 2025 (Refunding Bond) Interest Account

Balance as of 7/1/2026					\$2.14
7/1/2026	July Interest	Interest	R	ACH	\$0.01
Total					\$0.01
Balance as of 7/31/2026					\$2.15

Trust 2025 (Refunding Bond) Revenue Account

Balance as of 7/1/2026					\$48,800.75
7/1/2026	July Interest	Interest	R	ACH	\$130.86
Total					\$130.86
Balance as of 7/31/2026					\$48,931.61

VNB Operating - 6709190304

Balance as of 7/1/2026					\$1,753.47
7/2/2026	To Operating SSB #1645 - Transfer Closed Acct. VNB 0304 To SSB 1645	Transfer Out	R	ACH	(\$1,750.00)
7/23/2026	Transfer to Operating SSB #1645 - Interest Closed Acct. VNB 0304 To SSB 1645	Transfer Out	R	ACH	(\$3.47)
Total					(\$1,753.47)
Balance as of 7/31/2026					\$0.00

DG Farms Community Development District

Bank Account Reconciliation for Period 7/31/2026

Reconciliation Summary

Bank Account	Bank Bal.	Uncleared Items	Adj. Balance	Book Balance	Status
Operating SSB #1645	87,725.83	-5,825.03	81,900.80	81,900.80	Balanced
MMA SSB #2284	509,348.42	0.00	509,348.42	509,348.42	Balanced
MMA SSB Reserve Pool #2416	158,957.87	0.00	158,957.87	158,957.87	Balanced
Trust 2016 Revenue Account	111,634.89	0.00	111,634.89	111,634.89	Balanced
Trust 2016 Acquisition & Construction Account	0.00	0.00	0.00	0.00	Balanced
Trust 2016 Interest Account	0.00	0.00	0.00	0.00	Balanced
Trust 2016 Debt Service Reserve Account	107,550.63	0.00	107,550.63	107,550.63	Balanced
Trust 2016 Prepayment Account	3,108.93	0.00	3,108.93	3,108.93	Balanced
Trust 2016 Sinking Fund Account	0.00	0.00	0.00	0.00	Balanced
Trust 2020 Revenue Account	68,050.33	0.00	68,050.33	68,050.33	Balanced
Trust 2020 Sinking Fund Account	0.00	0.00	0.00	0.00	Balanced
Trust 2020 Interest Account	0.00	0.00	0.00	0.00	Balanced
Trust 2020 Prepayment Account	156.25	0.00	156.25	156.25	Balanced
Trust 2020 Debt Service Reserve Account	175,187.50	0.00	175,187.50	175,187.50	Balanced
Trust 2020 Acquisition & Construction Account	1,860.47	0.00	1,860.47	1,860.47	Balanced
Trust 2025 (Refunding Bond) Revenue Account	48,931.61	0.00	48,931.61	48,931.61	Balanced
Trust 2025 (Refunding Bond) Sinking Fund Account	0.00	0.00	0.00	0.00	Balanced
Trust 2025 (Refunding Bond) Interest Account	2.15	0.00	2.15	2.15	Balanced
Trust 2025 (Refunding Bond) Prepayment Account	0.00	0.00	0.00	0.00	Balanced
VNB Operating - 6709190304	0.00	0.00	0.00	0.00	Balanced
Reserve BU #7761	91,835.24	0.00	91,835.24	91,835.24	Balanced

Unreconciled Items

Date	Description	Check No	Amount
4/30/2026	Straley Robin Vericker	10018	-1,128.50
5/4/2026	Gate Pros, Inc.	10021	-2,100.00

Page 202/210

DG Farms Community Development District

Bank Account Reconciliation for Period 7/31/2026

Date	Description	Check No	Amount
5/20/2026	Aquatic Weed Control, Inc.	10038	-1,300.00
7/23/2026	Transfer from VNB Operating - 6709190304 - Interest Closed Acct. VNB 0304 To SSB 1645		3.47
7/27/2026	Aquatic Weed Control, Inc.	10070	-1,300.00
Total Operating SSB #1645			-5,825.03

Reconciled Items

Date	Description	Check No	Amount
Operating SSB #1645			
7/2/2026	To Operating SSB #1645 - Transfer Closed Acct. VNB 0304 To SSB 1645		1,750.00
7/9/2026	Transfer from MMA SSB - 8010002502284 - Transfer funds to pay bills		100,000.00
7/29/2026	Transfer from MMA SSB - #2284 - To transfer 6/17 GF FY26 on roll tax assessments		10,347.56
7/30/2026	Transfer from MMA SSB - #2284 - To transfer 6/5 GF FY26 on roll tax assessments		1,488.13
5/20/2026	Groundup Leveling, LLC	10035	-912.00
6/15/2026	JBW Designs LLC	10049	-404.52
6/15/2026	JBW Designs LLC	10049	-404.52
6/15/2026	Business Observer, Inc.	10051	-85.31
6/25/2026	Redtree Landscape Systems, Llc	10056	-770.36
6/25/2026	Redtree Landscape Systems, Llc	10056	-549.68
6/25/2026	NaturZone Pest Control	10059	-295.00
6/25/2026	Redtree Landscape Systems, Llc	10056	-22.50
6/25/2026	Redtree Landscape Systems, Llc	10056	-223.69
6/25/2026	H2 Lagoon Solutions	10060	-1,900.00
6/25/2026	Off Duty Management, Inc	10061	-1,262.49
6/25/2026	Off Duty Management, Inc	10061	-1,030.60
6/25/2026	Off Duty Management, Inc	10061	-1,648.96
6/25/2026	Juniper Landscaping of Florida, LLC	10062	-1,300.00
6/25/2026	ECS INTEGRATIONS LLC	10063	-840.00
6/25/2026	ECS INTEGRATIONS LLC	10063	-480.00
6/25/2026	ECS INTEGRATIONS LLC	10063	-745.00
6/25/2026	ECS INTEGRATIONS LLC	10063	-282.00
7/1/2026	July Bank Fees		-135.68
7/8/2026	Kai Connected LLC CDD	10064	-1,355.00
7/8/2026	Kai Connected LLC CDD	10064	-1,835.00
7/8/2026	Kai Connected LLC CDD	10064	-3,758.34
7/8/2026	Off Duty Management, Inc	10065	-938.99
7/8/2026	Off Duty Management, Inc	10065	-1,133.66

DG Farms Community Development District

Bank Account Reconciliation for Period 7/31/2026

Date	Description	Check No	Amount
7/13/2026	ECS INTEGRATIONS LLC	10066	-630.00
7/13/2026	ECS INTEGRATIONS LLC	10066	-780.00
7/13/2026	ECS INTEGRATIONS LLC	10066	-1,260.00
7/17/2026	Hillsborough County Public Works		-296.29
7/17/2026	Hillsborough County Public Works		-637.96
7/21/2026	Kai Connected LLC CDD	10067	-1,835.00
7/21/2026	Snowbird Electric LLC	10068	-3,593.00
7/21/2026	TECO Tampa Electric		-1,031.87
7/21/2026	TECO Tampa Electric		-779.09
7/21/2026	TECO Tampa Electric		-1,304.77
7/21/2026	TECO Tampa Electric		-352.25
7/21/2026	TECO Tampa Electric		-1,490.68
7/21/2026	TECO Tampa Electric		-416.65
7/21/2026	TECO Tampa Electric		-1,035.50
7/21/2026	TECO Tampa Electric		-378.64
7/21/2026	TECO Tampa Electric		-3,177.70
7/21/2026	TECO Tampa Electric		-852.39
7/21/2026	TECO Tampa Electric		-752.12
7/21/2026	TECO Tampa Electric		-1,934.52
7/21/2026	Nick Knows LLC	10069	-1,500.00
7/29/2026	Brighthouse Networks		-130.00
7/31/2026	Engage PEO - BOS meeting 7/13/26	H126389	-1,344.20
7/31/2026	Southstate Bank - overdraft fee	Bankdraft	-36.00
Total Operating SSB #1645			65,723.76

MMA SSB #2284

7/1/2026	July Interest		984.90
7/16/2026	FY26 On-roll tax assessments - Interest	DD	153.87
7/9/2026	Transfer to Operating SSB - 8010002501645 - Transfer funds to pay bills		-100,000.00
7/29/2026	Transfer to Operating SSB - #1645 - To transfer 6/17 GF FY26 on roll tax assessments		-10,347.56
7/30/2026	Transfer to Operating SSB - #1645 - To transfer 6/5 GF FY26 on roll tax assessments		-1,488.13
Total MMA SSB #2284			-110,696.92

MMA SSB Reserve Pool #2416

7/1/2026	July Interest		277.67
Total MMA SSB Reserve Pool #2416			277.67

Reserve BU #7761

Page 204/210

DG Farms Community Development District

Bank Account Reconciliation for Period 7/31/2026

Date	Description	Check No	Amount
7/1/2026	Conversion Item 12/27/2024 Jeffrey Duzzny Chk 21 was not owed	21	184.70
12/27/2024	Jeffrey Duzzny	21	-184.70
Total Reserve BU #7761			0.00

Trust 2016 Debt Service Reserve Account

7/1/2026	July Interest	292.38
7/1/2026	Transfer to Trust 2016 Revenue Account - interest transfer	-292.38
Total Trust 2016 Debt Service Reserve Account		0.00

Trust 2016 Prepayment Account

7/1/2026	July Interest	4.38
7/1/2026	Transfer to Trust 2016 Revenue Account - interest transfer	-4.38
Total Trust 2016 Prepayment Account		0.00

Trust 2016 Revenue Account

7/1/2026	Transfer from Trust 2016 Debt Service Reserve Account - interest transfer	292.38
7/1/2026	Transfer from Trust 2016 Prepayment Account - interest transfer	4.38
7/1/2026	July Interest	297.72
Total Trust 2016 Revenue Account		594.48

Trust 2020 Acquisition & Construction Account

7/1/2026	July Interest	4.98
Total Trust 2020 Acquisition & Construction Account		4.98

Trust 2020 Debt Service Reserve Account

6/1/2026	June Interest	482.23
7/1/2026	July Interest	469.80
6/30/2026	Transfer to Trust 2020 Revenue Account - interest transfer	-482.23
7/1/2026	Transfer to Trust 2020 Revenue Account - interest transfer	-469.80
Total Trust 2020 Debt Service Reserve Account		0.00

Trust 2020 Prepayment Account

7/1/2026	July Interest	0.42
7/1/2026	Transfer to Trust 2020 Revenue Account - interest transfer	-0.42
Total Trust 2020 Prepayment Account		0.00

DG Farms Community Development District

Bank Account Reconciliation for Period 7/31/2026

Date	Description	Check No	Amount
Trust 2020 Revenue Account			
7/1/2026	Transfer from Trust 2020 Debt Service Reserve Account - interest transfer		469.80
7/1/2026	Transfer from Trust 2020 Prepayment Account - interest transfer		0.42
7/1/2026	July Interest		180.69
Total Trust 2020 Revenue Account			650.91
Trust 2025 (Refunding Bond) Interest Account			
7/1/2026	July Interest		0.01
Total Trust 2025 (Refunding Bond) Interest Account			0.01
Trust 2025 (Refunding Bond) Revenue Account			
7/1/2026	July Interest		130.86
Total Trust 2025 (Refunding Bond) Revenue Account			130.86
VNB Operating - 6709190304			
7/2/2026	To Operating SSB #1645 - Transfer Closed Acct. VNB 0304 To SSB 1645		-1,750.00
7/23/2026	Transfer to Operating SSB #1645 - Interest Closed Acct. VNB 0304 To SSB 1645		-3.47
Total VNB Operating - 6709190304			-1,753.47

EXHIBIT 22

AGENDA

SWORN STATEMENT

ISSUED
October 1, 2024

IN

POLICY NUMBER
100124212

EXPIRES
October 1, 2025

PROOF OF LOSS

CLAIM NUMBER
009.023748.MI

TO THE

AGENCY AT
Per Policy

FLORIDA INSURANCE ALLIANCE

At time of loss, by the above indicated policy of insurance you insured
DG Farms Community Development District located at 5066 State Road 674, Wimauma, FL 33598

Against loss by All Risks of Direct Physical Loss or Damage, Per Policy Conditions, to the property described; according to the terms and conditions of the said policy and all forms, endorsements, transfers and assignments attached thereto.

TIME AND ORIGIN A Wind loss occurred about the hour of 12:00 o'clock AM,
on the 9th day of October, 2024. The cause and origin of the said loss were:
Wind damages due to Hurricane Milton as outlined in McLarens adjustment.

OCCUPANCY The building described, or containing the property described, was occupied at the time of the loss as follows, and for no other purpose
whatever: as business purposes of the insured's.

TITLE AND INTEREST At the time of the loss the interest of your insured in the property described therein was Owner.
No other person or persons had any interest therein or incumbrance thereon, except: None.

CHANGES Since the said policy was issued there has been no assignment thereof, or change of interest, use, occupancy, possession, location or
exposure of the property described, except: None.

TOTAL INSURANCE THE TOTAL AMOUNT OF INSURANCE upon the property described by this policy was, at the time of the loss: Per Policy.
As more particularly specified in the apportionment attached under Policy # 100124212 besides which there was no policy or other
contract of insurance, written or oral, valid or invalid.

VALUE THE ACTUAL CASH VALUE of said property at the time of the loss was Not Determined

LOSS THE WHOLE LOSS AND DAMAGE was \$ 128,910.77

AMOUNT CLAIMED: THE AMOUNT CLAIMED under the above Policy Number is \$ 53,370.00
(Loss Line less Deductibles and Prior Payment)

SPECIAL CONDITIONS: **Net Final Payment**

The said loss did not originate by any act, design or procurement on the part of your insured, or this affiant; nothing has been done by or with the privity or consent of your insured or this affiant, to violate the conditions of the policy, or render it void; no articles are mentioned herein or in annexed schedules but such as were destroyed or damaged at the time of said loss; no property saved has in any manner been concealed, and no attempt to deceive the said company, as to the extent of said loss, has in any manner been made. Any other information that may be required will be furnished and considered a part of this proof.

The furnishing of this blank or the preparation of proofs by a representative of the above insurance company is not a waiver of any of its rights.

State of _____

County of _____ Insured

Subscribed and sworn to before me this _____ day of _____, 20_____.

Notary Public

State of _____ My Commission Expires: _____ (SEAL)

EXHIBIT 23

AGENDA



Invoice

Trust Roofing
2322 Lake Ave SE
Largo, FL 33771-3742
United States

Bill to
Luis Martinez
16550 Emerald Blossom Blvd
Wimauma, Florida 33598

Invoice number 25921
Invoice date August 18, 2026
Due date August 18, 2026
Invoice Delivery Status Email + Text

Total **\$16,693.78**

[Pay for this invoice online](#)

PRODUCTS & SERVICES	QTY	UNIT PRICE	AMOUNT
Roofing Service Work	1	\$15,103.08	\$15,103.08
Roofing Project Change Order Additional work, materials, modifications, or adjustments requested or required after the original contract was executed.	1	\$1,590.70	\$1,590.70

Subtotal	\$16,693.78
Total	\$16,693.78

All fees are listed in USD and are subject to sales tax (as applicable).