



KINDNESS · ACTION · INNOVATION

DG Farms

Community Development District

October 12, 2026

Regular Meeting Agenda Package

TEAMS MEETING INFORMATION	
Meeting ID 250 908 400 326 038	Passcode Qq6qM33v
Call-In Number 1 312-667-7136	Conference ID 352 653 080#
Join URL https://teams.microsoft.com/meet/250908400326038?p=ffOPIdinal4Yglg8TG	



KINDNESS



ACTION



INNOVATION

Say hi to happy living

2502 N Rocky Point Dr., Suite 1000 · Tampa, FL 33607

hikai.com

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, October 12, 2026, at 6:00 P.M.** at the **Holiday Inn Express & Suites, 226 Teco Road, Ruskin, Florida 33701.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

Andy Mendenhall

Andy Mendenhall

District Manager

813-565-4663

CC: Attorney
Engineer
District Records

District: **DG FARMS COMMUNITY DEVELOPMENT DISTRICT**

Date of Meeting: Monday, October 12, 2026

Time: 6:00 P.M.

Location: Holiday Inn Express & Suites
226 Teco Road
Ruskin, Florida 33701

Supervisor	Position	
Don Reichard	Chairman	
Rob Mendoza	Vice Chair	
Andrew Alexandre	Assistant Secretary	
Jessica McCarter	Assistant Secretary	
Carolyn Schwalm	Assistant Secretary	

Regular Meeting

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

I. Call to Order / Roll Call

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

III. Staff & Vendor Reports

A. District Counsel

B. District Engineer

1. Project Summary Report – Fence & Cap and Tennis/Pickleball Court

Exhibit 1

C. Field Service Manager

1. Safety Culture Report conducted on September 29, 2026

Exhibit 2

2. Discussion: Pond Maintenance Services – Aquatic Weeds

3. Consideration/Approval of Proposals

a. Holiday Lighting – Snowbird Electric - \$2,859.00

Exhibit 3

b. Tropical Storm/Hurricane Preventative Protection – Florida
Commercial Care - \$534.00

Exhibit 4

c. Pergola Repair

i. Gega Handyman - \$2,150.00

Exhibit 5

ii. Florida Commercial Care

a) Wood Replacement - \$2,748.50

Exhibit 6

b) Cleaning and Painting - \$2,554.90

Exhibit 7

- d. Mulch Installation
 - i. RedTree - \$18,750.00 **Exhibit 8**
 - ii. Natural Solutions - \$14,000.00 **Exhibit 9**
- e. Truck Rental – Snowbird Electric - \$475.00 **Exhibit 10**
- f. Mailbox
 - i. Number Replacement – Steadfast - \$4,810.00 **Exhibit 11**
 - ii. Florida Commercial Care **Exhibit 12**
 - a) Cleaning - \$919.00
 - b) Number & Lettering Replacement - \$1,440.00
 - c) Painting - \$1,940.00
- g. Pool Area Landscape Enhancement – RedTree - \$12,297.00 **Exhibit 13**
- h. ADA Pool Lift
 - i. Oasis - \$12,250.00 **Exhibit 14**
 - ii. Cooper - \$12,854.53 **Exhibit 15**

D. District Manager

- 1. Consideration of Resolution 2027-01, District Objectives and Goals **Exhibit 16**
- 2. Discussion: Transferred Property and Common Areas
- 3. Consideration of CDD Development Agreement (Sereno Subdivision Phase 9) **Exhibit 17**
- 4. Consideration of Partial Release and Satisfaction from Documents Related to Series 2020 Bonds (Phases 7A, 7B, 8A, and 8B) **Exhibit 18**
- 5. Consideration of Resolution 2027-02, Authorizing Future Bond Issuance Providing Access **Exhibit 19**

IV. Consent Agenda Items

- A. Approval of the September 14, 2026, Regular Meeting Minutes **Exhibit 20**
- B. Ratification of Special Counsel Services Engagement Letter – Persson, Cohen, Mooney, Fernandez & Jackson P.A. - \$410.00/hr **Exhibit 21**

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

VI. Supervisor Requests

VII. Adjournment

EXHIBIT 1

AGENDA



October 12, 2026

DG Farms Community Development District Engineer's Report:

Entry Bridge North Side fence and cap repair project

- Stantec has coordinated a punch list for ADS to complete, and they will be complete with the punch list week of 9-28-2026. Punch list is attached for reference.

Tennis/Pickleball Court Remediation Project

- Thomas with Surface Slam has been sick in the hospital for the past two weeks. He is back at work this week and is scheduled to start the DG Farms Project on October 19th.

Stantec visited DG Farms Community Development District on September 22, 2026, to review a bridge cap and fence project done by ADS (Advanced Drainage Solutions) to submit for payment. A board member talked to Stantec employees while onsite and was told that DG Farms CDD would be withholding payment until the caps were finished and flush with the slabs as well as mortar work that still needs to be done on the backside of the wall. Stantec employees found that the caps were not flush with the slabs that they were set in, and the sealer inbetween some of the slabs was missing. We also observed that there are areas on the backside of the wall that need to be brought up for concern (observe below).

Greg Woodcock

Project Manager

Stantec

(352) 777-0183

Greg.Woodcock@Stantec.com

September 22, 2026

Location:







EXHIBIT 2

AGENDA

DG Farms CDD

Luis Martinez

Complete

Score	104 / 112 (92.86%)	Flagged items	0	Actions	0
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29 Sep 2026 10:34 EDT

Prepared by

Luis Martinez

Ponds

43 / 48 (89.58%)

Ponds 1

3 / 3 (100%)

Ponds

Good

Fountain is operational no issues to report at this pond



Photo 1



Photo 2

Pond Location

Entrance Of Sereno Bridge
Boulevard/ State Road 674

Ponds 2

2 / 3 (66.67%)

Ponds

Fair

The pond has a low water level, exposed muddy areas, and vegetation growing along the edges. I've notified our aquatics team, and they are on site today servicing all ponds. I've asked them to assess this pond while they're there.



Photo 3



Photo 4



Photo 5

Pond Location

On Sereno Bridge Boulevard

Ponds 3

3 / 3 (100%)

Ponds

Good



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



Photo 10

Pond Location

Behind Brickwood Rise

Ponds 5

3 / 3 (100%)

Ponds

Good



Photo 11



Photo 12

Pond Location

Behind Amenity Center

Ponds 6

3 / 3 (100%)

Ponds

Good



Photo 13



Photo 14



Photo 15



Photo 16

Pond Location

Middle Of Brickwood Rise

Ponds 7

3 / 3 (100%)

Ponds

Good



Photo 17



Photo 18



Photo 19



Photo 20

Pond Location

Behind Sable Chime

Ponds 8

3 / 3 (100%)

Ponds

Good



Photo 21



Photo 22

Pond Location

Middle Of Sable Chime

Ponds 9

3 / 3 (100%)

Ponds

Good



Photo 23



Photo 24

Pond Location

Middle Of Treasure Point Drive

Ponds 10

2 / 3 (66.67%)

Ponds

Fair

Lots of algae buildup around a pond already notified the aquatics team on this issue



Photo 25



Photo 26

Pond Location

Middle Ivory Stone

Ponds 11

2 / 3 (66.67%)

Ponds

Fair



Photo 27



Photo 28

Pond Location

Behind 5065 Ivory Stone Drive

Ponds 12

2 / 3 (66.67%)

Ponds

Fair

The pond has extensive aquatic vegetation covering much of the water's surface and growing along the shoreline. I've notified the aquatics team and asked them to assess it and recommend treatment.



Photo 29



Photo 30

Pond Location

Behind Ivory Stone Drive

Ponds 13

3 / 3 (100%)

Ponds

Good



Photo 31



Photo 32

Pond LocationCorner Of Emerald Blossom
Boulevard/Pendola Rock

Ponds 14

3 / 3 (100%)

Ponds

Good

Fountain is operational no issues to report



Photo 33



Photo 34

Pond Location

Middle Of Little Garden Drive

Ponds 15

3 / 3 (100%)

Ponds

Good



Photo 35



Photo 36

Pond Location

Middle Of Mosaic Oar

Ponds 16

2 / 3 (66.67%)

Ponds

Fair



Photo 37



Photo 38

Pond Location

Middle Of Windmill Forge

Landscaping

17 / 18 (94.44%)

Landscaping 1

3 / 3 (100%)

Landscaping

Good



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

Landscaping Location

On Sereno Bridge Boulevard

Landscaping 2

2 / 3 (66.67%)

Landscaping

Fair

I've forwarded the photos to our landscape vendor and asked them to assess the runoff at the Sereno entrance and recommend a solution. I'll share an update once I hear back.



Photo 57



Photo 58



Photo 59

Landscaping Location

Landscaping 3

3 / 3 (100%)

Landscaping

Good



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65

Landscaping Location

Bella Armonia Circle/ Sereno
Bridge Boulevard

Landscaping 4

3 / 3 (100%)

Landscaping

Good



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89

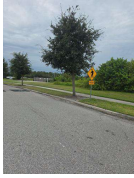


Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96

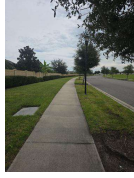


Photo 97

Landscaping Location

On Emerald Blossom Boulevard

Landscaping 5

3 / 3 (100%)

Landscaping

Good



Photo 98



Photo 99



Photo 100



Photo 101

Landscaping Location

On Pendola Rock Way

Landscaping 6

3 / 3 (100%)

Landscaping

Good



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

Landscaping Location

Amenity Center Landscaping

Mailbox

Good



Photo 119



Photo 120

Mailbox Location

At Amenity Center

Streetlights

Working



Photo 121

Streetlights Location

Throughout The Community

Entrance Monuments

Good

Recommend pressure washing and fixing the stucco cracks.



Photo 122



Photo 123



Photo 124



Photo 125

Entrance Monuments - Secondary

Good



Photo 126



Photo 127



Photo 128

Gates

Good



Photo 129



Photo 130



Photo 131



Photo 132



Photo 133



Photo 134



Photo 135



Photo 136

Gates - Secondary

Good

Sidewalks

Good

The sidewalks could use some pressure washing down Emerald Blossom Boulevard/ Amenity Center



Photo 137



Photo 138



Photo 139

Sidewalks Location

Throughout The Community

Common Area Fence

Good



Photo 140



Photo 141

Roads

Good



Photo 142



Photo 143



Photo 144



Photo 145



Photo 146



Photo 147

Roads Location

Emerald Blossom Boulevard

Amenities

19 / 21 (90.48%)

Amenities 1

19 / 21 (90.48%)

Basketball Court

Fair



Photo 148



Photo 149

Tennis Court

Fair

Erosion and cracking are visible along the tennis court edge near the fence, with sections of the surface breaking away. We are waiting for the resurfacing project to begin so this area can be addressed.



Photo 150



Photo 151



Photo 152



Photo 153



Photo 154

Clubhouse

Good

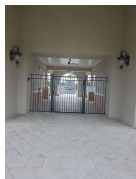


Photo 155

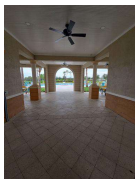


Photo 156



Photo 157



Photo 158



Photo 159



Photo 160

Clubhouse Restroom

Good



Photo 161

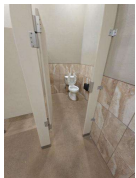


Photo 162



Photo 163



Photo 164

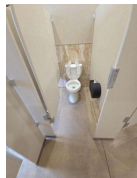


Photo 165

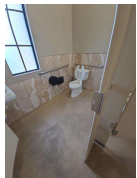


Photo 166



Photo 167

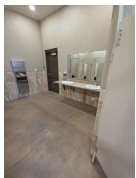


Photo 168



Photo 169

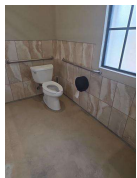


Photo 170



Photo 171



Photo 172

Pool

Good

Pergola was removed due to a safety hazard.



Photo 173

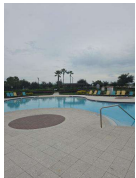


Photo 174



Photo 175

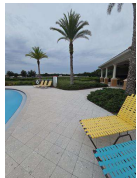


Photo 176

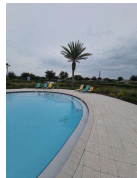


Photo 177



Photo 178



Photo 179

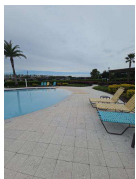


Photo 180



Photo 181

Tot Lot

Good



Photo 182



Photo 183

Dog Park

Good



Photo 184



Photo 185



Photo 186



Photo 187

WiFi Speed at Clubhouse

No Wi-Fi

Sign Off

30 Sep 2026 16:56 EDT

Media summary



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7

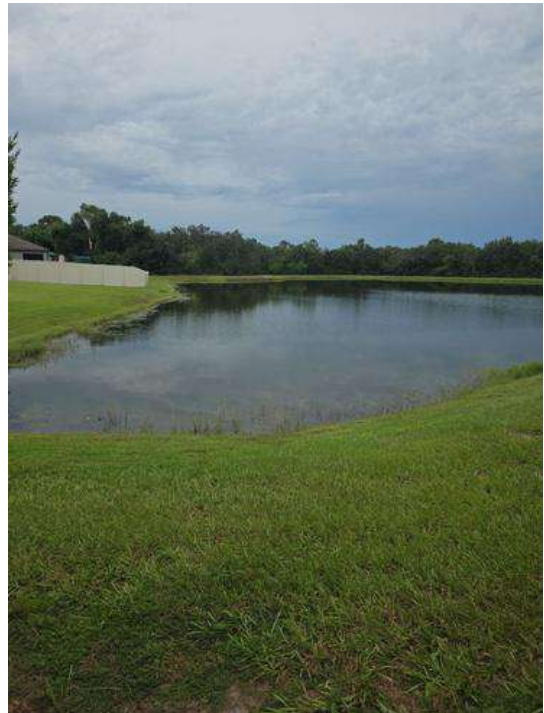


Photo 8



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



Photo 59



Photo 60



Photo 61



Photo 62



Photo 63



Photo 64



Photo 65



Photo 66



Photo 67



Photo 68



Photo 69



Photo 70



Photo 71



Photo 72



Photo 73



Photo 74



Photo 75



Photo 76



Photo 77



Photo 78



Photo 79



Photo 80



Photo 81



Photo 82



Photo 83



Photo 84



Photo 85



Photo 86



Photo 87



Photo 88



Photo 89



Photo 90



Photo 91



Photo 92



Photo 93



Photo 94



Photo 95



Photo 96



Photo 97



Photo 98



Photo 99



Photo 100



Photo 101



Photo 102



Photo 103



Photo 104



Photo 105



Photo 106



Photo 107



Photo 108



Photo 109



Photo 110



Photo 111



Photo 112



Photo 113



Photo 114



Photo 115



Photo 116



Photo 117



Photo 118



Photo 119



Photo 120



Photo 121



Photo 122



Photo 123

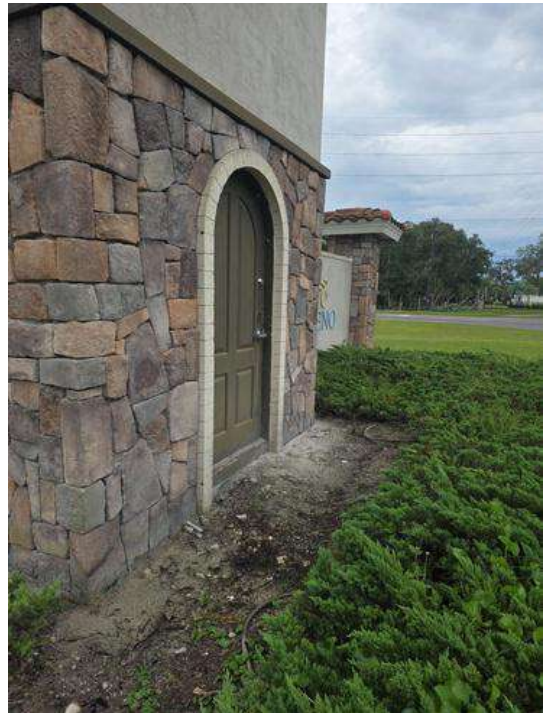


Photo 124



Photo 125



Photo 126



Photo 127



Photo 128



Photo 129



Photo 130



Photo 131



Photo 132



Photo 133



Photo 134



Photo 135



Photo 136



Photo 137



Photo 138



Photo 139



Photo 140



Photo 141



Photo 142



Photo 143



Photo 144



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

EXHIBIT 3

AGENDA

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

Estimate 1403



ADDRESS Luis Martinez(KAI) DG Farms Sereno 16568 Emerald Blossom Blvd Wimauma, FL 33598	DATE 09/28/2026	TOTAL \$2,859.00	

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 entrance monument both sides. 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 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	1,159.00

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 entrance monument both sides. 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 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 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.	1,700.00

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	2,859.00
TAX	0.00

TOTAL	\$2,859.00
-------	------------

THANK YOU.

Accepted By

Accepted Date

EXHIBIT 4

AGENDA



Proposal #5059

Date: 9/17/2026

Customer:

DG Farms c/o Kai
2502 North Rocky Point Drive Suite
1000
Tampa, FL 33607

Property:

DG Farms CDD
2502 North Rocky Point Drive Suite
1000
Tampa, FL 33607

Tropical Storm / Hurricane Preventative Protection

Tropical Storm / Hurricane Preventative Protection

- Dispatch technicians to the property with all required equipment and materials necessary to complete the work order.
- Locate and tape off the work area to establish a safe working environment.
- Locate the existing canvas cover scheduled for removal.
- Carefully remove the canvas cover and store it in a safe, secure location until it can be reinstalled.
- Following the passing of a tropical storm or hurricane, schedule the reinstallation of the canvas cover.
- **Priority:** Any storm-related inspections, repairs, cleanup, or other necessary services will take priority over the reinstallation of the canvas cover.
- Inspect the property for any additional storm-related damage, issues, or conditions that may require attention.
- Clean the work area and remove all equipment, materials, and debris upon completion.

Subtotal	\$534.00
Estimated Tax	\$0.00
Total	\$534.00

Terms & Conditions

By _____

Carl Powers

Date 9/17/2026

Florida Commercial Care

By _____

Date

DG Farms CDD

EXHIBIT 5

AGENDA



GEGA Handyman LLC
11103 Golden Silence Dr
Riverview, Florida 33579
United States
gegahandymanservices@gmail.com
Phone: +18138958128

Pergolas

DG Farms CDD
luis@hikai.com
2502 North Rocky Point Drive
Tampa, Florida 33607
United States
813-765-9075

Product or Service	Quantity	Price	Line Total
Pergola Repair			
* Labor & Materials Included *			
- Remove 14 2×4s×14 feet	1	\$850.00	\$850.00
- Install new Pressure-Treated 14 2×4s×14 feet.			
- Take away old 2×4s			
Power Wash			
- Power wash 2 pergolas	1	\$400.00	\$400.00
Paint			
* Labor & Paint Included *	1	\$900.00	\$900.00
- Paint 2 pergolas with exterior paint or stain paint			
Subtotal			\$2,150.00
Total Price:			\$2,150.00

EXHIBIT 6

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 7

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 8

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 9

AGENDA

Natural Solutions LLC
PO Box 712
Menomonee Falls, WI
53052-0712 USA
sam@mulchinstalled.com
www.mulchinstalled.com



natural solutions

ADDRESS
DG Farms CDD
2502 N. Rocky Point Dr. Suite 100
Tampa, FL 33607

SHIP TO
DG Farms CDD
16568 Emerald Blossom Blvd.
Wimauma, FL 33598

Estimate 1290

DATE 09/14/2026

TERMS
Net 30

SALES REP
SS

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Pine	Pine Nugget Installation Service	250	56.00	14,000.00

Contact Natural Solutions LLC to pay.
This quote is for a topdressing of all existing mulch beds and tree
rings identified on the District Map.

SUBTOTAL
TAX

14,000.00
0.00

TOTAL **\$14,000.00**

Accepted By

Accepted Date

EXHIBIT 10

AGENDA

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

Estimate 1405



ADDRESS	DATE	TOTAL
DG Farms 16548 Emerald Blossom Blvd Wimauma, FL 33598	10/02/2026	\$475.00

DATE	ACTIVITY	DESCRIPTION	AMOUNT
	Labor	Boom truck rental to reach the top of the entrance tower on 674. NOTE: initially extension ladders were going to be used. However, due to the pond on the one side, the angle of the ladder would be too aggressive to safely implement that method. A boom truck will need to be used to to reach that side of the tower.	475.00

Please reply to this email if you wish to accept the terms of this estimate	SUBTOTAL	475.00
	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	\$475.00
	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 11

AGENDA



STEADFAST ALLIANCE
30435 Commerce Drive
Suite 102
San Antonio FL 33576
United States
844-347-0702 |
office@steadfastalliance.com

Quote
#EST000037
10/05/2026

Bill To

DG Farms CDD
2502 North Rocky Point Drive
Suite 1000
Tampa FL 33607
United States

Ship To

DG Farms CDD
2502 North Rocky Point Drive
Suite 1000
Tampa FL 33607
United States

TOTAL

\$4,810.00

Expires: 11/04/2026

Expires

11/04/2026

Sales Rep

Leland Smith

Description of Work

Steadfast Proposes to replace the faded and peeling mailbox number stickers at the Sereno (DG Farms CDD) mailbox kiosk

Steadfast proposes to furnish all labor, materials, equipment and supervision necessary to construct, as an independent contractor, the following described work:

Quantity	Item	Rate	Amount
1	Environmental Labor 2 Technicians to remove and simultaneously replace mailbox kiosk numbers 241-300 & 25P -30P, 301-380 & 31P - 38P, 401-480 & 41P-49P Est. Timeframe 2 Days	\$4,810.000128	\$4,810.00
Subtotal			\$4,810.00
Tax Total (%)			
Total			\$4,810.00

I HEREBY CERTIFY that I am the Client/Owner of record of the property which is the subject of this proposal and hereby authorize the performance of the services as described herein and agree to pay the charges resulting thereby as identified above.

I warrant and represent that I am authorized to enter into this Agreement as Client/Owner.

Accepted this _____ day of _____, 20 _____

Signature: _____ Printed Name and Title: _____

Representing (Name of Firm): _____





EXHIBIT 12

AGENDA



Customer:

DG Farms c/o Kai
2502 North Rocky Point Drive Suite
1000
Tampa, FL 33607

Property:

DG Farms CDD
2502 North Rocky Point Drive Suite
1000
Tampa, FL 33607

Mailbox Cleaning

Description of Work

Provide professional hand-cleaning services for the community mailboxes located at the property. Technicians will carefully clean and rinse the mailboxes using a mild cleaning solution and hand-cleaning methods. **No pressure washing will be performed** in order to prevent water from entering the mailboxes and potentially damaging their contents or components. The work area will be secured during the cleaning process, and the property will be inspected for any additional visible damage or maintenance concerns.

Scope of Work

- Dispatch qualified technicians to the property with all required equipment and materials necessary to complete the work order.
- Locate and tape off the designated work area to establish a safe working environment. Reference photos will be provided to the technicians.
- Locate all community mailboxes requiring cleaning.
- Pressure washing will **not** be used to prevent water from entering the mailboxes or causing potential damage to the mailbox components.
- Thoroughly soak the mailboxes and apply a mild cleaning solution suitable for the surfaces.
- Properly hand-clean all accessible parts and surfaces of the community mailboxes.
- After hand cleaning is complete, thoroughly rinse the mailboxes to remove cleaning solution and remaining debris.
- Check the property for any additional visible damage or issues and report findings as appropriate.
- Remove all equipment, materials, and debris from the work area upon completion, leaving the area clean and orderly.

Completion & Proposal Terms

- Work will be completed within **30 days of approval**.
- This proposal is valid for **60 days** from the date of issuance.

Subtotal	\$919.00
Estimated Tax	\$0.00
Total	\$919.00

Terms & Conditions

By _____
Carl Powers

Date 10/6/2026

Florida Commercial Care

By _____

Date _____
DG Farms CDD

**Customer:**

DG Farms c/o Kai
2502 North Rocky Point Drive Suite
1000
Tampa, FL 33607

Property:

DG Farms CDD
2502 North Rocky Point Drive Suite
1000
Tampa, FL 33607

Mailbox Numbers

Work Description

Provide labor and materials to locate designated community mailboxes, verify assigned box numbers, and install new mailbox lettering and numbering.

Work Scope

The scope of work includes the following:

- Provide all labor, supervision, equipment, tools, and materials necessary to complete the mailbox numbering and identification work.
- Dispatch technicians to the property with the required equipment and materials.
- Review the provided photographs and locate the designated community mailbox locations.
- Identify and verify the mailbox units requiring new numbers.
- Establish and tape off the work area as needed to provide a safe working environment for technicians, residents, and visitors.
- Verify mailbox numbers against the approved numbering list provided for the property.
- Remove or prepare existing mailbox numbering/lettering as necessary to accommodate the new identification.
- Install new mailbox lettering and numbering on the designated mailbox units using the correct box numbers provided.
- Ensure all new numbers and lettering are properly positioned, securely installed, and clearly visible.
- Inspect the immediate work area and surrounding property for any additional visible damage, maintenance concerns, or issues encountered while performing the work.
- Document and report any additional damage or conditions that are outside the original scope of work.
- Clean the work area upon completion.
- Remove all equipment, excess materials, and work-related debris from the

property.

- Leave the work area in a clean, safe, and orderly condition.

Schedule and Proposal Terms

- Work will be completed within **30 days of approval**, subject to site access, material availability, and unforeseen site conditions.
- Any work requested outside of the scope listed above may require additional authorization and pricing.
- This proposal is valid for **60 days from the date of issuance**.

Subtotal	\$1,440.00
Estimated Tax	\$0.00
Total	\$1,440.00

Terms & Conditions

By _____
Carl Powers

Date 10/6/2026

Florida Commercial Care

By _____

Date _____
DG Farms CDD

**Customer:**

DG Farms c/o Kai
2502 North Rocky Point Drive Suite
1000
Tampa, FL 33607

Property:

DG Farms CDD
2502 North Rocky Point Drive Suite
1000
Tampa, FL 33607

Mailbox Painting

Description of Work

The scope of work consists of cleaning, preparing, numbering, and applying a protective clear coat to the designated community mailboxes. Qualified technicians will be dispatched to the property with all necessary equipment, materials, and supplies required to complete the work safely and professionally. The work area will be properly identified, secured, and protected to prevent damage to surrounding surfaces and property.

Scope of Work

- Dispatch qualified technicians to the property with all required equipment and materials necessary to complete the work order.
- Locate and tape off the designated work area to establish a safe working environment.
- Reference the provided photographs to identify the specific areas requiring work.
- Locate the community mailboxes designated for clear coating.
- Properly clean and prepare all mailbox surfaces prior to the application of clear coat, removing dirt, debris, oxidation, and other surface contaminants as necessary.
- Install mailbox numbers as required prior to applying the clear coat.
- Properly cover and protect all adjacent items, surfaces, landscaping, and concrete areas that are not to be painted or coated.
- Apply a uniform protective clear coat to the designated community mailboxes after all cleaning, preparation, and mailbox numbering has been completed.
- Allow the coating to properly cure in accordance with product requirements and site conditions.
- Inspect the property for any additional damage, deficiencies, or issues observed during the work and report findings as appropriate.
- Remove all equipment, materials, protective coverings, and debris from the work

area upon completion.

- Leave the work area clean and orderly upon completion of the project.

Schedule & Proposal Validity

- Work will be completed within **30 days of approval**.
- This proposal is valid for **60 days from the date of issuance**.

Subtotal	\$1,940.00
Estimated Tax	\$0.00
Total	\$1,940.00

Terms & Conditions

By _____

Carl Powers

Date 10/6/2026

Florida Commercial Care

By _____

Date _____

DG Farms CDD

EXHIBIT 13

AGENDA



The New Standard in Landscape Maintenance

1.888.RED.TREE

www.redtreelandscape.com

5532 Auld Lane, Holiday FL 34690

August 18, 2026

Pool Area Landscape Enhancement

For

DG Farms CDD

Attn: Gary Schwartz

gary@hikai.com

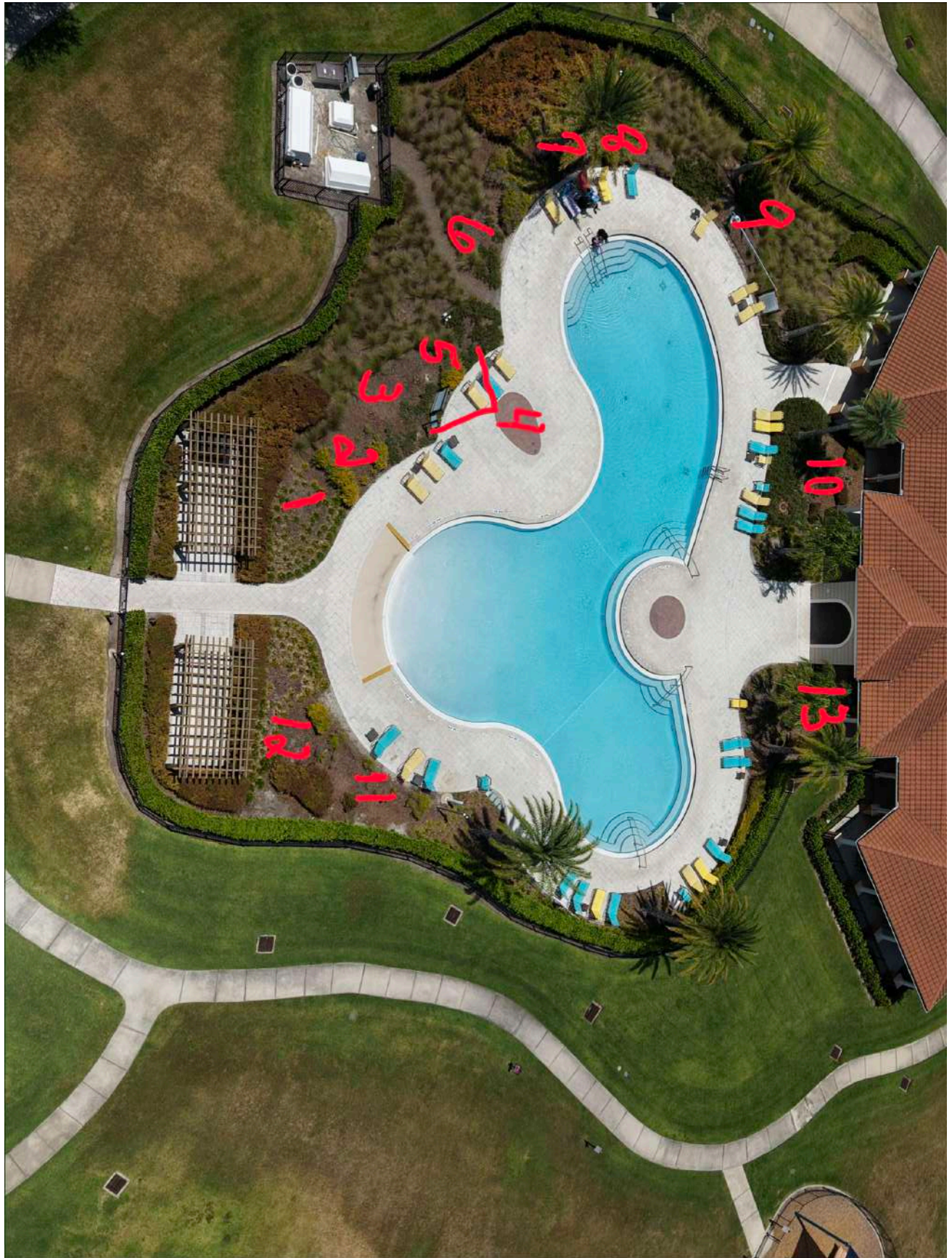
- Remove dead and declining plant material and haul away debris **\$1,250.00**
- Install 2 Foxtail Palms 30gal **\$1,150.00**
- Install 7 Ligustrum 8'x8' B&B **\$4,725.00**
- Install 96 Gold Mound 3gal **\$2,688.00**
- Install 3 Loropetalum 3gal **\$84.00**
- Install 50 Liriope 1gal throughout pool area **\$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@redtreelandscape.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 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

RESOLUTION 2027-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DG FARMS COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE DISTRICT OBJECTIVES AND GOALS FOR FISCAL YEAR 2027; PROVIDING FOR TRANSMITTAL TO THE APPLICABLE LOCAL GOVERNING AUTHORITY; AND PROVIDING AN EFFECTIVE DATE.

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

1. The attached District Objectives and Goals for Fiscal Year 2027 are hereby adopted.
2. District staff is directed to transmit the adopted objectives and goals to the Hillsborough County for record purposes.
3. This Resolution shall become effective upon its passage and adoption.

PASSED AND ADOPTED this ____ day of _____, 2026.

Chairperson

ATTEST:

Secretary

DG Farms Community Development District

2502 N Rocky Point Drive Suite 1000, Tampa, FL 33607

Performance Measures/Standards & Annual Reporting Form

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least two regular Board of Supervisor meetings per year to conduct CDD-related business and discuss community needs.

Measurement: Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of two board meetings were held during the Fiscal Year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper.

Standard: 100% of meetings were advertised with 7 days' notice per statute by at least two methods (i.e., newspaper, CDD website).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting agendas and budgets are readily available and easily accessible to the public by completing monthly CDD website checks.

Measurement: Monthly website reviews will be completed to ensure agendas and budgets are up to date as evidenced by District Management's records.

Standard: 100% of monthly website checks were completed by District Management.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections

Objective: Field Manager and/or District Manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.

Measurement: Field Manager and/or District Manager visits were successfully completed per management agreement as evidenced by Field Manager and/or District Manager's reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and adopt the final budget by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the CDD website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the CDD website the most recent versions of the following documents: Annual audit, current fiscal year and previous years' budget with any amendments.

Measurement: Annual audit, current fiscal year and previous years' budgets, with any amendments are accessible to the public as evidenced by corresponding documents on the CDD's website.

Standard: CDD website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and posting the annual audit on the CDD's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

Chair/Vice Chair: _____

Date: _____

Print Name: _____

DG Farms Community Development District

District Manager: _____

Date: _____

Print Name: _____

DG Farms Community Development District

EXHIBIT 17

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.

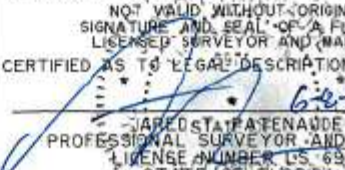
NOTARY PUBLIC, STATE OF _____

(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 ALTAIR'S 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 STATE OFENANDE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER LS-6971 STATE OF FLORIDA



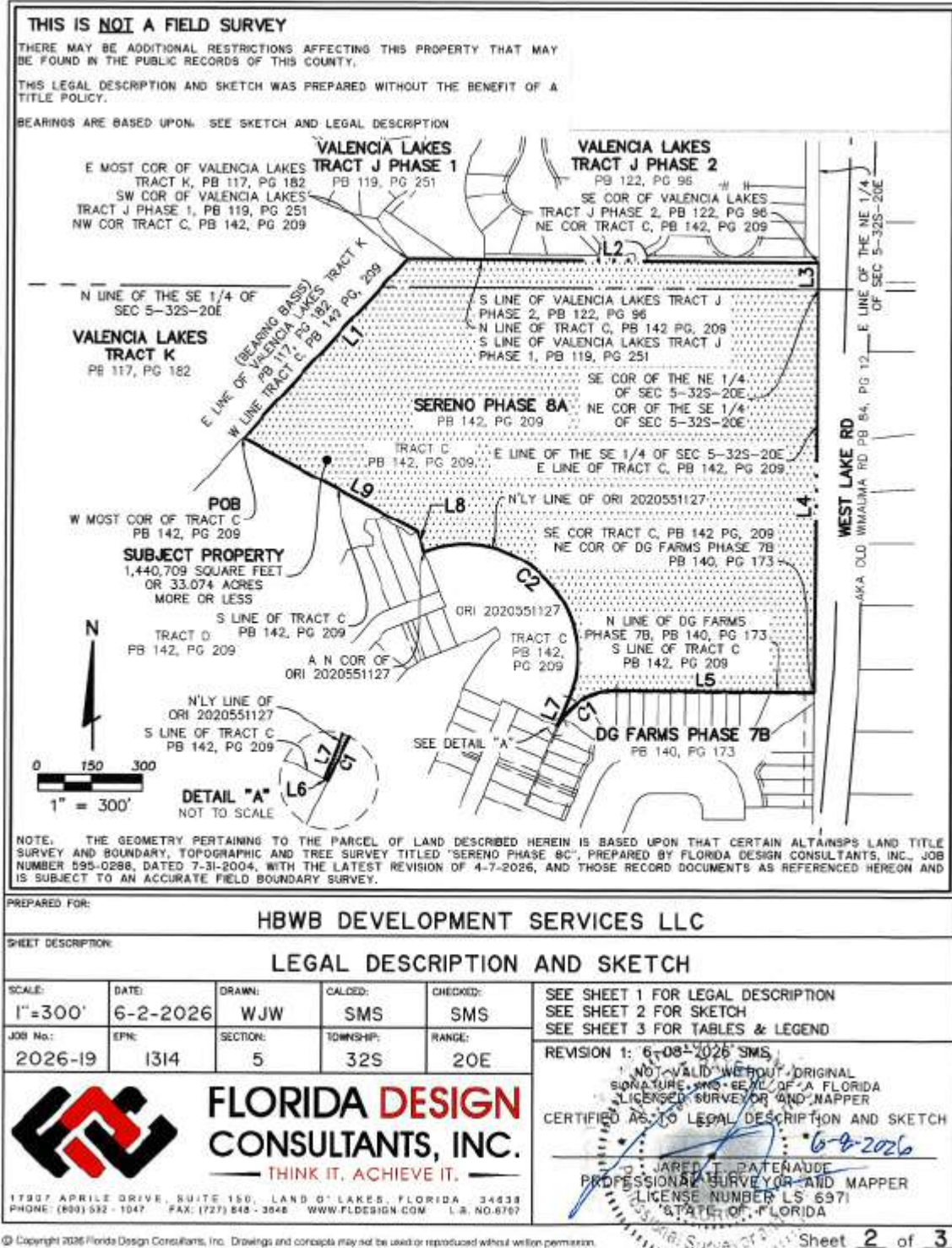
**FLORIDA DESIGN
CONSULTANTS, INC.**
— THINK IT. ACHIEVE IT. —

17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO.4707

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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 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 ALTA/SPS 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  JARED J. PATENAUDE 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	
 FLORIDA DESIGN CONSULTANTS, INC. THINK IT. ACHIEVE IT.					
17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638 PHONE: (800) 632-1047 FAX: (727) 842-3648 WWW.FLORIDADCS.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.

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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'

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

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: NONE	DATE: 6-2-2026	DRAWN: WJW	CALC'D: 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



FLORIDA DESIGN CONSULTANTS, INC.

— THINK IT. ACHIEVE IT. —

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

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

6-8-2026

EXHIBIT 18

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.

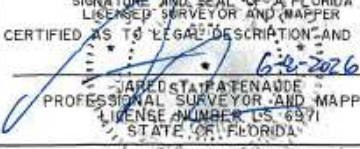
WITNESS my hand and official seal in the State and County aforesaid this ____ day of _____, 202_.

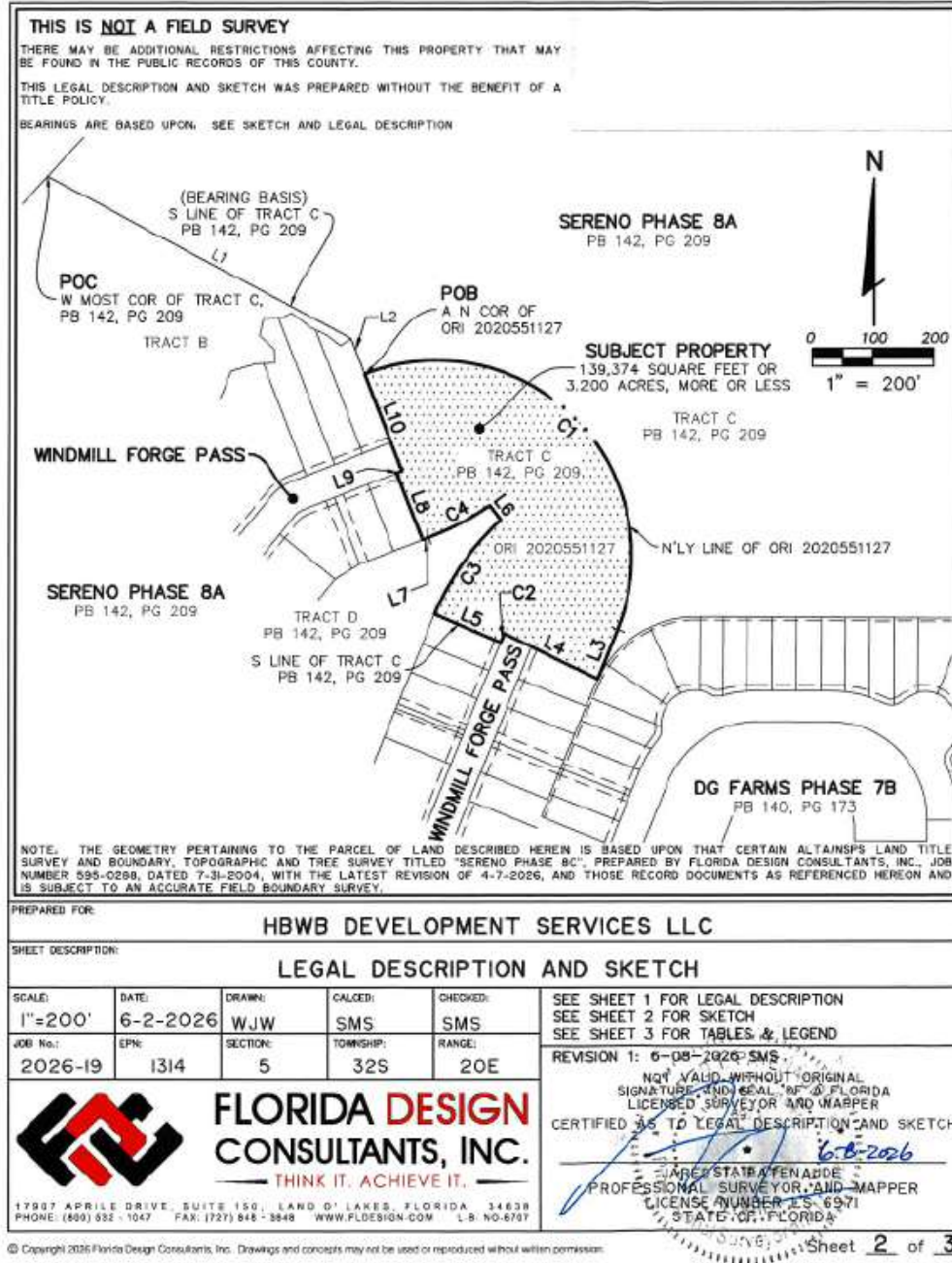
Print Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

Exhibit A

Metes and Bounds Descriptions of the Property

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

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.					
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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 Northeastly 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 ALTA/NSPS LAND TITLE SURVEY AND BOUNDARY, TOPOGRAPHIC AND TREE SURVEY TITLED 'SERENO PHASE 8C', PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., JOB NUMBER 095-0288, 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
 FLORIDA DESIGN CONSULTANTS, INC. — THINK IT. ACHIEVE IT. — 17937 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638 PHONE: (888) 932-1347 FAX: (727) 648-3648 WWW.FLDESIGN.COM C.S. NO.8707					NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH  JARED ST. PATENAUDE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NUMBER: CS-6971 STATE OF FLORIDA
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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

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 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

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SIGNATURE AND SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH



**FLORIDA DESIGN
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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:	CALC'D:	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	

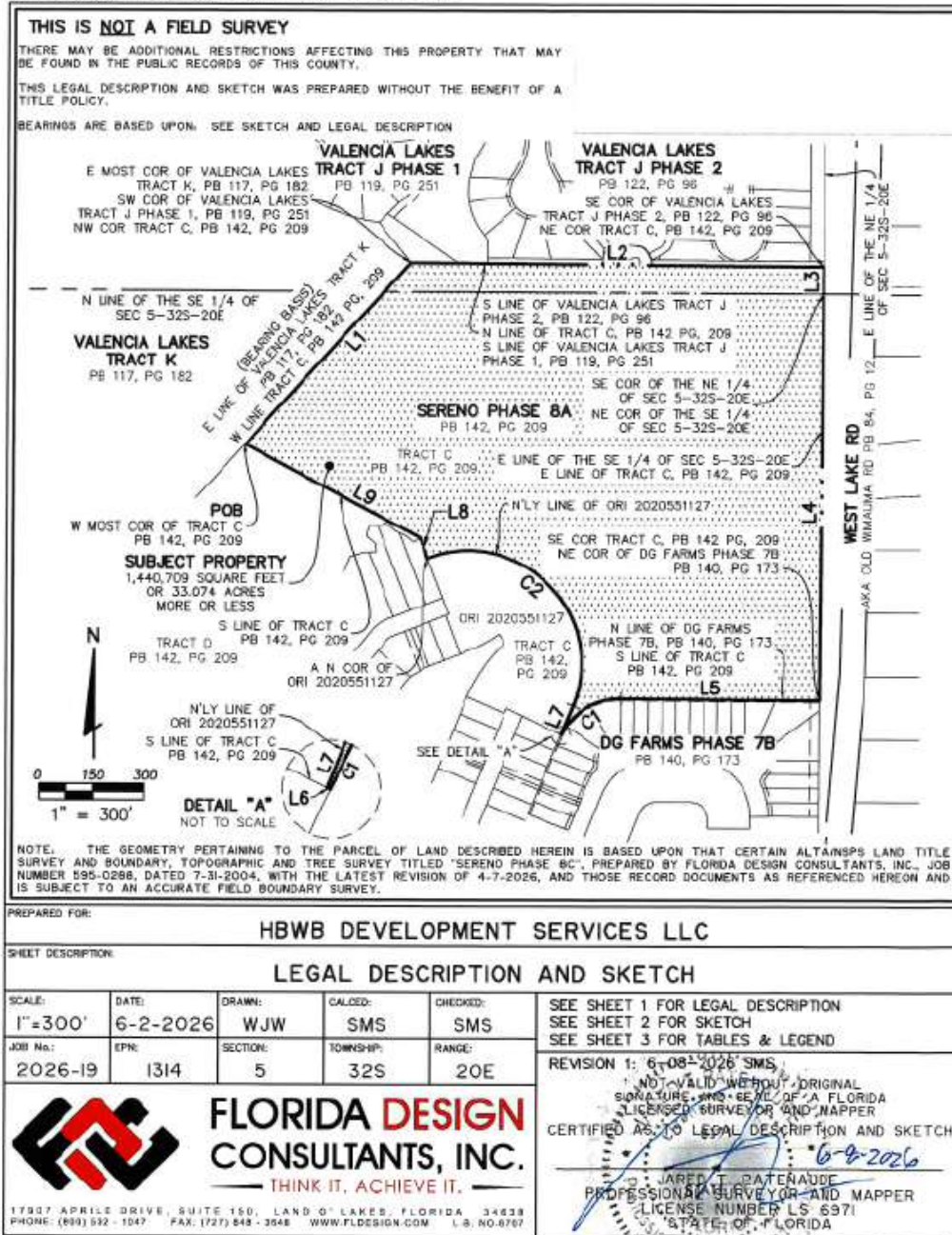


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Sheet 1 of 3



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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 "SERENO 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	

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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 19

AGENDA

RESOLUTION 2027-02

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.

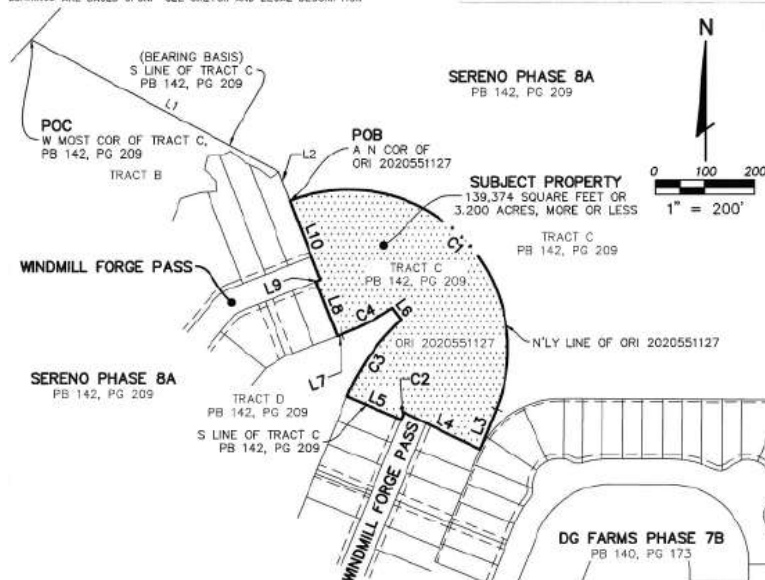
Containing 139,374 square feet or 3.200 acres, more or less.

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.

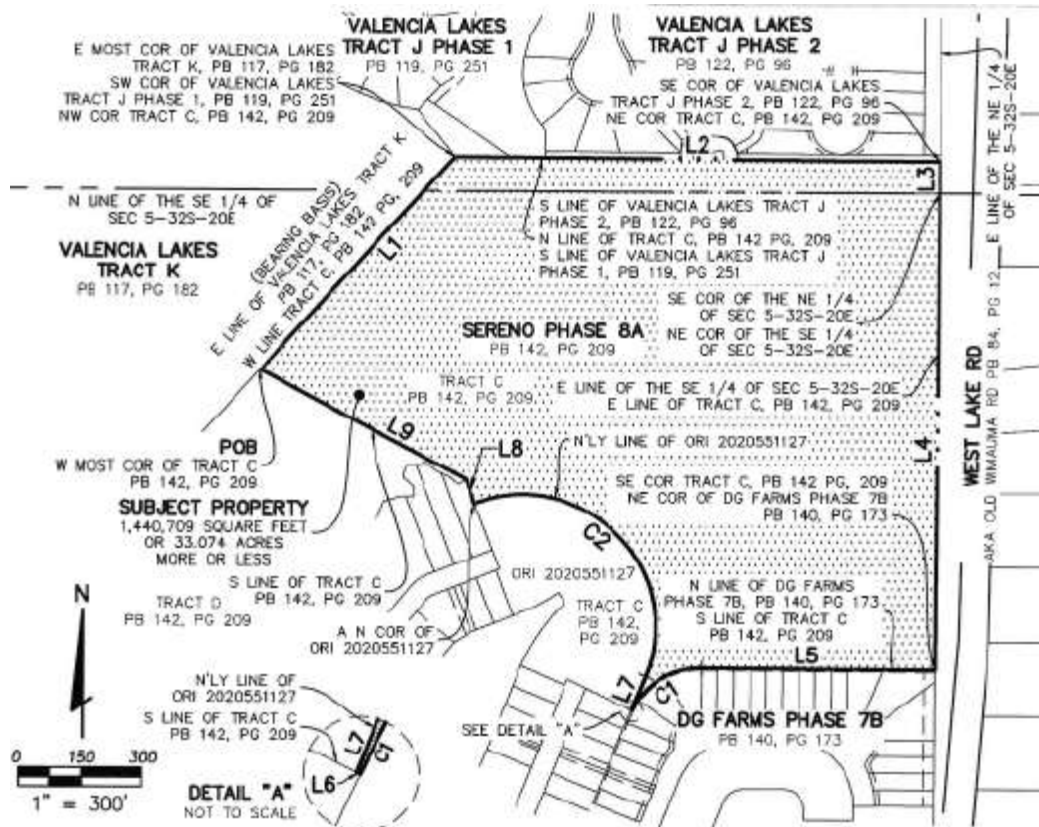


EXHIBIT 20

AGENDA

1 **MINUTES OF MEETING**

2 **DG FARMS**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the DG Farms Community Development
5 District was held on Monday, September 14, 2026 at 6:00 p.m. at the Holiday Inn Express & Suites, 226
6 Teco Road, Ruskin, Florida 33701.

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

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

9 Present and constituting a quorum were:

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

15 Also present were:

16 Andy Mendenhall	District Manager, Kai
17 David Wenck	District Manager, Kai
18 Luis Martinez	Field Manager, Kai
19 Adriana Urbina	Community Director, Kai
20 Whitney Sousa (<i>Virtual</i>)	District Counsel, SRV

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

22 None

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

24 A. District Counsel

25 None

26 B. District Engineer

27 None

28 C. Field Service Manager

29 1. Exhibit 1: Safety Culture Report conducted on August 31, 2026

30 2. Consideration/Approval of Proposals

31 a. Holiday Lighting

32 i. Exhibit 2: Snowbird Electric

33 1) Amenity Center - \$16,992.00

34 2) Exhibit 3: Monument Tower - \$2,379.60

35 On a MOTION by Mr. Mendoza, SECONDED by Mr. Reichard, WITH ALL IN FAVOR, the Board
36 **approved the Holiday Lighting proposals for Amenity Center and Monument Tower from Snowbird**
37 **Electric in the amount of \$16,992.00 and \$2,379.60, respectively,** for the DG Farms Community
38 Development District.

39 Mr. Mendoza acknowledged the quality service provided by Snowbird Electric, and Mr. Reichard
40 mentioned that the vendor uses Central Florida Trimlight, noting the lifetime warranty.

ii. Exhibit 4: Nebula Lighting

1) Amenity Center - \$19,600.00

2) Monument - \$2,450.00

3) Entrance - \$4,200.00

iii. Exhibit 5: American Illuminations - \$28,900.00 (Total)

1) Clubhouse - \$23,375.00

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

b. RedTree

i. Exhibit 6: Pine Bark Mini Nuggets Mulch - \$18,750.00

ii. Exhibit 7: Pool Area Landscape Enhancement - \$12,297.00

The Board tabled the landscaping items, considering the season and pricing.

iii. Exhibit 8: Drain Basin - \$275.00

On a MOTION by Mr. Reichard, SECONDED by Mr. Alexandre, WITH ALL IN FAVOR, the Board **approved the Drain Basin from RedTree in the amount of \$275.00**, for the DG Farms Community Development District.

c. Exhibit 9: Neptune – Trash Management Services - \$925.00/month

On a MOTION by Mr. Mendoza, SECONDED by Ms. Schwalm, WITH ALL IN FAVOR, the Board **approved the Trash Management Services Proposal from Neptune in the amount of \$925.00/month**, for the DG Farms Community Development District.

On a MOTION by Ms. Schwalm, SECONDED by Ms. McCarter, WITH ALL IN FAVOR, the Board **approved the Termination of Trash Management Services with Sun Up to Sun Down**, for the DG Farms Community Development District.

Mr. Mendoza requested Mr. Mendenhall to provide a copy of the district property map.

d. Exhibit 10: ECS Integrations – Pickleball Access - \$3,970.00

On a MOTION by Mr. Mendoza, SECONDED by Ms. Schwalm, WITH ALL IN FAVOR, the Board **approved the Pickleball Access Proposal from ECS Integrations in the amount of \$3,970.00**, for the DG Farms Community Development District.

e. Florida Commercial Care

i. Exhibit 11: Pergola Cleaning & Painting - \$2,554.90

ii. Exhibit 12: Pergola Wood Replacement - \$2,748.50

The Board decided to table the pergola items above.

f. Exhibit 13: Community Signage - \$1,409.75

On a MOTION by Mr. Reichard, SECONDED by Mr. Mendoza, WITH ALL IN FAVOR, the Board approved the Community Signage Proposal in the amount not to exceed \$1,600.00, for the DG Farms Community Development District.

g. ADA Pool Lift

i. Exhibit 14: Oasis - \$12,250.00

ii. Exhibit 15: Cooper - \$12,854.53

Ms. Silliman spoke about concerns on the pool lift. Mr. Mendoza and Mr. Reichard explained the process and timeline. Ms. Sousa suggested proceeding with the ADA pool lift for compliance. Mr. Mendenhall stated that he would keep Ms. Silliman updated.

D. District Manager

1. Exhibit 16: Consideration of CDD Development Agreement (Sereno Subdivision Phase 9)

Representatives from Homes by West Bay and Kutak Rock explained the documents presented, including the timeline. The Board had a discussion on the entrance, lift, mailbox, landscape, traffic, and bond issues

2. Exhibit 17: Consideration of Partial Release and Satisfaction from Documents Related to Series 2020 Bonds (Phases 7A, 7B, 8A, and 8B)

3. Exhibit 18: Consideration of Resolution 2026-10, Authorizing Future Bond Issuance Providing Access

On a MOTION by Mr. Mendoza, SECONDED by Mr. Alexandre, WITH ALL IN FAVOR, the Board approved to authorize the Chair to work with Special Counsel to review the Documents, for the DG Farms Community Development District.

4. Exhibit 19: Consideration of Professional Services Agreement Change Order 2026-1 - \$10,000.00 (Total Agreement of \$25,000.00)

On a MOTION by Mr. Alexandre, SECONDED by Mr. Mendoza, WITH ALL IN FAVOR, the Board approved the Professional Services Agreement Change Order 2026-1 from Stantec in the amount of \$10,000.00, for the DG Farms Community Development District.

FOURTH ORDER OF BUSINESS – Consent Agenda Items

A. Exhibit 20: Approval of the August 10, 2026, Public Hearing and Regular Meeting Minutes

B. Exhibit 21: Acceptance of the July 2026 Unaudited Financial Statements

C. Exhibit 22: Acceptance of Insurance Settlement

D. Exhibit 23: Ratification of Roofing Services Invoice – Trust Roofing - \$16,693.78

On a MOTION by Mr. Mendoza, SECONDED by Mr. Alexandre, WITH ALL IN FAVOR, the Board approved the Consent Agenda Items, including the Ratification of Additional Speed Bump Signs as Item E, for the DG Farms Community Development District.

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

A resident spoke about her concerns regarding the ADA pool lift non-compliance.

111 A resident mentioned the drainage issue at Emerald Blossom. She then asked the Board to inspect
112 the bridge with the District Engineer, and Mr. Mendoza said that he did and that the bridge was
113 being monitored. The resident also spoke about the gates and the plans for Treasure Point.

114 Another resident asked about a covered area during a storm.

115 A resident spoke about parking and safety issues, and the Board explained the coverage of CDD
116 and County.

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

118 Mr. Reichard asked about the soap dispensers in the bathroom, and Mr. Martinez said that they
119 were working on the proposals.

120 Mr. Mendoza suggested parents make a petition to the County regarding the bus stop area.

121 Ms. Schwalm spoke about the pedestrian gate and holiday lights.

122 Ms. McCarter mentioned the linear feet of the pool for ADA compliance and agreed with the
123 pedestrian gates, including a camera. Mr. Mendoza asked Ms. Sousa about the linear feet, and Ms.
124 Sousa recommended verifying it. Mr. Mendenhall said that he reached out to the District Engineer.

125 **SEVENTH ORDER OF BUSINESS – Adjournment**

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

128

Signature

Printed Name

129 **Title:** ☐ **Chairman** ☐ **Vice Chairman**

EXHIBIT 21

AGENDA



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

David P. Persson**
Andrew H. Cohen
Kelly M. Fernandez*
Maggie D. Mooney*
R. David Jackson*
Daniel P. Lewis
Amy T. Farrington
Karla M. Armstrong

* Board Certified City, County and Local Government Law
** Retired

Telephone (941) 306-4730
Facsimile (941) 306-4832
Email: acohen@flgovlaw.com

Reply to: Lakewood Ranch

September 16, 2026

VIA U.S. MAIL AND E-MAIL - andy@hikai.com

Andy Mendenhall, District Manager
Kai Community Management
2502 N Rocky Point Dr., Suite 1000
Tampa, FL 33607

RE : DG Farms Community Development District
Special Counsel Services Engagement Letter

Dear Andy:

This letter is to memorialize Persson, Cohen, Mooney, Fernandez & Jackson, P.A.'s representation as District Special Counsel related to the potential Homes by West Bay purchase of property within the District. We will undertake representation of DG Farms Community Development District (the "District") at the rate of \$410.00 per hour for my time or the services of any other attorney in this firm. Our policy is not to charge for incidental office costs such as copies, faxes, and regular postage, but we do charge significant costs incurred, and we do charge for travel including if presence is requested at a meeting.

Detailed billings are provided on a thirty-day basis. Currently, we bill the majority of our community development district clients near the first of the month but would certainly be flexible if another date is more convenient for the District.

Lakewood Ranch
6853 Energy Court
Lakewood Ranch, Florida 34240

Venice
236 Pedro Street
Venice, Florida 34285

If this arrangement meets with the District's approval, I ask that you please coordinate execution of this letter where indicated below. Please keep the original of this letter and return a copy to me.

We appreciate the opportunity to represent DG Farms Community Development District on this limited basis.

Sincerely,



Andrew H. Cohen

AHC:fmw

Agreed and accepted:

DG Farms Community Development District

By: _____

Date: _____