



Rizzetta & Company

Trails Community Development District

**Board of Supervisors' Meeting
April 12, 2022**

**District Office:
2806 N. Fifth Street, unit 403
St. Augustine, FL 32084**

www.trailscdd.org

TRAILS COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

www.trailscdd.org

Board of Supervisors

Terence Douglas	Chairman
Douglas Pope	Vice Chairman
Patricia Acree	Assistant Secretary
Corina Buck	Assistant Secretary
Ashley Guioa	Assistant Secretary

District Manager

Carol Brown	Rizzetta & Company, Inc.
Lesley Gallagher	

District Counsel

Katie Buchanan	Kutak Rock LLP
Michelle Rigoni	

District Engineer

Vince Dunn	Dunn & Associates
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All cellular phones must be placed on mute while in the meeting room.

The first section of the meeting is called Audience Comments, which is the portion of the agenda where individuals may make comments on Agenda Items. The final section of the meeting will provide an additional opportunity for Audience Comments on other matters of concern that were not addressed during the meeting. Individuals are limited to a total of three (3) minutes to make comments during these times.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (904) 436-6270. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

TRAILS COMMUNITY DEVELOPMENT DISTRICT

District Office · St. Augustine, Florida · (904) 436-6270
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.trailsccd.org

Board of Supervisors
Trails Community Development District

April 5, 2022

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Trails Community Development District will be held on **April 12, 2022 at 6:00 p.m.**, at the Winchester Ridge Amenity Center, located at 15431 Spotted Stallion Trail, Jacksonville, Florida 32234. The following is the agenda for this meeting.

1. **CALL TO ORDER/ROLL CALL**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ITEMS**
 - A. Consideration of Conveyance of Second Entrance Improvements
 - B. Consideration of BrightView Proposal(s).....**Tab 1**
 - 1.) Palm Boot Removal Proposal
 - 2.) Hydro Seed Proposal
 - 3.) Ponds 4 & 5 and Second Entrance Proposal
 - C. Consideration of Future Horizon Ponds 4 & 5 Proposal.....**Tab 2**
 - D. Ratification of Insurance Endorsement of Envera Security Camera and Second Entrance Sign.....**Tab 3**
 - E. Ratification of WebWatch Dog Renewal Agreement.....**Tab 4**
 - F. Ratification of Comcast Agreement.....**Tab 5**
 - G. Consideration of Turner Pest Control Termite Servicing Agreement.....**Tab 6**
 - H. Consideration of Fitness Pro Renewal Agreement.....**Tab 7**
 - I. Acceptance of Reserve Study.....**Tab 8**
 - J. Consideration of Resolution 2022-04, Approving Proposed Fiscal Year 2022/2023 Budget & Setting Public Hearing.....**Tab 9**
4. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - 1.) Acceptance of Annual Engineer's Report.....**Tab 10**
 - C. Amenity and Field Operation Managers.....**Tab 11**
 - 1.) Vesta Amenity Manager Report, April 2022
 - 2.) Vesta Field Operations Report, April 2022
 - 3.) Consideration of Suspension or Termination of Privileges for Violation of District Policies and Restitution for Property Damage
 - D. Landscape Manager.....**Tab 12**
 - 1.) BrightView Manager Report, March 2022
 - E. District Manager

5. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held February 8, 2022.....**Tab 13**
- B. Ratification of the Operation and Maintenance Expenditures for January 2022 & February 2022.....**Tab 14**

6. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS

7. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at (904) 436-6270.

Very kindly,

Carol Brown

Carol Brown
Trails Community Development District

CALL TO ORDER / ROLL CALL

AUDIENCE COMMENTS ON AGENDA ITEMS

BUSINESS ITEMS

*Consideration of Conveyance of
Second Entrance Improvements*

Tab 1

Proposal for Extra Work at Trails Community Development D

Property Name	Trails Community Development D	Contact	Carol Brown
Property Address	15431 Spotted Stallion Trail Jacksonville, FL 32234	To	Trails Community Development District
		Billing Address	c/o Rizzetta & Co 8529 S Park Cir Ste 330 Orlando, FL 32819
Project Name	Trails CDD palm boot removal 2.11.22		
Project Description	Remove palm boots leaving 1'-2' of boots from the bud. Haul away all debris		

Scope of Work

QTY	UoM/Size	Material/Description	Unit Price	Total
1.00	LUMP SUM	Remove palm boots from washingtonian palms leaving only 1'-2' of boots from the bud. Haul away all debris.	\$5,002.50	\$5,002.50
1.00	LUMP SUM	Remove palm from all sable palms leaving only 1'-2' of boots from the bud. Haul away all debris.	\$2,784.00	\$2,784.00

Images

Trails boot removal



Remove palm boots from sable palms leaving only 1'-2' of boots from the bud. Haul away all debris.

Trails boot removal



Remove palm boots from washingtonian palms leaving only 1'-2' of boots from the bud. Haul away all debris.

For internal use only

SO# 7734104
JOB# 346100459
Service Line 300

Total Price \$7,786.50

THIS IS NOT AN INVOICE

This proposal is valid for 60 days unless otherwise approved by BrightView Landscape Services, Inc.
11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

1. The Contractor shall recognize and perform in accordance with written terms, written specifications and drawings only, contained or referred to herein. All materials shall conform to bid specifications.
2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
7. **Subcontractors:** Contractor reserves the right to hire qualified subcontractors to perform specialized functions or work requiring specialized equipment.
8. **Additional Services:** Any additional work not shown in the above specifications involving extra costs will be executed only upon signed written orders, and will become an extra charge over and above the estimate.
9. **Access to Jobsite:** Client/Owner shall provide all utilities to perform the work. Client/Owner shall furnish access to all parts of jobsite where Contractor is to perform work as required by the Contract or other functions related thereto, during normal business hours and other reasonable periods of time. Contractor will perform the work as reasonably practical after the owner makes the site available for performance of the work.
10. **Invoicing:** Client/Owner shall make payment to Contractor within fifteen (15) days upon receipt of invoice. In the event the schedule for the completion of the work shall require more than thirty (30) days, a progress bill will be presented by month end and shall be paid within fifteen (15) days upon receipt of invoice.
11. **Termination:** This Work Order may be terminated by the either party with or without cause, upon seven (7) work days advance written notice. Client/Owner will be required to pay for all materials purchased and work completed to the date of termination and reasonable charges incurred in demobilizing.
12. **Assignment:** The Owner/Client and the Contractor respectively, bind themselves, their partners, successors, assignees and legal representative to the other party with respect to all covenants of this Agreement. Neither the Owner/Client nor the Contractor shall assign or transfer any interest in this Agreement without the written consent of the other provided, however, that consent shall not be required to assign this Agreement to any company which controls, is controlled by, or is under common control with Contractor or in connection with assignment to an affiliate or pursuant to a merger, sale of all or substantially all of its assets or equity securities, consolidation, change of control or corporate reorganization.
13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

14. **Cancellation:** Notice of Cancellation of work must be received in writing before the crew is dispatched to their location or Client/Owner will be liable for a minimum travel charge of \$150.00 and billed to Client/Owner.

The following sections shall apply where Contractor provides Customer with tree care services:

15. **Tree & Stump Removal:** Trees removed will be cut as close to the ground as possible based on conditions to or next to the bottom of the tree trunk. Additional charges will be levied for unseen hazards such as, but not limited to concrete brick filled trunks, metal rods, etc. If requested mechanical grinding of visible tree stump will be done to a defined width and depth below ground level at an additional charge to the Client/Owner. Defined backfill and landscape material may be specified. Client/Owner shall be responsible for contacting Underground Service Alert to locate underground utility lines prior to start of work. Contractor is not responsible damage done to underground utilities such as but not limited to, cables, wires, pipes, and irrigation parts. Contractor will repair damaged irrigation lines at the Client/Owner's expense.
16. **Waiver of Liability:** Requests for crown thinning in excess of twenty-five percent (25%) or work not in accordance with ISA (international Society of Arboricultural) standards will require a signed waiver of liability.

Acceptance of this Contract

Contractor is authorized to perform the work stated on the face of this Contract. Payment will be 100% due at time of billing. If payment has not been received by BrightView within fifteen (15) days after billing, BrightView shall be entitled to all costs of collection, including reasonable attorneys' fees and it shall be relieved of any obligation to continue performance under this or any other Contract with Client/Owner. Interest at a per annum rate of 1.5% per month (18% per year), or the highest rate permitted by law, may be charged on unpaid balance 30 days after billing.

NOTICE: FAILURE TO MAKE PAYMENT WHEN DUE FOR COMPLETED WORK ON CONSTRUCTION JOBS, MAY RESULT IN A MECHANIC'S LIEN ON THE TITLE TO YOUR PROPERTY

Customer

Property Manager

Signature

Title

Carol Brown

February 11, 2022

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Account Manager Exterior

Signature

Title

Brian Mercer

February 11, 2022

Printed Name

Date

Job #: 346100459

Proposed Price: \$7,786.50

SO # 7734104

Proposal for Extra Work at Trails Community Development D

Property Name	Trails Community Development D	Contact	Lesley Gallagher
Property Address	15431 Spotted Stallion Trail Jacksonville, FL 32234	To	Trails Community Development District
		Billing Address	c/o Rizzetta & Co 8529 S Park Cir Ste 330 Orlando, FL 32819
Project Name	Trails CDD Hydroseed + washout		
Project Description	Hydroseeding eroded areas along the roadside and ponds + fixing washouts at the entrance.		

Scope of Work

QTY	UoM/Size	Material/Description	Total
Hydroseeding along the road and ponds			\$3,340.37
1.00	LUMP SUM	Bahia Hydroseed 38,395.SF- Installed	
Palm Removal			\$1,595.00
1.00	LUMP SUM	Washingtonia Palm, remove and install new palm and add dirt as needed	
Fixing soil washouts at the entrance			\$1,514.26
1.00	LUMP SUM	Prep area by grading and deep edging hardscapes by Bald cypress tree to the right and Light post to the left (please see picture).	
3.00	CUBIC YARD	Fill Dirt - Installed	
500.00	SQUARE FEET	St. Augustine Sod - Installed	

Images

IMG_0858



IMG_0861

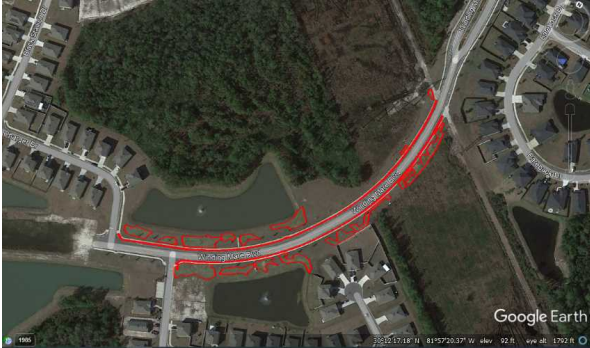


THIS IS NOT AN INVOICE

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11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

Proposal for Extra Work at Trails Community Development D

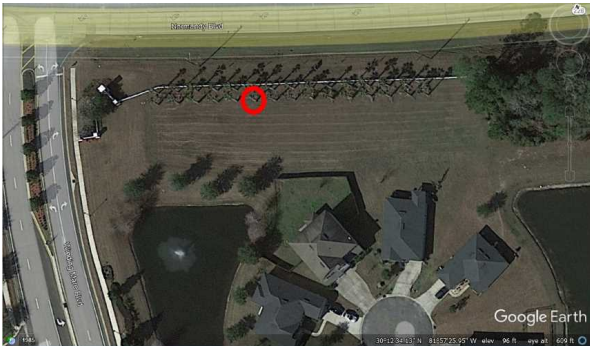
Hydroseed map



IMG_0854



Palms Map



IMG_0716



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11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

Proposal for Extra Work at Trails Community Development D

IMG_0717



IMG_0719



IMG_0718



For internal use only

SO# 7746618
JOB# 346100459
Service Line 130

Total Price \$6,449.63

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11530 Davis Creek Court, Jacksonville, FL 32256 ph. (904) 292-0716 fax (904) 292-1014

TERMS & CONDITIONS

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2. **Work Force:** Contractor shall designate a qualified representative with experience in landscape maintenance/construction upgrades or when applicable in tree management. The workforce shall be competent and qualified, and shall be legally authorized to work in the U.S.
3. **License and Permits:** Contractor shall maintain a Landscape Contractor's license, if required by State or local law, and will comply with all other license and permit requirements of the City, State and Federal Governments, as well as all other requirements of law.
4. **Taxes:** Contractor agrees to pay all applicable taxes, including sales tax where applicable on material supplied.
5. **Insurance:** Contractor agrees to provide General Liability Insurance, Automotive Liability Insurance, Worker's Compensation Insurance, and any other insurance required by law or Client/Owner, as specified in writing prior to commencement of work. If not specified, Contractor will furnish insurance with \$1,000,000 limit of liability.
6. **Liability:** Contractor shall indemnify the Client/Owner and its agents and employees from and against any third party liabilities that arise out of Contractor's work to the extent such liabilities are adjudicated to have been caused by Contractor's negligence or willful misconduct. Contractor shall not be liable for any damage that occurs from Acts of God are defined as those caused by windstorm, hail, fire, flood, earthquake, hurricane and freezing, etc. Under these circumstances, Contractor shall have the right to renegotiate the terms and prices of this agreement within sixty (60) days. Any illegal trespass, claims and/or damages resulting from work requested that is not on property owned by Client/Owner or not under Client/Owner management and control shall be the sole responsibility of the Client/Owner.
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13. **Disclaimer:** This proposal was estimated and priced based upon a site visit and visual inspection from ground level using ordinary means, at or about the time this proposal was prepared. The price quoted in this proposal for the work described, is the result of that ground level visual inspection and therefore our company will not be liable for any additional costs or damages for additional work not described herein, or liable for any incidents/accidents resulting from conditions, that were not ascertainable by said ground level visual inspection by ordinary means at the time said inspection was performed. Contractor cannot be held responsible for unknown or otherwise hidden defects. Any corrective work proposed herein cannot guarantee exact results. Professional engineering, architectural, and/or landscape design services ("Design Services") are not included in this Agreement and shall not be provided by the Contractor. Any design defects in the Contract Documents are the sole responsibility of the Owner. If the Client/Owner must engage a licensed engineer, architect and/or landscape design professional, any costs concerning these Design Services are to be paid by the Client/Owner directly to the designer involved.

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Customer

Property Manager

Signature

Title

Lesley Gallagher

March 02, 2022

Printed Name

Date

BrightView Landscape Services, Inc. "BrightView"

Senior Production Manage

Signature

Title

Jeremiah J. Blouin

March 02, 2022

Printed Name

Date

Job #: 346100459

Proposed Price: \$6,449.63

SO # 7746618



ADDENDUM 'A' TO MASTER AGREEMENT
FOR ADDITIONAL SERVICES
BETWEEN TRAILS CDD AND
BRIGHTVIEW LANDSCAPE SERVICES INC.

Re: Maintenance Addendum to Increase Monthly Contract

The provisions set forth on this page of this addendum 'A' shall hereby become an integral part of the contract to which it is attached with the same force and effect as if these changes had been entered directly on the original contract. Addendum to go into effect April 1, 2022.

Only the provisions of the original contract noted hereon are modified by these provisions and then only to the extent noted. All provisions or portions of provisions in the original contract which are not expressly modified by this addendum shall remain in full force and effect.

CHANGES: Increase Scope to **Add Phase 2, Unit 5, Ponds 4 & 5 and Second entrance**

Date added	Additional Service	Cost per Month	Cost per Year
	Add Phase 2, Unit 5, Ponds 4 & 5 Second entrance	\$490.00	\$5,880.00
	Mulch Install 8 yards 1x year	\$39.00	\$468.00
	Trim Palms 2 x a year	\$ 25.00	\$300.00
	Total		\$6,648.00

Agreed:
Client

BrightView

By: _____

By: _____

Title: _____

Title: General Manager

Date: _____

Date: _____

Tab 2



March 10, 2022

ADDENDUM TO CONTRACT


TO: Trails CDD
Attn: Lesley Gallagher
2806 N Fifth Street, Unit 403
St. Augustine, FL 32084

We are pleased to offer you the following addendum to our current contract with Trails CDD

Description	Price
*****	*****
Add on two ponds, approximately 1.62 surface acres located on Phase Two of Trails Community Development District per Map provided by Lesley Gallagher Unit 5, Ponds 4 and 5	\$ 56.43/month \$677.16/year

These prices are in addition to the pricing already provided. All other terms and conditions remain the same. (Schedule, plants treated, ect.)

FUTURE HORIZONS, INC.


Chris Railing
Vice President of Operations and Sales

NORMANDY BLVD

McCLELLAND RD

Fountain #1

Fountain #2

Fountain #3

Fountain #4

AMENITY CENTER

POND 5

POND 4

POND 3

POND 7

POND 6

POND 9

POND 8

POND 10

POND 11

POND 12

POND 30

POND 15

POND 16

POND 19

POND 14

POND 13

POND 20

POND 29

POND 24

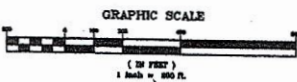
POND 22

POND 21

POND 26

POND 25

POND 17



P:\0908-252-10 WINCHESTER RIDGE CDD\EXHIBITS\CDD EXHIBIT_4-26-17.DWG/2/2017 9:55 AM Mike Reilly

REVISIONS	
NO.	DATE

BY:	DESIGNED BY: DAI
	DRAWN BY: MR
	CHECKED BY: VJD
	SCALE: 1" = 200'
	DATE: 4-26-17
	PROJ. NO.: 0908-252-10



Dunn & Associates, Inc.
CIVIL ENGINEERS / LAND PLANNERS
8375 Old Ellis Trail, Suite 102 Jacksonville, Florida 32256
Phone: (904)363-8916 Fax: (904)363-8917
www.dunneng.com

THE TRAILS
FOR
D.R. HORTON, INC. - JACKSONVILLE
DUVAL COUNTY, FLORIDA
CDD PLAN

VERONICA J. HUNTER ENGINEER REG. 68848
DAVID M. TAYLOR ENGINEER REG. 68848
CERTIFICATE OF AUTHORIZATION NO. 00000

Sheet No. 1 of 1

CDD
DWG. NO.

Tab 3



INVOICE

Customer	Trails Community Development District
Acct #	604
Date	03/23/2022
Customer Service	Kristina Rudez
Page	1 of 1

Trails Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

Payment Information	
Invoice Summary	\$ 74.00
Payment Amount	
Payment for:	Invoice#15365
100121642	

Thank You

Please detach and return with payment



Customer: Trails Community Development District

Invoice	Effective	Transaction	Description	Amount
15365	03/14/2022	Policy change	Policy #100121642 10/01/2021-10/01/2022 Florida Insurance Alliance Package - added Prop & IM Due Date: 3/23/2022	74.00

Total

\$ 74.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Egis Insurance Advisors LLC, Fifth Third Wholesale Lockbox, Lockbox #234021, 4900 W. 95th St Oaklawn, IL 60453

Remit Payment To: Egis Insurance Advisors, LLC

Lockbox 234021 PO Box 84021
Chicago, IL 60689-4002

(321)233-9939

sclimer@egisadvisors.com

Date

03/23/2022

Tab 4



Date	Quote #
2/7/2022	6347
Name / Address	
RIZZETTA & COMPANY, INC. Trails CDD- Winchester Ridge 2806 N. 5th St., Unit 403 St. Augustine, FL 32084	

[illegible]

Tab 5



COMCAST BUSINESS SERVICE ORDER

Company Name:Trails CDD

Order #29904491

Service Location:

Address 115431 SPOTTED STALLION TRL

Address 2

CityJACKSONVILLE

StateFL

Zip32234

Primary Contact NameMelissa Dobbins

Primary Contact Phone(904) 509-7707

Primary Contact Emailgator0301@bellsouth.net

Billing Location:

Address 115431 SPOTTED STALLION TRL

Address 2

CityJACKSONVILLE

StateFL

Zip32234

Billing Contact NameMelissa Dobbins

Billing Contact Phone(904) 509-7707

Billing Contact Emailgator0301@bellsouth.net


Tax ExemptNo

Promo Code:

Service Term24

Package Code:\$170DataVoicePackage_BI300+_2yr

Package & Promotion Details
Data, Voice Package for discounted rate of \$170 for months 1-24, increasing to then regular rate in month 25. Package includes Business Internet 300/30 Mbps and 1 Mobility Line. 2 year term agreement required. Additional services may be added to qualifying bundles: Two or more Mobility Lines \$25 each/mo. After 24 months, monthly service charge increases to regular rate for each additional service. Pricing subject to change. All products in the package must be maintained to sustain the package rate. Additional \$10 MRC discount with enrollment in EcoBill paperless billing and automatic payments through Comcast's self-service online tool via https://business.comcast.com/myaccount within 30 days of service installation. If either EcoBill paperless billing or automatic payment service is cancelled during the promo, the monthly service charge automatically increases by \$10.00. Equipment, installation, taxes and fees, including Broadcast TV Fee, Regional Sports Fee, regulatory recovery fee and other applicable charges extra and subject to change.



Customer Initials

Package	Services Included	Qty	Package Monthly Service Charge ¹	Package Non-Recurring Charge ²
Data, Voice Package	Business Internet 300 Plus	1	\$ 170.00	\$ 0.00
	Mobility Lines	1		

Equipment and Additional Service(s)	Qty	Additional Monthly Service Charge ¹	Additional Non-Recurring Charge ²
Business Internet			
Static IP -1	1	\$ 19.95	
Equipment Fee			
Package Equipment Fee	1	\$ 18.45	
Business Voice			
Mobility Lines	1	\$ 25.00	
Business Video			
TV Basic	1	\$ 29.95	
Equipment - TV Box + Remote (STB)	1	\$ 9.95	
Additional Fees			
Standard Installation Fee / Change of Service Fee	1		\$ 0.00
Total Additional Charge		\$ 103.30	\$ 0.00

	Monthly Service Charge ¹	Non-Recurring Charge ²
Total Charge for Service	\$ 273.30	\$ 0.00

OrderForm Version v1

Page 1 of 5



COMCAST BUSINESS SERVICE ORDER

Company Name: Trails CDD Order # 29904491

¹ Charges identified in the Service Order Agreement are exclusive of maintenance and repair charges, and applicable federal, state, and local taxes, fees, surcharges and recoupments (however designated).
² Non-Recurring Charges in the Service Order Agreement reflect activation and installation fees for this order. This excludes any custom installation fees.

General Special Instructions

AGREEMENT

1. This Comcast Business Service Order Agreement sets forth the terms and conditions under which Comcast Cable Communications Management, LLC and its operating affiliates ("Comcast") will provide the Services to Customer. This Comcast Business Service Order Agreement consists of this document ("SOA"), the standard Comcast Business Terms and Conditions ("Terms and Conditions"), and any jointly executed amendments ("Amendments") entered under the Agreement. In the event of inconsistency among these documents, precedence will be as follows: (1) Amendments, (2) Terms and Conditions, and (3) this SOA. This Agreement shall commence and become a legally binding agreement upon Customer's execution of the SOA. The Agreement shall terminate as set forth in the Terms and Conditions (<http://business.comcast.com/terms-conditions/index.aspx>). All capitalized terms not defined in this SOA shall reflect the definitions given to them in the Terms and Conditions. Use of the Services is also subject to the then current High-Speed Internet for Business Acceptable Use Policy located at <http://business.comcast.com/terms-conditions/index.aspx> (or any successor URL), and the then current High-Speed Internet for Business Privacy Policy located at <http://business.comcast.com/terms-conditions/index.aspx> (or any successor URL), both of which Comcast may update from time to time.
2. Each Comcast Business Service ("Service") carries a 30 day money back guarantee. If within the first thirty days following Service activation Customer is not completely satisfied, Customer may cancel Service and Comcast will issue a refund for Service charges actually paid by Customer, custom installation, voice usage charges, and optional service fees excluded. In order to be eligible for the refund, Customer must cancel Service within thirty days of activation and return any Comcast-provided equipment in good working order. In no event shall the refund exceed \$500.00. If you use the service in the first 30 days, you will be refunded your subscription fees, but charged the applicable one-time fee.
3. Customer must provide thirty (30) days' prior notice to Comcast in order to terminate a Service Order or the Agreement. Any termination of a Service Order or the Agreement may be subject to early termination fees in accordance with the Business Services Customer Terms and Conditions.
4. To complete a Voice order, Customer must execute a Comcast Letter or Authorization ("LOA") and submit it to Comcast, or Comcast's third party order entry integrator, as directed by Comcast.
5. New telephone numbers are subject to change prior to the install. Customers should not print their new number on stationery or cards until after the install is complete.
6. Modifications: All modifications to the Agreement, if any, must be captured in a written Amendment, executed by an authorized Comcast Senior Vice President and the Customer. All other attempts to modify the Agreement shall be void and non-binding on Comcast. Customer by signing below, agrees and accepts the Terms and Conditions of this Agreement.
7. IF CUSTOMER IS SUBSCRIBING TO COMCAST'S BUSINESS DIGITAL VOICE SERVICE, CUSTOMER, BY SIGNING BELOW, ACKNOWLEDGES RECEIPT AND UNDERSTANDING OF THE FOLLOWING 911 NOTICE:

911 Notice

911 Email Notification- If 911 is dialed using the Voice Service, Comcast will send a notification to the Customer designated email address, unless the Customer has opted out of receiving such notifications. Each notification will include the telephone number from which 911 was dialed, location information, and the time the call was placed. After installation of the Voice Service, Customer may change the designated email address and/or decision to receive notifications by calling Comcast at 1-888-824-8104.

Your Comcast voice service (“Voice Service”) may have the following 911 limitations:

- For 911 calls to be properly directed to emergency services using the Voice Service, Customer must provide the correct address information (“Registered Service Location”) for each telephone number used by Customer. The Registered Service Location may also include information such as floor and office number.
- If the Voice Service or any Voice Service device is moved to a different location without Customer providing an updated Registered Service Location, 911 calls may be directed to the wrong emergency authority, may transmit the wrong address, and/or the Voice Service (including 911) may fail altogether. Customer's use of a telephone number not associated with its geographic location, or a failure to allot sufficient time for a Registered Service Location change to be processed, may increase these risks.
- If a Registered Service Location is deemed to be in an area that is not supported for 911 calls, Customer 911 calls will be sent to an emergency call center where a trained agent will ask for the caller's name, telephone number, and location, and then will contact the local emergency authority.



COMCAST BUSINESS SERVICE ORDER


Company Name: Trails CDD Order # 29904491

- The Voice Service uses electrical power in the Customer’s premises. If there is an electrical power outage, 911 calling may be interrupted if back-up power is not installed, fails, or is exhausted. Voice Services that rely on a broadband connection may also be interrupted if the broadband service fails.
- Calls using the Voice Service, including calls to 911, may not be completed if there is a problem with network facilities, including network congestion, network equipment, and/or power failure, a broadband connection failure, or another technical problem.

Registered Service Location Updates- The Registered Service Location will be provided to Public Safety Answering Points to assist in responding to a 911 call. Customer may update or otherwise customize the Registered Service Location by:

- Calling Comcast at 1-888-824-8104

BY SIGNING BELOW, CUSTOMER ACKNOWLEDGES THAT IT HAS READ AND UNDERSTANDS THE FOREGOING 911 NOTICE AND THE 911 LIMITATIONS OF THE VOICE SERVICE.

CUSTOMER SIGNATURE	
By signing below, Customer agrees and accepts the Terms and Conditions of this Agreement. General Terms and Conditions can be found at http://business.comcast.com/terms-conditions/index.aspx	
Signature	
Name	John Williams
Title	Field Operations Manager
Date	10/25/2021

FOR COMCAST USE ONLY	
Sales Representative	Daniel Kim
Sales Representative Code	
Sales Manager Name	Regina Rowley
Sales Manager Approval	cm
Division	Central
SmartOffice License Number	

COMCAST
BUSINESS

COMCAST BUSINESS SERVICE ORDER

Company Name:Trails CDD

Order #29904491

BUSINESS INTERNET CONFIGURATION DETAILS

Transfer Existing Comcast.net

No

Equipment

Business Wireless Gateway

Number of Static Ips

1

Business Web

No

BUSINESS VIDEO CONFIGURATION DETAILS

Outlet Details	Location	Outlet Type
Outlet 1 - Primary	Outlet - 1	TV Box + Remote (STB)

Service Location Occupancy*

* Occupancy required for public view

Additional Comments

OUTLETS 9 & UP	QUANTITY
TV Box + Remote	0

BUSINESS VOICE CONFIGURATION DETAILS

Directory Listing Details	
Directory Listing (Published, Non-Published, Unlisted)	Published
Directory Listing Phone Number	9047480051
Directory Listing Display Name	Trails CDD
DA/DL Header Text Information	None
DA/DL Header Code Information	00000001
Standard Industry Code	0001

Additional Voice Details	
Caller ID (Yes/No)	Yes
Caller ID Display Name(max 15 char.)	Trails CDD
International Dialing (Yes/No)	No
Call Blocking (Yes/No)	No
Auto Attendant (Yes/No)	No

Hunt Group Configuration Details	
Hunt Group Features Requested	No
Hunt Group 1 Configuration Type	
Hunt Group 2 Configuration Type	
Hunt Group 1 Pilot Number	
Hunt Group 2 Pilot Number	

Tab 6

Corporate Office- 8400 Baymeadows Way Suite 12, Jacksonville, FL 32256

Orlando office-3701 N. John Young Pkwy, Suite 105 Orlando, FL 32804, Tampa Office-3904 Corporex Park Drive, Suite 100 A Tampa, FL 33619, Ocala Office- 1721 Northwest Pine Ave. Ocala, FL 34476, Daytona Office- 745 South Nova Road Ormond Beach, FL 32174 Treasure/Space Cost- 360 Thor Ave. SE Suite 6 Palm Bay, FL 32909 St. Mary's- 1721 Osborn Road, Suite B, St. Mary's, GA 31558 Toll Free: 800-225-5305 – www.turnerpest.com

Turner Pest Control, LLC

SUBTERRANEAN TERMITE RETREATMENT ONLY SERVICING AGREEMENT

This Agreement provides for the retreatment of a structure but does not provide for the repair of damages caused by wood destroying organisms.

PART 1 – GENERAL INFORMATION

Property Owner's Name	Winchester Ridge Amenity Center	Chemical Use	Termidor
Covered Premises Address	15431 Spotted Stallion Trl.	Initial Treatment Date	
City, State, Zip Code	Jacksonville, FL, 32234	Sticker Location	
Billing Address (if different):	3434 Colwell Ave. Ste-200	Contract Commencement Date	April 2022
City, State, Zip Code	Tampa, FL, 33614	Contract Anniversary Date	April 30th, 2023
Primary Telephone	904-748-0051	Contract Expiration Date	April 30th, 2032
Type of Structure	Commercial	Defined Treatment	
Detached Structures Included		Preventative	X
		Comprehensive Treatment	
		Corrective	

INITIAL TREATMENT PRICE: \$ 973.00

The obligations of **Turner Pest Control, LLC (herein "Turner")** under this Subterranean Termite Retreatment Only Servicing Agreement (the "Agreement") to the Structure and Detached Structures listed at the above Covered Premises Address ("Covered Premises") on behalf of the Property Owner's Name ("Owner") listed above, shall not become effective until full payment for the Initial Treatment is received and either clears Turner's account in the case of a check or confirmation is received of authorization from the credit card purveyor.

ANNUAL RENEWAL FEE: \$ 325.00

Upon receipt of payment of the Annual Renewal Fee, which is due on or before the annual Contract Anniversary Date, Turner Pest Control will perform an inspection of the interior and exterior of all the Covered Structures. This coverage is renewable from year-to-year. Either party may cancel this Agreement by providing written notice of its intent to do so to the other party within 30 days prior to the Contract Anniversary Date without cause. Moreover, Turner shall have the right to cancel the Agreement immediately should the annual renewal fee ("Renewal Fee") not be received prior to the annual Contract Anniversary Date.

RIGHT TO RE-INSPECT AND ADJUST RENEWAL FEE:

Turner will inspect the covered premises each year during the month of the Contract Anniversary. Turner reserves the right to re-inspect the covered premises at any time including prior to the Contract Anniversary date. Subsequent to such inspection and prior to the commencement of a new year Turner shall have the right to adjust the annual renewal fee as of the 1st renewal year, or any year thereafter, with the adjustment not to exceed 10% per year. Following expiration of the 3rd year renewal, Turner reserves the right to require the covered premises to be completely retreated, at a rate to be determined by Turner, subject to Turner and owner entering into a new Termite Service Agreement.

SCOPE OF INSPECTIONS:

The Owner acknowledges that during the annual inspections performed by Turner that recommendations or conditions conducive to a termite infestation may be identified. While the corrections of such conditions are an important part of properly protecting the structure(s) from termite damage, it does not ensure that an infestation will not occur. The annual inspections are not intended to identify all existing conducive conditions that may exist. The Owner acknowledges that Turner is not a certified contractor and that the scope of the annual inspections is not intended to include a complete assessment of the integrity of the structures.

LIMITATION OF LIABILITY:

If a Subterranean or Formosan termite ("Covered Termites") infestation occurs to the Covered Premises while this Agreement is in effect, Turner shall for as long as this Agreement remains in effect, perform any further re-treatment it finds necessary, free of charge, subject to the terms and conditions of this Agreement. **By signing this Agreement, it is understood that there is no repair or replacement of damage to the structure or contents due to subterranean termites.**

DISCOVERY OF INFESTATION:

In the event that the Owner believes that a termite infestation exists, Owner agrees to notify Turner of such infestation within 48 hours of discovery of such infestation. To the extent Owner fails to notify Turner and Turner is prejudiced by such delay, such delay will act to decrease the Limitation of Liability in an amount to be determined.

By my execution below, I, as an authorized representative of Property Owner, authorize Turner to provide the treatment for the prevention and control of subterranean termites subject to the terms and conditions of all three (3) parts of this Agreement.

AUTHORIZED REPRESENTATIVE OF PROPERTY OWNER

Name of Signatory: _____

Date: _____

Name: _____

AUTHORIZED REPRESENTATIVE OF TURNER

Turner Representative: _____

Date: _____

Name: _____

March 22, 2022

The Proposal and Pricing contained herein will be honored 30 days from printed date above.

PART 2- SPECIFIC QUESTIONS REGARDING THE COVERED PREMISES
AND PRIOR CONDITIONS

SPECIFIC QUESTIONS

- 1) In what year was the Covered Premises built?

- 2) Type of Construction
 - a. Slab type
Monolithic _____ Supported _____ Floating _____ Crawl _____ Other _____
 - b. Construction type
Wood Frame _____ Block _____ Metal _____ Other _____
 - c. Exterior Siding
Brick _____ Wood _____ Stucco _____ Other _____
- 3) List all repairs that exceeded \$1,000 that have been made to the Covered Premises in the past 10 years including.

- 4) List any know construction defects (repaired or not) to the Covered Premises that have been discovered in the past 10 years. *Construction defects should include, but not be limited to; roof leaks, window leaks, slab cracks, and structural instability.*

- 5) List any known issues with water leaks, moisture, mold or mildew as well as issues due to the accumulation of water from rain in the past 5 years. State when, where and if any steps were taken to remedy the situation.

- 6) List the date and chemical used of the last termite treatment along with the company that performed the treatment.
Turner Pest Control applied Dominion in December of 2013.
- 7) List the dates of any termite activity discovered and location within the past 10 years. Also include costs and steps taken to repair damage or to eradicate infestations.
Turner Pest Control has not found any activity during annual inspections nor has Turner Pest Control been notified of any termite activity since 2013.

The above answers to the questions in this section of the application are material to Turner accepting responsibility as set forth in this Agreement. To the extent any of these answers are found to be knowingly false any and all obligations of Turner under this contract are null and void and Turner reserves the right to cancel the Agreement forthwith which shall be effective immediately. Any such cancellation based on knowing false or misleading statements shall serve to excuse any and all obligations of Turner under the Agreement.

The undersigned, as authorized representative of the Owner of the Covered Premises, declares that, to the best of his/her knowledge and belief, after reasonable inquiry, the statements and responses in Part 2 of this application, as submitted, are true and complete and understands that Turner is relying upon the truthfulness of these responses to enter into this Agreement.

Signature _____

Name of Signatory: _____

GENERAL TERMS AND CONDITIONS

1. This Agreement provides for Turner to perform an initial treatment and any subsequent treatments as deemed necessary by Turner to the structure(s) at the Covered Premises if a live infestation of the Covered Termites is found in the structure during the effective period of the Agreement. Turner will perform such treatments as necessary, subject to the Limitations of Liability set forth in Part 1 of the Agreement above.
 - **This agreement does not cover, and Turner will not be responsible for re-treatment to any of the following:** Wood decks, wood steps, wood fences, wooden walk-ways, or other wooden structures outside the foundation perimeter of the covered premises, or any area(s) of the structure where wood members are in direct contact with the ground.
 - Area(s) where stucco, coquina, styrofoam and any other material is applied in a manner conducive to infestation or is in direct contact with the ground.
 - Area(s) where moisture conditions conducive to infestation exist, such as but not limited to faulty plumbing, roof leaks, elevations above slab levels such as planter boxes or any other conditions that supply water to termites allowing them to survive above ground.
 - Infestations resulting from moisture conditions including but not limited to fungus.
 - Damage to plants, trees, flowers, and/or shrubs adjacent to the structure.
 - Personal expenses incurred by the Owner including but not limited to lodging, meals, transportation, loss of use incurred as a result of treatment, and/or re-treatment.
 - Any indirect expenses or consequential damages relating to the existence of termites or termite damage, whether Covered Termites or not.
 - Damages or losses caused by war, fire, earthquake, floods, acts of god or force majeure or other natural or catastrophic causes beyond the control of Turner.
2. Customer warrants full cooperation with Turner during the term of this Agreement and any renewal period and agrees to maintain the structure free from any factors or conditions contributing to re-infestation by specified termites. It is the customer's responsibility to correct any conditions that may inhibit proper inspection and/or treatment deemed necessary by Turner. The customer agrees to pay all expenses to make all non-accessible areas accessible for treatment and/or inspection as deemed necessary by Turner. A failure to do so shall void any obligation that Turner may otherwise have for such area.
3. Property Owner acknowledges the existence of moisture has a significant negative effect on treatment of Covered Termites and may make the standard treatments for termites, which are contemplated by this Agreement, ineffective. Consequently, any warranty or representation as to the efficacious nature of treatment for Covered Termites otherwise contained in this Agreement is void should moisture conditions be found to exist in the area where termites are found and preexisted the presence of the termites.
4. Property Owner agrees to notify Turner (as set forth in Part 2 of the Agreement) of any known construction defects either at the commencement of the Contract, should it have prior knowledge of the condition, or within 30 days of becoming aware of the defect. A failure to notify Turner of any pre-existing construction defects known by Owner shall void any obligation of Turner under this Agreement.
5. With respect to all ground floor units that exist in the Covered Structure(s), Property Owner agrees to make all such units available for inspection once a year, upon the request of Turner.
6. In the event the Covered Property is sold, Turner agrees to transfer the Agreement to the New Owner, subject to all the remaining terms and conditions of this Agreement. Turner reserves the right to charge a transfer fee in the event the New Owner requests the Agreement to be transferred.
7. In the event of non-payment of the Initial Treatment, annual Renewal Fee, or any other fees due to Turner under this Agreement, Turner has the right to terminate this Agreement effective the due date of the unpaid fees.
8. In the event of a change in the existing law that has the effect of increasing the liability or responsibility of Turner as covered under this Agreement, Turner reserves the right to adjust the Renewal Fee amend the terms of this Agreement and/or terminate this Agreement. The State listed in Part 1 as the Covered Premise Address controls operation of this Agreement and the application of this section.
9. Any claim or complaint of dissatisfaction under the terms of this Agreement must be made in writing to Turner. Turner is only obligated to perform under this Agreement provided the Owner provides Turner access to the Covered Premises for any purposes contemplated by this Agreement, including but not limited to re-inspection, whether the inspection was requested by the Owner or deemed necessary by Turner.
10. Property Owner acknowledges that this Agreement only covers the items specifically set forth in this Agreement and does not cover those either not specifically included or those that are specifically excluded. This Agreement is not a guarantee that Covered Termites do not exist or will not exist during the term of this Agreement. Moreover, this Agreement is not and shall not act as an insurance policy or facsimile thereof for the Property Owner to insure or cover all incidences of termite infestation at the Covered Premises that result from the presence of termites, covered or not.
11. To the extent that any provision contained within this Agreement is found to be void, voidable or against public policy that provision shall have no effect but the remainder of the Agreement shall survive and be fully enforceable.
12. The Owner and Turner agree that any controversy or claim between them arising out of, or relating to, the interpretation, performance, or breach of any provisions of this agreement, shall be settled exclusively by arbitration administered by American Arbitration Association, under its commercial arbitration rules, and judgment on the award rendered by the arbitrator(s) may be entered into any court having jurisdiction. In no event shall either party be liable to the other for indirect, special, or consequential damages or loss of anticipated profits. Moreover, any claim by Owner shall be subject to the Limitations of Liability in Part 1 of this Agreement and accuracy of the representations in Part 2 and all applicable provisions of Part 3.
13. Turner and the Owner agree that all reasonable attorney's fees and costs at all levels of the dispute through the highest appellate level, as applicable shall be awarded to the prevailing party and against the other party in any dispute arising out of this Agreement, whether the forum is in arbitration or otherwise.
14. The Georgia Structural Pest Control Act requires all pest control companies to maintain insurance coverage. Information about this coverage is available from the pest control company upon request.
15. All governmental licensing and insurance information is available to Owner upon written request from Turner. Requests for such information do not extend or delay any party's responsibility for payment of any amounts due under this Agreement or any other provisions of this Agreement.
16. Written notice of any cancellation. To the extent that either party to this Agreement wishes to cancel for any reason other than non-payment, as provided for under the terms of this Agreement, such cancellation can only be effective by written notification to the Owner at the Covered Premises address or to Turner, at its Jacksonville address contained on the first page of this Agreement. Such notice may be transmitted by facsimile or overnight mail. In the event that cancellation occurs due to non-payment, as defined in this Agreement, the cancellation is automatic and no written notice is required.
17. **This Agreement contains all the terms and conditions of the understanding and agreement between Turner and the Property Owner. No other representations, warranties or statements that are not explicitly contained within this Agreement shall be binding on either party to this Agreement. All prior statements, writings or agreements are subsumed by this Agreement. No alterations or additions to this Agreement (other than information to fill in the blanks contained in Part 1 and Part 2 of this Agreement) are effective or enforceable unless the alteration or addition are in writing and signed by a corporate officer of Turner and Property Owner.**

RIGHT TO CANCEL: You, the customer, have the right to cancel this Agreement at any time prior to midnight of the third business day after the date of the execution of this Agreement transaction. Please read this Agreement thoroughly before signing. Customer acknowledges receipt of a signed copy of this Agreement. INITIAL

I HEREBY ACKNOWLEDGE THE GENERAL TERMS AND CONDITIONS TO THIS AGREEMENT AND THAT THEY FORM AN INTEGRAL PART OF THE AGREEMENT WHICH I HAVE EXECUTED.

PROPERTY OWNER OR AUTHORIZED REPRESENTATIVE OF PROPERTY OWNER SIGNATURE DATE

Turner Pest Control, LLC.

DATE

Tab 7



1400 Village Square Boulevard
#3-293
Tallahassee, FL 32312
www.fitnessproinc.com

Contract: Quarterly Preventative Maintenance

CUSTOMER	BILL TO
Trails CCD c/o Rizzetta & Company Carol Brown (904) 657-4631 Clbrown@rizzetta.com	Trails CCD c/o Rizzetta & Company 2806 North Fifth St Unit 403 St Augustine, FL 32084

START DATE	EXPIRES	CONTRACT TYPE	P.O. NO.	CONTRACT NO.
Apr 1, 2022	None	Quarterly Preventative Maintenance		Pay Per Visit

CONTRACT LIMIT:	Unlimited
SUBTOTAL:	\$160.00
TAX:	\$0.00
TOTAL:	\$160.00

CONTRACT DESCRIPTION
<p>This Preventative Maintenance Agreement will cover the servicing of the listed equipment at your facility.</p> <p>This service will be as follows: 1) Operational Inspection, 2) Visual Inspection, 3) Lubrication, 4) Calibration, 5) Internal inspection & Cleaning as needed, 6) Adjust to manufacturers specifications, 7) Repairs that can be done at time of PM that would not require additional parts or tools, 8) Notation of Service in Logbook (if customer requires and provides the logbook), and 8) Notation of equipment status.</p> <p>Fitness Pro will provide further product support with the following services: 1. An emailed summary of status and work done on equipment listed. 2. Access to customers service file online through our service website. 3. Will use only factory replacement parts on any repair, unless other specified or approved by customer or manufacturer. We will always let you know what your lowest price option is and let you choose.</p> <p>Preventative Maintenance fee does not include additional repairs. Customer will be notified of any additional repairs that are diagnosed at time of preventative maintenance. We require customer to approve of all additional repairs and fees.</p> <p>This agreement is strictly preventive in nature, intended to keep your facility as operational as possible by drawing attention to its present status. This agreement does not cover abuse, vandalism, normal wear and tear, external cleaning, or any acts of God resulting in failure of equipment, nor does it include the cost of parts, shipping, or labor charges associated with a repair not specified by this agreement. Fitness Pro reserves the right to refuse service on certain manufacturers.</p>

CONTRACT TERMS
Quarterly Terms: \$160.00 per visit, 4 visits per year
This agreement is subject to the fitness equipment located on property at the time the agreement was accepted. Any additions to

your fitness center will require a new signed agreement.

Also, if your ownership requires any additional insurance coverage (i.e. waiver of subrogation or to be named an additional insured) or pre qualification these charges will be billed in addition to this estimated total. All compliance fees and/or monitoring fees required by the customer will be invoiced back to the customer.

Prices are subject to change with a 30-day notice.

THIS AGREEMENT MAY BE CANCELED BY EITHER PARTY WITH A 30-DAY WRITTEN NOTICE. Account payment terms will be agreed upon before first visit. A delinquent account will void this agreement.

Please remit payment to: Fitness Pro 1400 Village Square #3-293 Tallahassee, FL 32312

Billing Contact: Tracy Parmer
tracy@wearefitnesspro.com

Signature: _____

Printed Name: _____

Date: _____

Tab 8

Full Reserve Study Trails Community Development District Jacksonville, Florida



**Prepared for FY 2022
Report Date: March 21, 2022**



March 21, 2022

Ms. Carol L. Brown, Associate District Manager
Rizzetta & Company
2806 North Fifth Street, Suite 403
St. Augustine Florida 32084

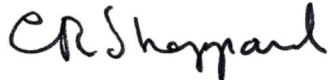
Re: Reserve Study Report for Trails Community Development District

Dear Ms. Brown:

Community Advisors is pleased to provide this Reserve Study report for the above referenced District. A site visit was conducted to determine the condition of your major components and provide an opinion of their remaining useful life.

We have developed a plan to fund future capital component replacements which is dependent on adequate funding, component maintenance, usage, weather and other factors. Component replacement cost is determined using local vendors and industry standard publications. This Reserve Study was prepared under the guidelines of the National Reserve Study Standards which is administrated by CAI and the Standards of Practice establish by APRA. Once you have reviewed this report and considered recent expenditures and any historic cost data, we will make necessary adjustments

Respectively submitted,



Charles R. Sheppard *RS PRA CCI*
Professional Reserve Analyst

10459 Hunters Creek Court
Jacksonville, FL 32256
(904) 303-3275
www.communityadvisors.com



SPECIAL NOTICE

THIS RESERVE ANALYSIS INCLUDED A VISUAL OBSERVATION OF MAJOR COMPONENTS FOR YOUR PROPERTY. NO DESTRUCTION TESTING OR OTHER TESTING WAS CONDUCTED TO DETERMINE COMPONENT CONDITION. OUR ANALYSIS INCLUDES COMPONENTS WITH REPLACEMENT COST AND USEFUL LIFE PROJECTIONS THAT ARE TYPICAL FOR THIS TYPE OF FACILITY.

THIS ANALYSIS IS NOT A SAFETY INSPECTION OR STRUCTURAL INSPECTION AND WE RECOMMEND THE ASSOCIATION CONDUCT THOSE INSPECTIONS ON A REGULAR BASIS WITH OTHER CONSULTANTS.

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Report Navigation

- **Executive Summary** provides information about projected year end reserve balance, current annual contribution, interest, and inflation rates:
 - Level of Service is the type of reserve study
 - Funding Method is either Component Funding or Pooled Cash
 - Component Funding Contribution is a year one only amount
 - Current Funding Plan currently used by the Association
 - Recommended Funding Plan maintains adequate funding
- **Funding Model Projections** include both your current plan and our recommended plan. The information included in each column is described below:
 - Year begins with your study year generally for a 30-year term
 - Current cost is the current replacement of all components
 - Annual contribution is the amount placed in reserves each year
 - Annual interest earned on your funds
 - Annual expenditures are the projected component replacement cost by year
 - Projected ending balance is the year end reserve fund balance
 - Fully funded reserves are the fully funded balance for that year. Fully Funded formula is $\text{Fully Funded Balance} = \text{Component cost} \times \text{Age/Useful Life}$
 - Percent Funded is a measure of fund strength
- **Current Funding Projection** is your current funding plan and how it performs
- **Recommended Funding Model Projection** is the plan we recommend
- **Cash Flow** is a 30-year statement that provides both income and expense information to quickly find when expenditures occur and the resulting financial status of your reserves
- **Annual Expenditure Detail** provides a year to year list of your projected expenditures This is a good section to review each year when preparing your budgets
- **Condition Assessment (if included)** is a brief description of major component condition
- **Component Inventory** contains a list of your components, remaining useful life and quantities we determined from our site visit and other means of measurement
- **Component Detail Index** allows quick access to the detail we have included for each component separated into categories
- **Component Detail** provides a listing of each component, quantities or allowances and photographs of major ones
- **Methodology - Terms of Service – Company Profile** are our Disclosure sections with information about our assumptions, methods of work and our credentials

Executive Summary

Account Information

Account Name	Trails Community Development District	Account Number	1792
City	Jacksonville	Last Site Visit	February, 15 2022
State	Florida	Report Date	March, 21 2022
In Service Date	January, 1 2008	Report Version	1
Total Units	656	Fiscal Year Start	October, 1 2022
Study Level	Level I Reserve Study	Fiscal year End	September, 30 2023

Reserve Fund Information

Current Component Replacement Cost	\$624,934
Number of Components	57
Reserve Fund Beginning Balance	\$235,784
Billing Term	Annually

Component Funding (Straight Line)

Recommended First Year Reserve Fund Contribution	\$40,232
Interest Rate on Reserve Deposits	0%
Inflation Rate on Replacement Cost	0%

Pooled Cash (Current Funding Plan)

Current Year Reserve Fund Contribution	\$25,000
Interest Rate on Reserve Deposits	Variable
Inflation Rate on Replacement Cost	Variable
Annual Contribution Increases	3.0%

Pooled Cash (Recommended Funding Plan)

Recommended First Year Reserve Fund Contribution	\$39,154
Interest Rate on Reserve Deposits	Variable
Inflation Rate on Replacement Cost	Variable
Annual Contribution Increases	3.0%

Comments

- Current funding level is not adequate for future component replacement.
- Recommended funding plan requires larger contributions for adequate funding.

**Trails Community Development District
Financial Summary - Recommended Funding Plan**

Beginning Balance: \$235,784

Fully Funded: \$403,876

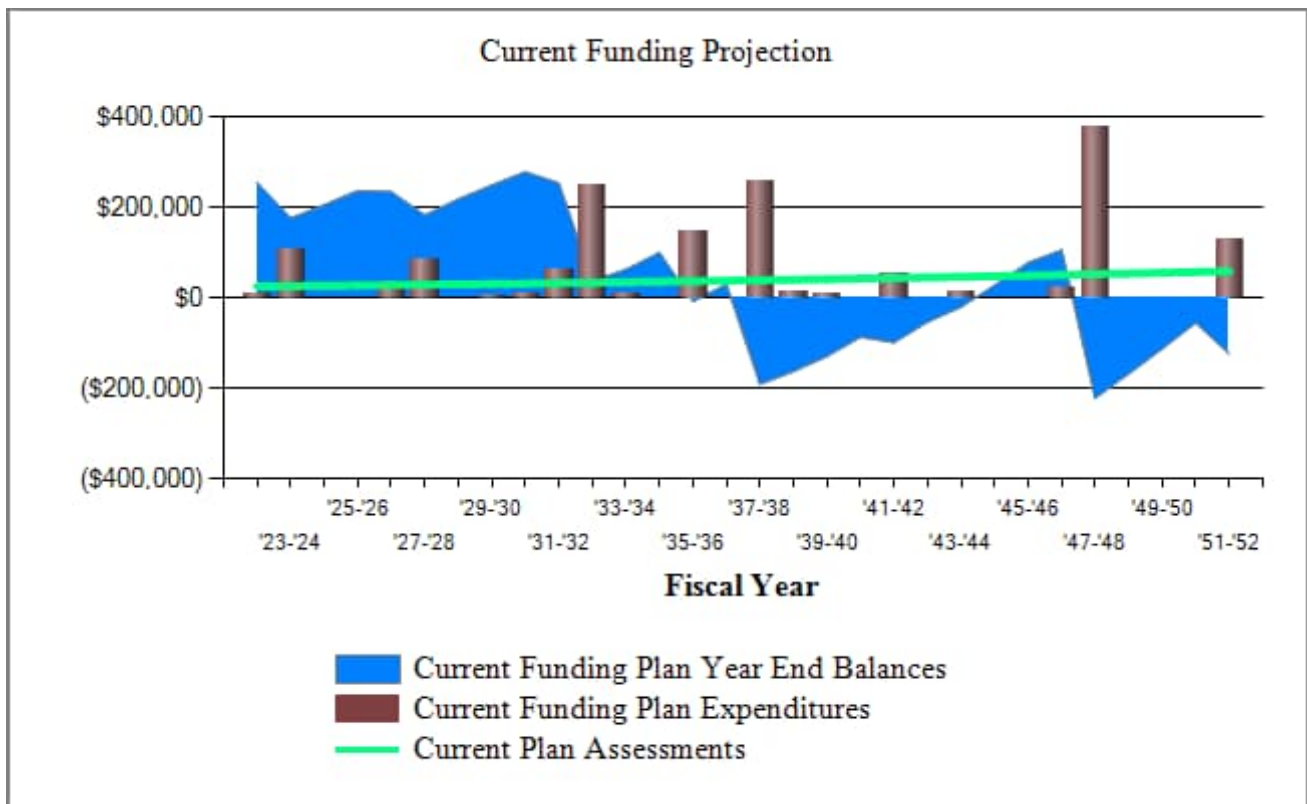
Tax Rate:0%

Year	Replacement Cost	Inflation Rate	Annual Reserve Contribution	Other Income	Interest Rate	Net Interest	Projected Expenditure	Year End Balance	Year End Fully Funded	Year End % Funded
22-23	624,934	6.0%	39,154	0	0.50%	1,340	7,000	269,278	449,941	60%
23-24	662,430	5.0%	40,328	0	1.00%	1,635	105,816	205,424	394,486	52%
24-25	695,551	4.0%	41,538	0	1.50%	3,081		250,044	444,746	56%
25-26	723,373	3.0%	42,784	0	2.00%	5,001		297,829	493,603	60%
26-27	745,075	3.0%	44,068	0	2.50%	6,552	35,767	312,681	508,668	61%
27-28	767,427	3.0%	45,390	0	3.00%	6,833	84,929	279,975	473,334	59%
28-29	763,888	3.0%	46,752	0	3.00%	8,399		335,126	525,523	64%
29-30	786,804	3.0%	48,154	0	3.00%	9,866	6,253	386,893	573,976	67%
30-31	810,408	3.0%	49,599	0	3.00%	11,325	9,393	438,423	621,823	71%
31-32	834,721	3.0%	51,087	0	3.00%	11,227	64,187	436,551	616,428	71%
32-33	859,762	3.0%	52,619	0	3.00%	5,590	250,213	244,547	420,672	58%
33-34	885,555	3.0%	54,198	0	3.00%	7,042	9,799	295,988	467,974	63%
34-35	912,122	3.0%	55,824	0	3.00%	8,880		360,692	528,131	68%
35-36	939,485	3.0%	57,499	0	3.00%	6,474	144,895	279,769	442,235	63%
36-37	967,670	3.0%	59,224	0	3.00%	8,393		347,386	504,429	69%
37-38	996,700	3.0%	61,000	0	3.00%	2,626	259,863	151,149	302,298	50%
38-39	1,026,601	3.0%	62,830	0	3.00%	4,178	11,899	206,258	351,018	59%
39-40	1,057,399	3.0%	64,715	0	3.00%	5,952	7,856	269,069	407,600	66%
40-41	1,089,121	3.0%	66,657	0	3.00%	8,072		343,798	475,596	72%
41-42	1,121,795	3.0%	68,656	0	3.00%	8,642	55,724	365,373	489,909	75%
42-43	1,155,449	3.0%	70,716	0	3.00%	10,961		447,050	563,771	79%
43-44	1,190,112	3.0%	72,838	0	3.00%	13,016	13,170	519,734	628,059	83%
44-45	1,225,815	3.0%	75,023	0	3.00%	15,592		610,349	709,668	86%
45-46	1,262,590	3.0%	77,273	0	3.00%	18,310		705,933	795,609	89%
46-47	1,300,468	3.0%	79,592	0	3.00%	20,436	24,736	781,225	860,589	91%
47-48	1,339,482	3.0%	81,979	0	3.00%	12,039	379,939	495,304	563,657	88%
48-49	1,379,666	3.0%	84,439	0	3.00%	14,859		594,602	651,212	91%
49-50	1,421,056	3.0%	86,972	0	3.00%	17,838		699,412	743,513	94%
50-51	1,463,688	3.0%	89,581	0	3.00%	20,982		809,975	840,766	96%
51-52	1,507,598	3.0%	92,269	0	3.00%	20,462	127,910	794,796	811,438	98%

**Trails Community Development District
Current Funding Projection**

Beginning Balance: \$235,784

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
22-23	624,934	25,000	1,269	7,000	255,053	449,941	57%
23-24	662,430	25,750	1,492	105,816	176,479	394,486	45%
24-25	695,551	26,522	2,647		205,649	444,746	46%
25-26	723,373	27,318	4,113		237,080	493,603	48%
26-27	745,075	28,138	5,033	35,767	234,483	508,668	46%
27-28	767,427	28,982	4,487	84,929	183,022	473,334	39%
28-29	763,888	29,851	5,491		218,364	525,523	42%
29-30	786,804	30,747	6,363	6,253	249,221	573,976	43%
30-31	810,408	31,669	7,195	9,393	278,692	621,823	45%
31-32	834,721	32,619	6,435	64,187	253,559	616,428	41%
32-33	859,762	33,598	100	250,213	37,045	420,672	9%
33-34	885,555	34,606	817	9,799	62,668	467,974	13%
34-35	912,122	35,644	1,880		100,193	528,131	19%
35-36	939,485	36,713		144,895	-7,990	442,235	
36-37	967,670	37,815			29,825	504,429	6%
37-38	996,700	38,949		259,863	-191,088	302,298	
38-39	1,026,601	40,118		11,899	-162,870	351,018	
39-40	1,057,399	41,321		7,856	-129,405	407,600	
40-41	1,089,121	42,561			-86,844	475,596	
41-42	1,121,795	43,838		55,724	-98,731	489,909	
42-43	1,155,449	45,153			-53,578	563,771	
43-44	1,190,112	46,507		13,170	-20,240	628,059	
44-45	1,225,815	47,903			27,663	709,668	4%
45-46	1,262,590	49,340	830		77,832	795,609	10%
46-47	1,300,468	50,820	1,593	24,736	105,509	860,589	12%
47-48	1,339,482	52,344		379,939	-222,086	563,657	
48-49	1,379,666	53,915			-168,171	651,212	
49-50	1,421,056	55,532			-112,639	743,513	
50-51	1,463,688	57,198			-55,441	840,766	
51-52	1,507,598	58,914		127,910	-124,437	811,438	

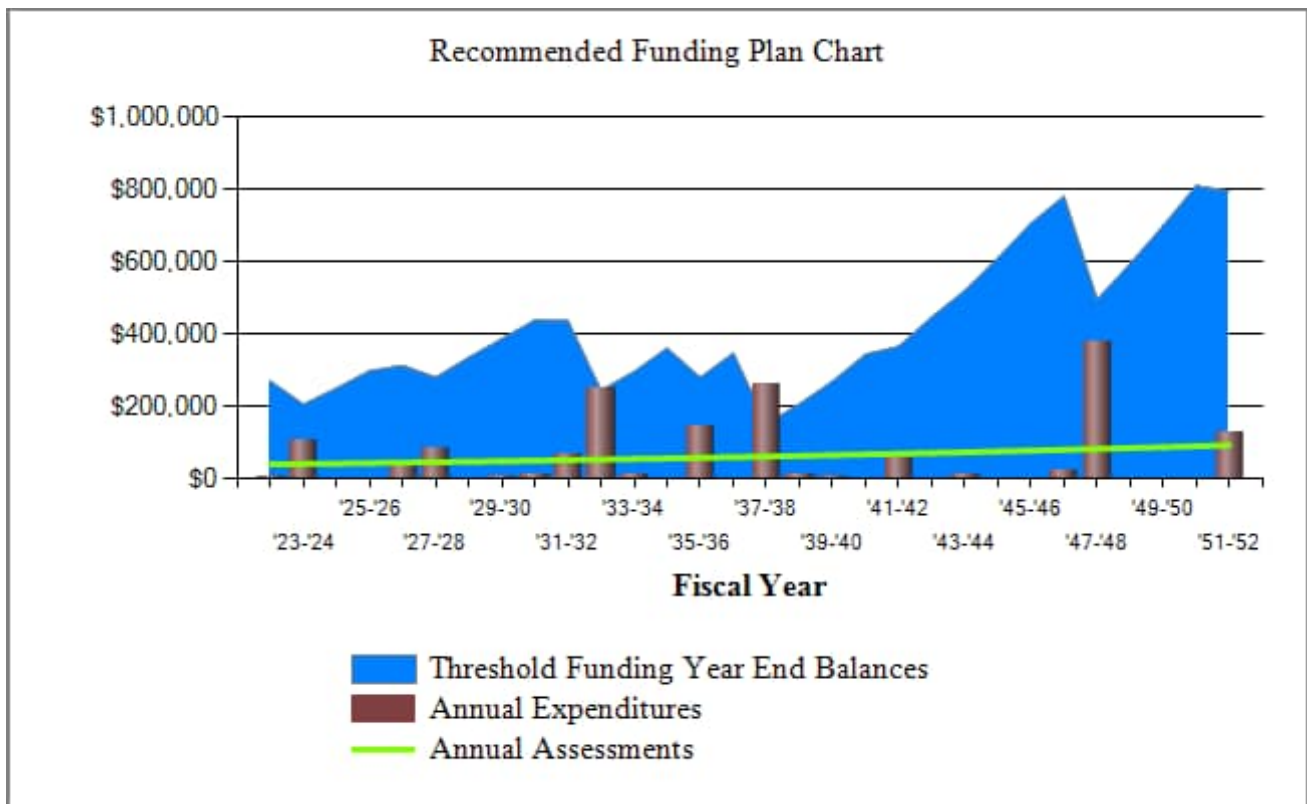


This chart illustrates how the CDD's current funding plan will perform over time.

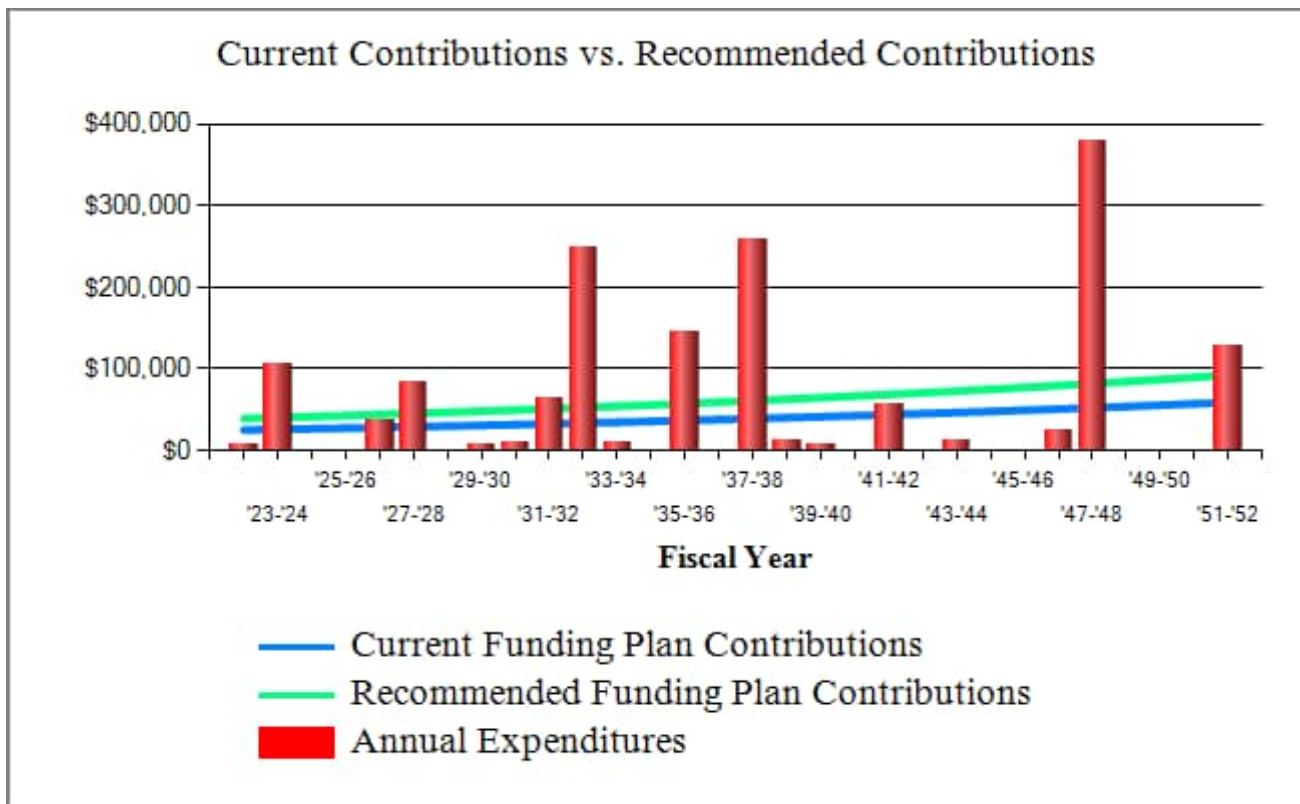
**Trails Community Development District
Recommended Funding Projection**

Beginning Balance: \$235,784

Year	Current Cost	Annual Contribution	Annual Interest	Annual Expenditures	Projected Ending Reserves	Fully Funded Reserves	Percent Funded
22-23	624,934	39,154	1,340	7,000	269,278	449,941	60%
23-24	662,430	40,328	1,635	105,816	205,424	394,486	52%
24-25	695,551	41,538	3,081		250,044	444,746	56%
25-26	723,373	42,784	5,001		297,829	493,603	60%
26-27	745,075	44,068	6,552	35,767	312,681	508,668	61%
27-28	767,427	45,390	6,833	84,929	279,975	473,334	59%
28-29	763,888	46,752	8,399		335,126	525,523	64%
29-30	786,804	48,154	9,866	6,253	386,893	573,976	67%
30-31	810,408	49,599	11,325	9,393	438,423	621,823	71%
31-32	834,721	51,087	11,227	64,187	436,551	616,428	71%
32-33	859,762	52,619	5,590	250,213	244,547	420,672	58%
33-34	885,555	54,198	7,042	9,799	295,988	467,974	63%
34-35	912,122	55,824	8,880		360,692	528,131	68%
35-36	939,485	57,499	6,474	144,895	279,769	442,235	63%
36-37	967,670	59,224	8,393		347,386	504,429	69%
37-38	996,700	61,000	2,626	259,863	151,149	302,298	50%
38-39	1,026,601	62,830	4,178	11,899	206,258	351,018	59%
39-40	1,057,399	64,715	5,952	7,856	269,069	407,600	66%
40-41	1,089,121	66,657	8,072		343,798	475,596	72%
41-42	1,121,795	68,656	8,642	55,724	365,373	489,909	75%
42-43	1,155,449	70,716	10,961		447,050	563,771	79%
43-44	1,190,112	72,838	13,016	13,170	519,734	628,059	83%
44-45	1,225,815	75,023	15,592		610,349	709,668	86%
45-46	1,262,590	77,273	18,310		705,933	795,609	89%
46-47	1,300,468	79,592	20,436	24,736	781,225	860,589	91%
47-48	1,339,482	81,979	12,039	379,939	495,304	563,657	88%
48-49	1,379,666	84,439	14,859		594,602	651,212	91%
49-50	1,421,056	86,972	17,838		699,412	743,513	94%
50-51	1,463,688	89,581	20,982		809,975	840,766	96%
51-52	1,507,598	92,269	20,462	127,910	794,796	811,438	98%



This chart illustrates how the recommended funding plan performs over time.



This chart illustrates annual expenditures and compares the current funding plan to the recommended funding plan.

**Trails Community Development District
Income & Expense Spreadsheet**

	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32
Beginning Balance	235,784	269,278	205,424	250,044	297,829	312,681	279,975	335,126	386,893	438,423
Annual Assessment	39,154	40,328	41,538	42,784	44,068	45,390	46,752	48,154	49,599	51,087
Interest Earned	1,340	1,635	3,081	5,001	6,552	6,833	8,399	9,866	11,325	11,227
Expenditures	7,000	105,816			35,767	84,929		6,253	9,393	64,187
Fully Funded Reserves	449,941	394,486	444,746	493,603	508,668	473,334	525,523	573,976	621,823	616,428
Percent Fully Funded	60%	52%	56%	60%	61%	59%	64%	67%	71%	71%
Ending Balance	269,278	205,424	250,044	297,829	312,681	279,975	335,126	386,893	438,423	436,551

Description

Misc. Site Components

Asphalt Mill/Overlay

Asphalt Seal Coat (after paving)

Mail Box Pedestals

Wood Bridge Replacement

Misc. Site Components Total:

Fencing & Gates

Aluminum Fence - Pool

Metal Fencing - Entry

Vinyl Ranch Fence - Entry

Fencing & Gates Total:

Storm Water System

Control Structure/Pipe Allowance

Engineering Assessment Allowance (1 cycle) 25,788

Pond Fountain Allowance 7,000 9,393

Storm Water System Total: 7,000 25,788 9,393

Misc. Building Components

Refurbishment Allowance - Pool Restrooms 64,187

Refurbishment Allowance - Social Hall

Vinyl Ceiling - Clubhouse

Windows/Door Allowance

Misc. Building Components Total: 64,187

**Trails Community Development District
Income & Expense Spreadsheet**

	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32
Description										
Roofing										
Asphalt Shingles - Clubhouse						34,581				
Raised Ridge Metal Roof										
Roofing Total:						34,581				
Exterior Painting										
Clubhouse		7,084								
Exterior Painting Total:		7,084								
Flooring										
Rubber Flooring - Fitness Room										
Flooring Total:										
Furniture Fixtures & Equipment										
Camera System Replacement Allowance										
Fitness Equip. Replacement Allowance						24,560				
Pool Furniture - Replacement Allowance										
Furniture Fixtures & Equipment Total:						24,560				
HVAC										
HVAC Equipment		13,568								
HVAC Total:		13,568								
Swimming Pool										
Concrete Pavers - Pool Deck/Patio										
Pool Filtration Refurbishment Allowance										
Pool Refurfacing/Tile		85,164								
Swimming Pool Total:		85,164								
Playground										
Canopy Table										
Park Bench - Expanded Metal								3,127		
Picnic Tables - Expanded Metal								3,127		
Plastic Play Surface Border										
Play Equipment Allowance						35,767				
Playground Total:						35,767		6,253		

**Trails Community Development District
Income & Expense Spreadsheet**

	22-23	23-24	24-25	25-26	26-27	27-28	28-29	29-30	30-31	31-32
Description										
Operating Expense										
Access Controls	<i>Unfunded</i>									
Aluminum Gutters/DS	<i>Unfunded</i>									
Bike Racks	<i>Unfunded</i>									
Camera System Partial Replacement	<i>Unfunded</i>									
Charcoal Grill	<i>Unfunded</i>									
Concrete Curb/Walks	<i>Unfunded</i>									
Fitness Equipment Partial Replacement	<i>Unfunded</i>									
Interior Painting	<i>Unfunded</i>									
LED Fixtures - Parking Lot	<i>Unfunded</i>									
Landscape/Irrigation	<i>Unfunded</i>									
Light Poles - Pool	<i>Unfunded</i>									
Message Board	<i>Unfunded</i>									
Monument Sign Clean/Repair	<i>Unfunded</i>									
Pool Filtration - Partial Replacement	<i>Unfunded</i>									
Pool Furniture - Partial Replacement	<i>Unfunded</i>									
Shade Structure Fabric	<i>Unfunded</i>									
Shade Structure Frame	<i>Unfunded</i>									
Trash Receptacles	<i>Unfunded</i>									
Volley Ball Court	<i>Unfunded</i>									
Water Coolers	<i>Unfunded</i>									
Wood Bridge Partial Replacement	<i>Unfunded</i>									
Components Not Included										
Building Foundation/Frame	<i>Unfunded</i>									
Pool Shell	<i>Unfunded</i>									
Siding/Trim	<i>Unfunded</i>									
Streets	<i>Unfunded</i>									
Traffic/Way Finding Signs	<i>Unfunded</i>									
Utility Lines	<i>Unfunded</i>									
Year Total:	7,000	105,816			35,767	84,929		6,253	9,393	64,187

**Trails Community Development District
Income & Expense Spreadsheet**

	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42
Beginning Balance	436,551	244,547	295,988	360,692	279,769	347,386	151,149	206,258	269,069	343,798
Annual Assessment	52,619	54,198	55,824	57,499	59,224	61,000	62,830	64,715	66,657	68,656
Interest Earned	5,590	7,042	8,880	6,474	8,393	2,626	4,178	5,952	8,072	8,642
Expenditures	250,213	9,799		144,895		259,863	11,899	7,856		55,724
Fully Funded Reserves	420,672	467,974	528,131	442,235	504,429	302,298	351,018	407,600	475,596	489,909
Percent Fully Funded	58%	63%	68%	63%	69%	50%	59%	66%	72%	75%
Ending Balance	244,547	295,988	360,692	279,769	347,386	151,149	206,258	269,069	343,798	365,373
Description										
Misc. Site Components										
Asphalt Mill/Overlay	62,832									
Asphalt Seal Coat (after paving)								7,856		
Mail Box Pedestals	50,823									
Wood Bridge Replacement						59,412				
Misc. Site Components Total:	113,655					59,412		7,856		
Fencing & Gates										
Aluminum Fence - Pool	22,652									
Metal Fencing - Entry	6,976									
Vinyl Ranch Fence - Entry						23,643				
Fencing & Gates Total:	29,628					23,643				
Storm Water System										
Control Structure/Pipe Allowance	14,236									
Engineering Assessment Allowance (1 cycle)										
Pond Fountain Allowance							11,899			
Storm Water System Total:	14,236						11,899			
Misc. Building Components										
Refurbishment Allowance - Pool Restrooms										
Refurbishment Allowance - Social Hall	30,067									
Vinyl Ceiling - Clubhouse						15,492				
Windows/Door Allowance										
Misc. Building Components Total:	30,067					15,492				

**Trails Community Development District
Income & Expense Spreadsheet**

	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42
Description										
Roofing										
Asphalt Shingles - Clubhouse										
Raised Ridge Metal Roof						12,074				
Roofing Total:						12,074				
Exterior Painting										
Clubhouse		9,799								
Exterior Painting Total:		9,799								
Flooring										
Rubber Flooring - Fitness Room	2,275									
Flooring Total:	2,275									
Furniture Fixtures & Equipment										
Camera System Replacement Allowance	14,236									
Fitness Equip. Replacement Allowance										
Pool Furniture - Replacement Allowance	42,708									
Furniture Fixtures & Equipment Total:	56,944									
HVAC										
HVAC Equipment				19,912						
HVAC Total:				19,912						
Swimming Pool										
Concrete Pavers - Pool Deck/Patio						103,362				
Pool Filtration Refurbishment Allowance						33,007				
Pool Refurfacing/Tile				124,984						
Swimming Pool Total:				124,984		136,369				
Playground										
Canopy Table						12,873				
Park Bench - Expanded Metal										
Picnic Tables - Expanded Metal										
Plastic Play Surface Border	3,409									
Play Equipment Allowance									55,724	
Playground Total:	3,409					12,873			55,724	

**Trails Community Development District
Income & Expense Spreadsheet**

	32-33	33-34	34-35	35-36	36-37	37-38	38-39	39-40	40-41	41-42
Description										
Operating Expense										
Access Controls	<i>Unfunded</i>									
Aluminum Gutters/DS	<i>Unfunded</i>									
Bike Racks	<i>Unfunded</i>									
Camera System Partial Replacement	<i>Unfunded</i>									
Charcoal Grill	<i>Unfunded</i>									
Concrete Curb/Walks	<i>Unfunded</i>									
Fitness Equipment Partial Replacement	<i>Unfunded</i>									
Interior Painting	<i>Unfunded</i>									
LED Fixtures - Parking Lot	<i>Unfunded</i>									
Landscape/Irrigation	<i>Unfunded</i>									
Light Poles - Pool	<i>Unfunded</i>									
Message Board	<i>Unfunded</i>									
Monument Sign Clean/Repair	<i>Unfunded</i>									
Pool Filtration - Partial Replacement	<i>Unfunded</i>									
Pool Furniture - Partial Replacement	<i>Unfunded</i>									
Shade Structure Fabric	<i>Unfunded</i>									
Shade Structure Frame	<i>Unfunded</i>									
Trash Receptacles	<i>Unfunded</i>									
Volley Ball Court	<i>Unfunded</i>									
Water Coolers	<i>Unfunded</i>									
Wood Bridge Partial Replacement	<i>Unfunded</i>									
Components Not Included										
Building Foundation/Frame	<i>Unfunded</i>									
Pool Shell	<i>Unfunded</i>									
Siding/Trim	<i>Unfunded</i>									
Streets	<i>Unfunded</i>									
Traffic/Way Finding Signs	<i>Unfunded</i>									
Utility Lines	<i>Unfunded</i>									
Year Total:	250,213	9,799		144,895		259,863	11,899	7,856		55,724

**Trails Community Development District
Income & Expense Spreadsheet**

	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52
Beginning Balance	365,373	447,050	519,734	610,349	705,933	781,225	495,304	594,602	699,412	809,975
Annual Assessment	70,716	72,838	75,023	77,273	79,592	81,979	84,439	86,972	89,581	92,269
Interest Earned	10,961	13,016	15,592	18,310	20,436	12,039	14,859	17,838	20,982	20,462
Expenditures		13,170			24,736	379,939				127,910
Fully Funded Reserves	563,771	628,059	709,668	795,609	860,589	563,657	651,212	743,513	840,766	811,438
Percent Fully Funded	79%	83%	86%	89%	91%	88%	91%	94%	96%	98%
Ending Balance	447,050	519,734	610,349	705,933	781,225	495,304	594,602	699,412	809,975	794,796

Description

Misc. Site Components

Asphalt Mill/Overlay

Asphalt Seal Coat (after paving)

9,662

Mail Box Pedestals

Wood Bridge Replacement

Misc. Site Components Total:

9,662

Fencing & Gates

Aluminum Fence - Pool

Metal Fencing - Entry

Vinyl Ranch Fence - Entry

Fencing & Gates Total:

Storm Water System

Control Structure/Pipe Allowance

Engineering Assessment Allowance (1 cycle)

Pond Fountain Allowance

15,073

Storm Water System Total:

15,073

Misc. Building Components

Refurbishment Allowance - Pool Restrooms

115,928

Refurbishment Allowance - Social Hall

Vinyl Ceiling - Clubhouse

Windows/Door Allowance

66,538

Misc. Building Components Total:

66,538

115,928

**Trails Community Development District
Income & Expense Spreadsheet**

	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52
Description										
Roofing										
Asphalt Shingles - Clubhouse						62,457				
Raised Ridge Metal Roof										
Roofing Total:						62,457				
Exterior Painting										
Clubhouse		13,170								
Exterior Painting Total:		13,170								
Flooring										
Rubber Flooring - Fitness Room										
Flooring Total:										
Furniture Fixtures & Equipment										
Camera System Replacement Allowance										
Fitness Equip. Replacement Allowance						44,359				
Pool Furniture - Replacement Allowance										
Furniture Fixtures & Equipment Total:						44,359				
HVAC										
HVAC Equipment						28,389				
HVAC Total:						28,389				
Swimming Pool										
Concrete Pavers - Pool Deck/Patio										
Pool Filtration Refurbishment Allowance										
Pool Refurfacing/Tile						178,197				
Swimming Pool Total:						178,197				
Playground										
Canopy Table										
Park Bench - Expanded Metal									5,991	
Picnic Tables - Expanded Metal									5,991	
Plastic Play Surface Border										
Play Equipment Allowance										
Playground Total:										11,982

**Trails Community Development District
Income & Expense Spreadsheet**

	42-43	43-44	44-45	45-46	46-47	47-48	48-49	49-50	50-51	51-52
Description										
Operating Expense										
Access Controls	<i>Unfunded</i>									
Aluminum Gutters/DS	<i>Unfunded</i>									
Bike Racks	<i>Unfunded</i>									
Camera System Partial Replacement	<i>Unfunded</i>									
Charcoal Grill	<i>Unfunded</i>									
Concrete Curb/Walks	<i>Unfunded</i>									
Fitness Equipment Partial Replacement	<i>Unfunded</i>									
Interior Painting	<i>Unfunded</i>									
LED Fixtures - Parking Lot	<i>Unfunded</i>									
Landscape/Irrigation	<i>Unfunded</i>									
Light Poles - Pool	<i>Unfunded</i>									
Message Board	<i>Unfunded</i>									
Monument Sign Clean/Repair	<i>Unfunded</i>									
Pool Filtration - Partial Replacement	<i>Unfunded</i>									
Pool Furniture - Partial Replacement	<i>Unfunded</i>									
Shade Structure Fabric	<i>Unfunded</i>									
Shade Structure Frame	<i>Unfunded</i>									
Trash Receptacles	<i>Unfunded</i>									
Volley Ball Court	<i>Unfunded</i>									
Water Coolers	<i>Unfunded</i>									
Wood Bridge Partial Replacement	<i>Unfunded</i>									
Components Not Included										
Building Foundation/Frame	<i>Unfunded</i>									
Pool Shell	<i>Unfunded</i>									
Siding/Trim	<i>Unfunded</i>									
Streets	<i>Unfunded</i>									
Traffic/Way Finding Signs	<i>Unfunded</i>									
Utility Lines	<i>Unfunded</i>									
Year Total:		13,170			24,736	379,939				127,910

**Trails Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 22-23	
Storm Water System	
Pond Fountain Allowance	7,000
Total for 2022 - 2023	<u>\$7,000</u>
Replacement Year 23-24	
Exterior Painting	
Clubhouse	7,084
HVAC	
HVAC Equipment	13,568
Swimming Pool	
Pool Refurfacing/Tile	85,164
Total for 2023 - 2024	<u>\$105,816</u>
<i>No Replacement in 24-25</i>	
<i>No Replacement in 25-26</i>	
Replacement Year 26-27	
Playground	
Play Equipment Allowance	35,767
Total for 2026 - 2027	<u>\$35,767</u>
Replacement Year 27-28	
Storm Water System	
Engineering Assessment Allowance (1 cycle)	25,788
Roofing	
Asphalt Shingles - Clubhouse	34,581
Furniture Fixtures & Equipment	
Fitness Equip. Replacement Allowance	24,560
Total for 2027 - 2028	<u>\$84,929</u>
<i>No Replacement in 28-29</i>	
Replacement Year 29-30	
Playground	
Park Bench - Expanded Metal	3,127

**Trails Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 29-30 continued...</i>	
Picnic Tables - Expanded Metal	3,127
Total for 2029 - 2030	\$6,253
 Replacement Year 30-31	
Storm Water System	
Pond Fountain Allowance	9,393
Total for 2030 - 2031	\$9,393
 Replacement Year 31-32	
Misc. Building Components	
Refurbishment Allowance - Pool Restrooms	64,187
Total for 2031 - 2032	\$64,187
 Replacement Year 32-33	
Misc. Site Components	
Asphalt Mill/Overlay	62,832
Mail Box Pedestals	50,823
Fencing & Gates	
Aluminum Fence - Pool	22,652
Metal Fencing - Entry	6,976
Storm Water System	
Control Structure/Pipe Allowance	14,236
Misc. Building Components	
Refurbishment Allowance - Social Hall	30,067
Flooring	
Rubber Flooring - Fitness Room	2,275
Furniture Fixtures & Equipment	
Camera System Replacement Allowance	14,236
Pool Furniture - Replacement Allowance	42,708
Playground	
Plastic Play Surface Border	3,409
Total for 2032 - 2033	\$250,213

**Trails Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 33-34	
Exterior Painting	
Clubhouse	9,799
Total for 2033 - 2034	\$9,799
<i>No Replacement in 34-35</i>	
Replacement Year 35-36	
HVAC	
HVAC Equipment	19,912
Swimming Pool	
Pool Refurfacing/Tile	124,984
Total for 2035 - 2036	\$144,895
<i>No Replacement in 36-37</i>	
Replacement Year 37-38	
Misc. Site Components	
Wood Bridge Replacement	59,412
Fencing & Gates	
Vinyl Ranch Fence - Entry	23,643
Misc. Building Components	
Vinyl Ceiling - Clubhouse	15,492
Roofing	
Raised Ridge Metal Roof	12,074
Swimming Pool	
Concrete Pavers - Pool Deck/Patio	103,362
Pool Filtration Refurbishment Allowance	33,007
Playground	
Canopy Table	12,873
Total for 2037 - 2038	\$259,863
Replacement Year 38-39	
Storm Water System	
Pond Fountain Allowance	11,899
Total for 2038 - 2039	\$11,899

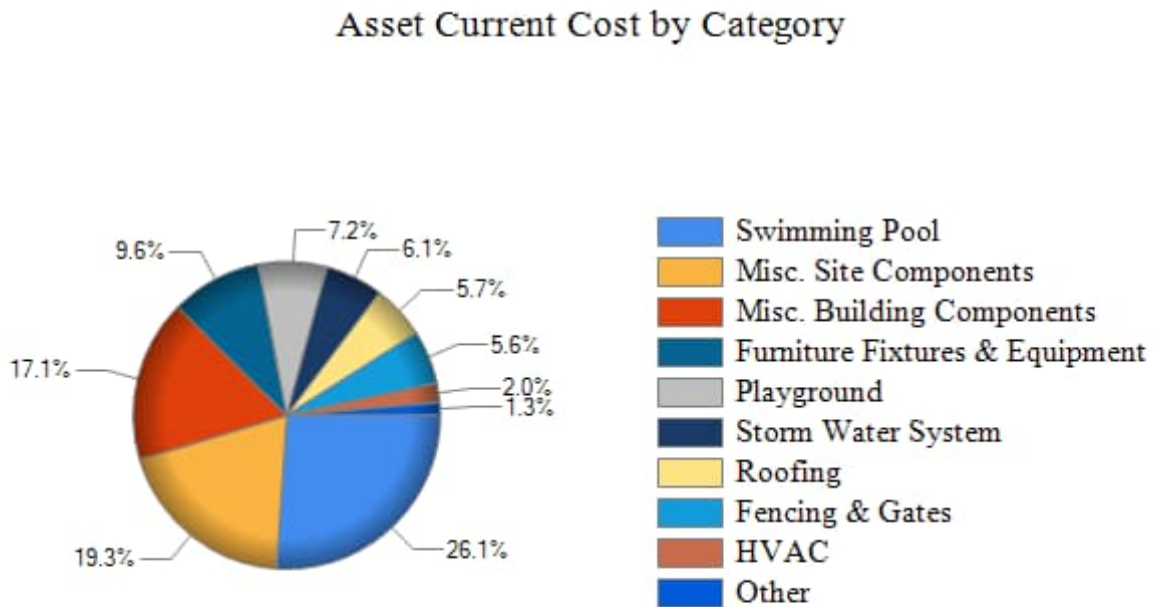
**Trails Community Development District
Annual Expenditure Detail**

Description	Expenditures
Replacement Year 39-40	
Misc. Site Components	
Asphalt Seal Coat (after paving)	7,856
Total for 2039 - 2040	\$7,856
<i>No Replacement in 40-41</i>	
Replacement Year 41-42	
Playground	
Play Equipment Allowance	55,724
Total for 2041 - 2042	\$55,724
<i>No Replacement in 42-43</i>	
Replacement Year 43-44	
Exterior Painting	
Clubhouse	13,170
Total for 2043 - 2044	\$13,170
<i>No Replacement in 44-45</i>	
<i>No Replacement in 45-46</i>	
Replacement Year 46-47	
Misc. Site Components	
Asphalt Seal Coat (after paving)	9,662
Storm Water System	
Pond Fountain Allowance	15,073
Total for 2046 - 2047	\$24,736
Replacement Year 47-48	
Misc. Building Components	
Windows/Door Allowance	66,538
Roofing	
Asphalt Shingles - Clubhouse	62,457

**Trails Community Development District
Annual Expenditure Detail**

Description	Expenditures
<i>Replacement Year 47-48 continued...</i>	
Furniture Fixtures & Equipment	
Fitness Equip. Replacement Allowance	44,359
HVAC	
HVAC Equipment	28,389
Swimming Pool	
Pool Refurfacing/Tile	178,197
Total for 2047 - 2048	<u>\$379,939</u>
 <i>No Replacement in 48-49</i>	
<i>No Replacement in 49-50</i>	
<i>No Replacement in 50-51</i>	
 Replacement Year 51-52	
Misc. Building Components	
Refurbishment Allowance - Pool Restrooms	115,928
Playground	
Park Bench - Expanded Metal	5,991
Picnic Tables - Expanded Metal	5,991
Total for 2051 - 2052	<u>\$127,910</u>

Trails Community Development District
Jacksonville, Florida
Asset Current Cost by Category



**Trails Community Development District
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
Misc. Site Components								
Asphalt Mill/Overlay	2008	32-33	25	0	10	2,452 Square Yards	18.00	44,136
Asphalt Seal Coat (after paving)	2033	39-40	7	7	17	2,452 Square Yards	1.83	4,487
Mail Box Pedestals	2008	32-33	25	0	10	17 Each	2,100.00	35,700
Wood Bridge Replacement	2008	37-38	30	0	15	900 Square Feet	40.00	36,000
Misc. Site Components - Total								<u>\$120,323</u>
Fencing & Gates								
Aluminum Fence - Pool	2008	32-33	25	0	10	468 Linear Feet	34.00	15,912
Metal Fencing - Entry	2008	32-33	25	0	10	140 Squares	35.00	4,900
Vinyl Ranch Fence - Entry	2008	37-38	30	0	15	494 Linear Feet	29.00	14,326
Fencing & Gates - Total								<u>\$35,138</u>
Storm Water System								
Control Structure/Pipe Allowance	2008	32-33	25	0	10	1 Lump Sum	10,000.00	10,000
Engineering Assessment Allowance (1 cycle)	2008	27-28	20	0	5	21 Acre	1,000.00	21,000
Pond Fountain Allowance	2008	22-23	8	0	0	2 Each	3,500.00	7,000
Storm Water System - Total								<u>\$38,000</u>
Misc. Building Components								
Refurbishment Allowance - Pool Restrooms	2008	31-32	20	4	9	540 Square Feet	86.00	46,440
Refurbishment Allowance - Social Hall	2008	32-33	25	0	10	880 Square Feet	24.00	21,120
Vinyl Ceiling - Clubhouse	2008	37-38	30	0	15	1,490 Square Feet	6.30	9,387
Windows/Door Allowance	2008	47-48	40	0	25	1 Lump Sum	30,000.00	30,000
Misc. Building Components - Total								<u>\$106,947</u>
Roofing								
Asphalt Shingles - Clubhouse	2008	27-28	20	0	5	64 Squares	440.00	28,160
Raised Ridge Metal Roof	2008	37-38	30	0	15	1,240 Square Feet	5.90	7,316
Roofing - Total								<u>\$35,476</u>
Exterior Painting								
Clubhouse	2008	23-24	10	6	1	4,100 Square Feet	1.63	6,683
Exterior Painting - Total								<u>\$6,683</u>
Flooring								
Rubber Flooring - Fitness Room	2008	32-33	25	0	10	470 Square Feet	3.40	1,598
Flooring - Total								<u>\$1,598</u>
Furniture Fixtures & Equipment								
Camera System Replacement Allowance	2008	32-33	20	5	10	1 Lump Sum	10,000.00	10,000
Fitness Equip. Replacement Allowance	2008	27-28	20	0	5	1 Lump Sum	20,000.00	20,000
Pool Furniture - Replacement Allowance	2008	32-33	25	0	10	1 Lump Sum	30,000.00	30,000
Furniture Fixtures & Equipment - Total								<u>\$60,000</u>

**Trails Community Development District
Component Inventory**

Description	Date in Service	Replacement Year	Useful	Adjustment	Remaining	Units	Unit Cost	Current Cost
HVAC								
HVAC Equipment	2008	23-24	12	4	1	8 Tons	1,600.00	12,800
HVAC - Total								\$12,800
Swimming Pool								
Concrete Pavers - Pool Deck/Patio	2008	37-38	30	0	15	7,456 Square Feet	8.40	62,630
Pool Filtration Refurbishment Allowance	2008	37-38	30	0	15	1 Lump Sum	20,000.00	20,000
Pool Refurfacing/Tile	2008	23-24	12	4	1	5,503 Square Feet	14.60	80,344
Swimming Pool - Total								\$162,974
Playground								
Canopy Table	2008	37-38	30	0	15	1 Lump Sum	7,800.00	7,800
Park Bench - Expanded Metal	2008	29-30	22	0	7	2 Each	1,200.00	2,400
Picnic Tables - Expanded Metal	2008	29-30	22	0	7	2 Each	1,200.00	2,400
Plastic Play Surface Border	2008	32-33	25	0	10	164 Linear Feet	14.60	2,394
Play Equipment Allowance	2008	26-27	15	4	4	1 Lump Sum	30,000.00	30,000
Playground - Total								\$44,994
Operating Expense								
Access Controls	Unfunded							
Aluminum Gutters/DS	Unfunded							
Bike Racks	Unfunded							
Camera System Partial Replacement	Unfunded							
Charcoal Grill	Unfunded							
Concrete Curb/Walks	Unfunded							
Fitness Equipment Partial Replacement	Unfunded							
Interior Painting	Unfunded							
LED Fixtures - Parking Lot	Unfunded							
Landscape/Irrigation	Unfunded							
Light Poles - Pool	Unfunded							
Message Board	Unfunded							
Monument Sign Clean/Repair	Unfunded							
Pool Filtration - Partial Replacement	Unfunded							
Pool Furniture - Partial Replacement	Unfunded							
Shade Structure Fabric	Unfunded							
Shade Structure Frame	Unfunded							
Trash Receptacles	Unfunded							
Volley Ball Court	Unfunded							
Water Coolers	Unfunded							
Wood Bridge Partial Replacement	Unfunded							
Operating Expense - Total								
Components Not Included								
Building Foundation/Frame	Unfunded							
Pool Shell	Unfunded							

**Trails Community Development District
Component Inventory**

Description	Date in Service	Replacement Year	Useful Adjustment	Remaining	Units	Unit Cost	Current Cost
<i>Components Not Included continued...</i>							
Siding/Trim				<i>Unfunded</i>			
Streets				<i>Unfunded</i>			
Traffic/Way Finding Signs				<i>Unfunded</i>			
Utility Lines				<i>Unfunded</i>			
Components Not Included - Total							
Total Asset Summary							\$624,934

**Trails Community Development District
Component Detail Index**

Asset ID	Description	Replacement	Page
Misc. Site Components			
1045	Asphalt Mill/Overlay	32-33	6-7
1046	Asphalt Seal Coat (after paving)	39-40	6-7
1058	Mail Box Pedestals	32-33	6-8
1029	Wood Bridge Replacement	37-38	6-8
Fencing & Gates			
1010	Aluminum Fence - Pool	32-33	6-9
1032	Metal Fencing - Entry	32-33	6-9
1033	Vinyl Ranch Fence - Entry	37-38	6-10
Storm Water System			
1039	Control Structure/Pipe Allowance	32-33	6-11
1038	Engineering Assessment Allowance (1 cycle)	27-28	6-11
1037	Pond Fountain Allowance	22-23	6-12
Misc. Building Components			
1003	Refurbishment Allowance - Pool Restrooms	31-32	6-13
1007	Refurbishment Allowance - Social Hall	32-33	6-13
1011	Vinyl Ceiling - Clubhouse	37-38	6-14
1036	Windows/Door Allowance	47-48	6-14
Roofing			
1017	Asphalt Shingles - Clubhouse	27-28	6-16
1009	Raised Ridge Metal Roof	37-38	6-16
Exterior Painting			
1035	Clubhouse	23-24	6-17
Flooring			
1005	Rubber Flooring - Fitness Room	32-33	6-18
Furniture Fixtures & Equipment			
1055	Camera System Replacement Allowance	32-33	6-19
1041	Fitness Equip. Replacement Allowance	27-28	6-19
1043	Pool Furniture - Replacement Allowance	32-33	6-20
HVAC			
1021	HVAC Equipment	23-24	6-21

**Trails Community Development District
Component Detail Index**

Asset ID	Description	Replacement	Page
Swimming Pool			
1006	Concrete Pavers - Pool Deck/Patio	37-38	6-22
1019	Pool Filtration Refurbishment Allowance	37-38	6-22
1015	Pool Refurfacing/Tile	23-24	6-23
Playground			
1025	Canopy Table	37-38	6-24
1026	Park Bench - Expanded Metal	29-30	6-24
1031	Picnic Tables - Expanded Metal	29-30	6-25
1023	Plastic Play Surface Border	32-33	6-25
1022	Play Equipment Allowance	26-27	6-26
Operating Expense			
1057	Access Controls	22-23	6-27
1001	Aluminum Gutters/DS	22-23	6-27
1020	Bike Racks	22-23	6-27
1056	Camera System Partial Replacement	22-23	6-28
1030	Charcoal Grill	22-23	6-28
1047	Concrete Curb/Walks	22-23	6-29
1004	Fitness Equipment Partial Replacement	22-23	6-29
1008	Interior Painting	22-23	6-30
1040	LED Fixtures - Parking Lot	22-23	6-30
1048	Landscape/Irrigation	22-23	6-31
1016	Light Poles - Pool	22-23	6-31
1034	Message Board	22-23	6-32
1044	Monument Sign Clean/Repair	22-23	6-32
1018	Pool Filtration - Partial Replacement	22-23	6-33
1042	Pool Furniture - Partial Replacement	22-23	6-33
1013	Shade Structure Fabric	22-23	6-34
1012	Shade Structure Frame	22-23	6-34
1027	Trash Receptacles	22-23	6-35
1024	Volley Ball Court	22-23	6-35
1002	Water Coolers	22-23	6-36
1028	Wood Bridge Partial Replacement	22-23	6-36
Components Not Included			
1050	Building Foundation/Frame	22-23	6-38
1049	Pool Shell	22-23	6-38

**Trails Community Development District
Component Detail Index**

Asset ID	Description	Replacement	Page
<i>Components Not Included Continued...</i>			
1014	Siding/Trim	22-23	6-38
1053	Streets	22-23	6-39
1054	Traffic/Way Finding Signs	22-23	6-39
1052	Utility Lines	22-23	6-39
	Total Funded Assets	30	
	Total Unfunded Assets	<u>27</u>	
	Total Assets	57	

**Trails Community Development District
Component Detail**

Asphalt Mill/Overlay - 2032

Asset ID	1045	2,452 Square Yards	@ \$18.00
		Asset Actual Cost	\$44,136.00
		Percent Replacement	100%
		Future Cost	\$62,832.17
Misc. Site Components			
Placed in Service	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	10		



Asphalt Seal Coat (after paving) - 2039

Asset ID	1046	2,452 Square Yards	@ \$1.83
		Asset Actual Cost	\$4,487.16
		Percent Replacement	100%
		Future Cost	\$7,856.36
Misc. Site Components			
Placed in Service	January 2033		
Useful Life	7		
Adjustment	7		
Replacement Year	39-40		
Remaining Life	17		



Trails Community Development District Component Detail

Mail Box Pedestals - 2032

Asset ID	1058	17 Each	@ \$2,100.00
		Asset Actual Cost	\$35,700.00
		Percent Replacement	100%
		Future Cost	\$50,822.65
Misc. Site Components			
Placed in Service	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	10		



Wood Bridge Replacement - 2037

Asset ID	1029	900 Square Feet	@ \$40.00
		Asset Actual Cost	\$36,000.00
		Percent Replacement	100%
		Future Cost	\$59,412.48
Misc. Site Components			
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	15		



**Trails Community Development District
Component Detail**

Aluminum Fence - Pool - 2032

Asset ID	1010	468 Linear Feet	@ \$34.00
		Asset Actual Cost	\$15,912.00
		Percent Replacement	100%
		Future Cost	\$22,652.38
Placed in Service	Fencing & Gates		
	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	10		



Metal Fencing - Entry - 2032

Asset ID	1032	140 Squares	@ \$35.00
		Asset Actual Cost	\$4,900.00
		Percent Replacement	100%
		Future Cost	\$6,975.66
Placed in Service	Fencing & Gates		
	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	10		



**Trails Community Development District
Component Detail**

Vinyl Ranch Fence - Entry - 2037

Asset ID	1033	494 Linear Feet	@ \$29.00
		Asset Actual Cost	\$14,326.00
		Percent Replacement	100%
		Future Cost	\$23,642.87
Placed in Service	Fencing & Gates		
Useful Life	January 2008		
Replacement Year	30		
Remaining Life	37-38		
	15		



**Trails Community Development District
Component Detail**

Control Structure/Pipe Allowance - 2032

Asset ID	1039	1 Lump Sum	@ \$10,000.00
		Asset Actual Cost	\$10,000.00
		Percent Replacement	100%
		Future Cost	\$14,236.04
Storm Water System			
Placed in Service	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	10		



Engineering Assessment Allowance (1 cycle) - 2027

Asset ID	1038	21 Acre	@ \$1,000.00
		Asset Actual Cost	\$21,000.00
		Percent Replacement	100%
		Future Cost	\$25,788.27
Storm Water System			
Placed in Service	January 2008		
Useful Life	20		
Replacement Year	27-28		
Remaining Life	5		



**Trails Community Development District
Component Detail**

Pond Fountain Allowance - 2022

Asset ID	1037	2 Each	@ \$3,500.00
		Asset Actual Cost	\$7,000.00
		Percent Replacement	100%
		Future Cost	\$7,000.00
Storm Water System			
Placed in Service	January 2008		
Useful Life	8		
Replacement Year	22-23		
Remaining Life	0		



**Trails Community Development District
Component Detail**

Refurbishment Allowance - Pool Restrooms - 2031

Asset ID	1003	540 Square Feet	@ \$86.00
		Asset Actual Cost	\$46,440.00
		Percent Replacement	100%
		Future Cost	\$64,186.55
Misc. Building Components			
Placed in Service	January 2008		
Useful Life	20		
Adjustment	4		
Replacement Year	31-32		
Remaining Life	9		



Refurbishment Allowance - Social Hall - 2032

Asset ID	1007	880 Square Feet	@ \$24.00
		Asset Actual Cost	\$21,120.00
		Percent Replacement	100%
		Future Cost	\$30,066.51
Misc. Building Components			
Placed in Service	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	10		

Trails Community Development District Component Detail

Refurbishment Allowance - Social Hall continued...



Vinyl Ceiling - Clubhouse - 2037

Asset ID	1011	1,490 Square Feet	@ \$6.30
		Asset Actual Cost	\$9,387.00
		Percent Replacement	100%
		Future Cost	\$15,491.80
Misc. Building Components			
Placed in Service	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	15		



Windows/Door Allowance - 2047

Asset ID	1036	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
		Future Cost	\$66,537.84
Misc. Building Components			
Placed in Service	January 2008		
Useful Life	40		
Replacement Year	47-48		
Remaining Life	25		

Trails Community Development District Component Detail

Windows/Door Allowance continued...



**Trails Community Development District
Component Detail**

Asphalt Shingles - Clubhouse - 2027

Asset ID	1017	64 Squares	@ \$440.00
		Asset Actual Cost	\$28,160.00
		Percent Replacement	100%
		Future Cost	\$34,580.84
Placed in Service	Roofing		
	January 2008		
Useful Life	20		
Replacement Year	27-28		
Remaining Life	5		



Raised Ridge Metal Roof - 2037

Asset ID	1009	1,240 Square Feet	@ \$5.90
		Asset Actual Cost	\$7,316.00
		Percent Replacement	100%
		Future Cost	\$12,073.94
Placed in Service	Roofing		
	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	15		



Trails Community Development District Component Detail

Clubhouse - 2023

Asset ID	1035	4,100 Square Feet	@ \$1.63
		Asset Actual Cost	\$6,683.00
		Percent Replacement	100%
		Future Cost	\$7,083.98
Placed in Service	Exterior Painting		
Useful Life	January 2008		
Adjustment	10		
Replacement Year	6		
Remaining Life	23-24		
	1		



**Trails Community Development District
Component Detail**

Rubber Flooring - Fitness Room - 2032

Asset ID	1005	470 Square Feet	@ \$3.40
		Asset Actual Cost	\$1,598.00
		Percent Replacement	100%
		Future Cost	\$2,274.92
Placed in Service	Flooring		
	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	10		



**Trails Community Development District
Component Detail**

Camera System Replacement Allowance - 2032

Asset ID	1055	1 Lump Sum	@ \$10,000.00
		Asset Actual Cost	\$10,000.00
		Percent Replacement	100%
Furniture Fixtures & Equipment		Future Cost	\$14,236.04
Placed in Service	January 2008		
Useful Life	20		
Adjustment	5		
Replacement Year	32-33		
Remaining Life	10		



Fitness Equip. Replacement Allowance - 2027

Asset ID	1041	1 Lump Sum	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
Furniture Fixtures & Equipment		Future Cost	\$24,560.26
Placed in Service	January 2008		
Useful Life	20		
Replacement Year	27-28		
Remaining Life	5		

Trails Community Development District Component Detail

Fitness Equip. Replacement Allowance continued...



Pool Furniture - Replacement Allowance - 2032

Asset ID	1043	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
Furniture Fixtures & Equipment		Future Cost	\$42,708.11
Placed in Service	January 2008		
Useful Life	25		
Replacement Year	32-33		
Remaining Life	10		



**Trails Community Development District
Component Detail**

HVAC Equipment - 2023

Asset ID	1021	8 Tons	@ \$1,600.00
		Asset Actual Cost	\$12,800.00
		Percent Replacement	100%
		Future Cost	\$13,568.00
Placed in Service	HVAC January 2008		
Useful Life	12		
Adjustment	4		
Replacement Year	23-24		
Remaining Life	1		

**Trails Community Development District
Component Detail**

Concrete Pavers - Pool Deck/Patio - 2037

Asset ID	1006	7,456 Square Feet	@ \$8.40
		Asset Actual Cost	\$62,630.40
		Percent Replacement	100%
		Future Cost	\$103,361.88
Placed in Service	Swimming Pool		
	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	15		



Pool Filtration Refurbishment Allowance - 2037

Asset ID	1019	1 Lump Sum	@ \$20,000.00
		Asset Actual Cost	\$20,000.00
		Percent Replacement	100%
		Future Cost	\$33,006.93
Placed in Service	Swimming Pool		
	January 2008		
Useful Life	30		
Replacement Year	37-38		
Remaining Life	15		



**Trails Community Development District
Component Detail**

Pool Refurfacing/Tile - 2023

Asset ID	1015	5,503 Square Feet	@ \$14.60
		Asset Actual Cost	\$80,343.80
		Percent Replacement	100%
		Future Cost	\$85,164.43
Placed in Service	Swimming Pool		
	January 2008		
Useful Life	12		
Adjustment	4		
Replacement Year	23-24		
Remaining Life	1		



**Trails Community Development District
Component Detail**

Canopy Table - 2037

Asset ID	1025	1 Lump Sum	@ \$7,800.00
		Asset Actual Cost	\$7,800.00
		Percent Replacement	100%
		Future Cost	\$12,872.70
Placed in Service	Playground		
Useful Life	January 2008		
Replacement Year	30		
Remaining Life	37-38		
	15		



Park Bench - Expanded Metal - 2029

Asset ID	1026	2 Each	@ \$1,200.00
		Asset Actual Cost	\$2,400.00
		Percent Replacement	100%
		Future Cost	\$3,126.72
Placed in Service	Playground		
Useful Life	January 2008		
Replacement Year	22		
Remaining Life	29-30		
	7		



**Trails Community Development District
Component Detail**

Picnic Tables - Expanded Metal - 2029

Asset ID	1031	2 Each	@ \$1,200.00
		Asset Actual Cost	\$2,400.00
		Percent Replacement	100%
		Future Cost	\$3,126.72
Placed in Service	Playground		
Useful Life	January 2008		
Replacement Year	22		
Remaining Life	29-30		
	7		



Plastic Play Surface Border - 2032

Asset ID	1023	164 Linear Feet	@ \$14.60
		Asset Actual Cost	\$2,394.40
		Percent Replacement	100%
		Future Cost	\$3,408.68
Placed in Service	Playground		
Useful Life	January 2008		
Replacement Year	25		
Remaining Life	32-33		
	10		



**Trails Community Development District
Component Detail**

Play Equipment Allowance - 2026

Asset ID	1022	1 Lump Sum	@ \$30,000.00
		Asset Actual Cost	\$30,000.00
		Percent Replacement	100%
		Future Cost	\$35,767.37
Placed in Service	Playground		
	January 2008		
Useful Life	15		
Adjustment	4		
Replacement Year	26-27		
Remaining Life	4		



Trails Community Development District Component Detail

Access Controls

Asset ID	1057	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	January 2008		

Aluminum Gutters/DS

Asset ID	1001	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	January 2008		



Bike Racks

Asset ID	1020	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	January 2008		

Trails Community Development District Component Detail

Bike Racks continued...



Camera System Partial Replacement

Asset ID	1056	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	January 2008		



Charcoal Grill

Asset ID	1030	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	January 2008		

Trails Community Development District Component Detail

Charcoal Grill continued...



Concrete Curb/Walks

Asset ID	1047	Asset Actual Cost	
		Percent Replacement	100%
	Operating Expense	Future Cost	
Placed in Service	January 2008		
No Useful Life			



Fitness Equipment Partial Replacement

Asset ID	1004	Asset Actual Cost	
		Percent Replacement	100%
	Operating Expense	Future Cost	
Placed in Service	January 2008		
No Useful Life			

Trails Community Development District Component Detail

Fitness Equipment Partial Replacement continued...



Interior Painting

Asset ID	1008	Asset Actual Cost	
		Percent Replacement	100%
	Operating Expense	Future Cost	
Placed in Service	January 2008		
No Useful Life			



LED Fixtures - Parking Lot

Asset ID	1040	Asset Actual Cost	
		Percent Replacement	100%
	Operating Expense	Future Cost	
Placed in Service	January 2008		
No Useful Life			

Trails Community Development District Component Detail

LED Fixtures - Parking Lot continued...



Landscape/Irrigation

Asset ID	1048	Asset Actual Cost	
		Percent Replacement	100%
	Operating Expense	Future Cost	
Placed in Service	January 2008		
No Useful Life			



Light Poles - Pool

Asset ID	1016	Asset Actual Cost	
		Percent Replacement	100%
	Operating Expense	Future Cost	
Placed in Service	January 2008		
No Useful Life			

Trails Community Development District Component Detail

Light Poles - Pool continued...



Message Board

Asset ID	1034	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	January 2008		



Monument Sign Clean/Repair

Asset ID	1044	Asset Actual Cost	
		Percent Replacement	100%
Placed in Service	Operating Expense	Future Cost	
No Useful Life	January 2008		

Trails Community Development District Component Detail

Monument Sign Clean/Repair continued...



Pool Filtration - Partial Replacement

Asset ID	1018	Asset Actual Cost	
		Percent Replacement	100%
	Operating Expense	Future Cost	
Placed in Service	January 2008		
No Useful Life			



Pool Furniture - Partial Replacement

Asset ID	1042	Asset Actual Cost	
		Percent Replacement	100%
	Operating Expense	Future Cost	
Placed in Service	January 2008		
No Useful Life			

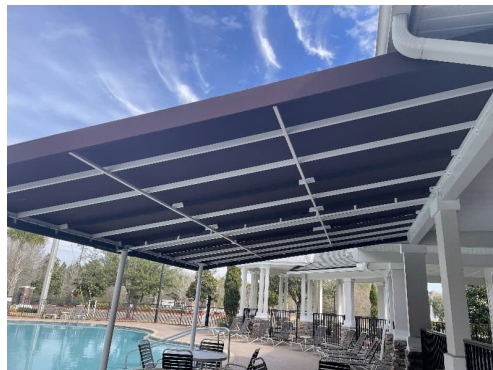
Trails Community Development District Component Detail

Pool Furniture - Partial Replacement continued...



Shade Structure Fabric

Asset ID	1013	Asset Actual Cost	
		Percent Replacement	100%
	Operating Expense	Future Cost	
Placed in Service	January 2008		
No Useful Life			



Shade Structure Frame

Asset ID	1012	Asset Actual Cost	
		Percent Replacement	100%
	Operating Expense	Future Cost	
Placed in Service	January 2008		
No Useful Life			

Trails Community Development District Component Detail

Shade Structure Frame continued...



Trash Receptacles

Asset ID	1027	Asset Actual Cost	
		Percent Replacement	100%
	Operating Expense	Future Cost	
Placed in Service	January 2008		
No Useful Life			



Volley Ball Court

Asset ID	1024	Asset Actual Cost	
		Percent Replacement	100%
	Operating Expense	Future Cost	
Placed in Service	January 2008		
No Useful Life			

Trails Community Development District Component Detail

Volley Ball Court continued...



Water Coolers

Asset ID	1002	Asset Actual Cost	
		Percent Replacement	100%
	Operating Expense	Future Cost	
Placed in Service	January 2008		
No Useful Life			



Wood Bridge Partial Replacement

Asset ID	1028	Asset Actual Cost	
		Percent Replacement	100%
	Operating Expense	Future Cost	
Placed in Service	January 2008		
No Useful Life			

**Trails Community Development District
Component Detail**

Wood Bridge Partial Replacement continued...



**Trails Community Development District
Component Detail**

Building Foundation/Frame

Asset ID	1050	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Pool Shell

Asset ID	1049	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			



Siding/Trim

Asset ID	1014	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Trails Community Development District Component Detail

Siding/Trim continued...



Streets

Asset ID	1053	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Traffic/Way Finding Signs

Asset ID	1054	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

Utility Lines

Asset ID	1052	Asset Actual Cost	
		Percent Replacement	100%
Components Not Included		Future Cost	
Placed in Service	January 2008		
No Useful Life			

METHODOLOGY

Reserve Analysis is a process that identifies capital expenses the Association can expect and creates a plan to fund them. This is accomplished by a site visit to visually evaluate components to measure quantities and determine their remaining life. Component Selection Process is based on the Community Associations Institute (CAI) standards for reserve studies and selection of components.

Component must be a commonly owned, have a limited and predictable life, replacement cost must be above a minimum threshold cost. Useful life and replacement cost are obtained from site inspection by experienced inspectors and our database of information, historical information, local Vendors and comparison of similar component cost found at other properties.

The funding plan we develop includes; adequate cash balances, even contributions so all owners pay their fair share over time and moderate contributions with acceptable increases. Percent Funded is defined by industry standards as 70-100% strong, 30-70% fair or adequate and below 30% weak or inadequate. We recommend Full Funding to avoid deferred maintenance or special assessments. Baseline Funding maintains funds above zero resulting is a high risk of special assessments or deferred maintenance and should be avoided. Threshold Funding maintains reserves above a "Threshold" level providing adequate funding with moderate risk.

CREDENTIALS

Community Advisors, LLC provides capital reserve planning, property inspection, and construction oversight for a broad base of clients including High-rise Condominiums, Homeowner Associations, Churches, Private Schools, Time Shares, Active Adult, Municipal Utility Plants, Marinas, Historic Buildings & Museums and commercial investment properties.

Personal Service attention to detail, quick response and valued client relationships.

Range of Experience includes a broad selection of building types, ages and uses from protected historic structures to new communities ready for developer turnover. As commercial general contractors we have experience building many of the types of structure we now provide reserve analysis for, so we understand potential problem areas. As commercial inspectors we have experienced a variety of structural and cosmetic conditions offering solutions for repair. Areas of expertise include MEP systems, energy management, life safety systems, building envelope and roof components, marine structures, street and other site improvements.

Detailed Site Evaluation is Conducted to make sure we know your property and include all your assets in our analysis. With our years of experience with community development and commercial construction projects we understand both horizontal and vertical construction and utilize realistic replacement cost and useful life projections in our analysis. *Financial Plan Meets CAI & APRA Standards* with information obtained during the site visit we build a custom-made financial plan to ensure adequate funding for future component replacement which equates to maintaining community value.

Reserve Analyst Credentials: Mr. Charles Sheppard is the owner of Community Advisors responsible for field inspection oversight and day to day operations. Mr. Sheppard hold a BS degree from VA Tech and has conducted building evaluations for over 30 years. He is a licensed Florida General Contractor, Home Inspector and earned the professional designations of Certified Construction Inspector (CCI), Professional Reserve Analyst (PRA) and Reserve Specialist (RS).

TERMS OF SERVICE

We have completed an analysis of your capital components that serves as a budgeting tool. This reserve study reflects the information provided by this client and is not for the purposes of performing an audit or estimating construction projects. Our site visit includes visual observation of components that are accessible and safe for our inspectors to evaluate. Roof evaluation is limited to ground observation for sloped roofs and roof top inspection for flat roofs if safe and stable access is available that meets our safety standards.

We are not responsible for any hidden defects or determining the condition of hidden or underground components or systems. Observing environmental conditions, hazardous materials or determine compliance with building codes or other regulations is not included in our scope of work. Our site visit is not a safety inspection and we are not responsible for any hazards that exist. Destructive testing is not conducted. It has been assumed, unless otherwise noted in this report, that all assets have been designed and constructed properly and that each estimated useful life will approximate that of the norm per industry standards and/or manufacturer's specifications.

Projections of component remaining useful life assumes this client will perform necessary preventative maintenance and repair per industry standards. This reserve analysis study and the parameters under which it has been completed are based upon information provided to us in part by the Client and its contractors, assorted vendors, specialist and independent contractors. Reserve fund balances and contribution amounts for use in our analysis is furnished by the client and deemed accurate. Useful life projections are determined by historical records, component condition and our opinion based on evaluating similar components on other projects. These life projections are changed by weather conditions, use, maintenance procedures and other factors out of our control therefore regular updates to this analysis are needed to maintain funding accuracy. Replacement cost is determined by our experience with similar projects, local vendor pricing and client historical records and should not be considered suitable for budgeting repair or replacement projects. Local contractor proposals must be obtained for this work. No liability is assumed as the result of changing market prices or inaccurate estimates or projections of remaining useful life of components.

Component replacement cost and interest rates constantly change. In order to maintain accuracy of your funding plan updates to this analysis should be conducted annually with a site visit every 2-3 years unless conditions warrant annual visits. Community Advisors, LLC shall not be required to participate in any legal action taken by or against our clients for any reason and shall also not be required to give testimony in depositions or in court. In all cases the liability of Community Advisors, LLC and its Principals, Employees, contractors and Vendors shall be limited to the consulting fee agreed upon for the production of this report. Client financial information is considered confidential and is not disclosed to third parties without your approval. We do use your name for our list of valued clients and when submitting proposals for new projects that request references or recent projects. That request may include size of property, number of units or major components. We also use photos from time to time of components as an example for educational and marketing efforts. Community Advisors and the analyst who prepared this study do not have any relationship that can be considered a conflict of interest. From time to time our Clients ask that we manage repair or replacement of components due to our experience in construction management. We do so with the understanding that full disclosure for both parties is completed.

DEFINITIONS

Adjustment to Useful Life: Typical useful life projections are used for each component. The adjustment is used to modify that life projection for earlier or later replacement. It only applies to the current replacement cycle.

Cash Flow Method: A method of determining reserve contributions that are “pooled” to fund replacement cost as needed without restricting funds to any one component.

Component Method: A funding method that fully funds each reserve component then sums those for the annual contribution.

Current Funding Plan: The funding plan currently used at the time of this analysis with updated component inventory and financial assumptions. This allows you to see how the current contribution level funds future component replacement.

Effective Age: Difference of useful and remaining useful life.

Fully Funded Balance: Represents the cost of used component life represented by the formula.

$$\text{FFB} = (\text{Current Cost} \times \text{Effective Age}) / \text{Useful Life}$$

Interest Contribution: The interest that should be earned on invested reserves.

Percent Funded: Ratio of reserve balance to fully funded balance.

Remaining Life: Number of years a component is projected to continue to function.

Threshold Funding: This plan maintains fund balance above a predetermined threshold dollar or percent funded amount.

Useful Life: The estimated useful life of an asset based upon industry standards, manufacturer specification, visual inspection, location, usage, association standards and prior history. aa

Tab 9

RESOLUTION 2022-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRAILS COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2022/2023 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors ("**Board**") of the Trails Community Development District ("**District**") prior to June 15, 2022, proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2022 and ending September 30, 2023 ("**Fiscal Year 2022/2023**"); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2022/2023 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2022

HOUR: _____

LOCATION: Winchester Ridge Amenity Center
15431 Spotted Stallion Trail
Jacksonville, Florida 32234

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the City of Jacksonville and Duval County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District's Secretary is further directed to post the approved Proposed Budget on the District's website at least two days before the budget hearing date as set forth in Section 2, and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 12th DAY OF April, 2022.

ATTEST:

**TRAILS COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairperson/Vice Chairperson, Board of
Supervisors

Exhibit A: Proposed Budget



Rizzetta & Company

Trails Community Development District

www.trailscdd.org

Proposed Budget for Fiscal Year 2022/2023

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Proposed Budget
Trails Community Development District
General Fund
Fiscal Year 2022/2023

	Chart of Accounts Classification	Actual YTD through 02/28/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 318,875	\$ 326,466	\$ 326,466	\$ -	\$ 497,290	\$ 170,824	To Be Updated Prior To Public Hearing
6	Off Roll*	\$ 93,473	\$ 128,796	\$ 128,796	\$ -	\$ -	\$ (128,796)	To Be Updated Prior To Public Hearing
7								
8	TOTAL REVENUES	\$ 412,348	\$ 455,262	\$ 455,262	\$ -	\$ 497,290	\$ 42,028	
9								
10	EXPENDITURES - ADMINISTRATIVE							
11								
12	Legislative							
13	Supervisor Fees	\$ 2,600	\$ 5,600	\$ 6,000	\$ 400	\$ 6,000	\$ -	Based on 6 Meetings
14	Financial & Administrative							
15	Administrative Services	\$ 2,318	\$ 5,562	\$ 5,562	\$ -	\$ 5,784	\$ 222	* Reflects Proposed 4% Increase to Lines 21, 22, 26, 27, & 28
16	District Management	\$ 11,716	\$ 28,119	\$ 28,119	\$ -	\$ 29,244	\$ 1,125	*
17	District Engineer	\$ 3,975	\$ 18,500	\$ 4,500	\$ (14,000)	\$ 6,000	\$ 1,500	Increased Project Involvement. FY 21/22 Reflects Stormwater Needs Analysis Report
18	Disclosure Report	\$ 5,000	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
19	Trustees Fees	\$ -	\$ 4,000	\$ 4,000	\$ -	\$ 4,000	\$ -	
20	Assessment Roll	\$ 5,408	\$ 5,408	\$ 5,408	\$ -	\$ 5,624	\$ 216	*
21	Financial & Revenue Collections	\$ 2,253	\$ 5,408	\$ 5,408	\$ -	\$ 5,624	\$ 216	*
22	Accounting Services	\$ 8,884	\$ 21,321	\$ 21,321	\$ -	\$ 22,174	\$ 853	*
23	Auditing Services	\$ -	\$ 4,000	\$ 4,300	\$ 300	\$ 4,000	\$ (300)	Based on Current Agreement
24	Arbitrage Rebate Calculation	\$ 500	\$ 500	\$ 500	\$ -	\$ 500	\$ -	
25	Public Officials Liability Insurance	\$ 3,108	\$ 3,108	\$ 3,256	\$ 148	\$ 3,730	\$ 474	Reflects EGIS's Proposed 20% Increase
26	Legal Advertising	\$ 217	\$ 1,200	\$ 2,100	\$ 900	\$ 2,300	\$ 200	
27	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	
28	Miscellaneous Fees	\$ 100	\$ 500	\$ 500	\$ -	\$ 750	\$ 250	Amortization Schedule & Mailed Notice
29	Website Hosting, Maintenance, Backup	\$ 1,269	\$ 2,738	\$ 2,749	\$ 12	\$ 2,749	\$ -	
30	Legal Counsel							
31	District Counsel	\$ 8,135	\$ 19,000	\$ 19,000	\$ -	\$ 19,000	\$ -	
32	Administrative Subtotal	\$ 55,658	\$ 130,139	\$ 117,898	\$ (12,241)	\$ 122,654	\$ 4,756	
33								
34	EXPENDITURES - FIELD OPERATIONS							
35								
36	Security Operations							
37	Security Cameras / Access Monitoring					\$ 8,064	\$ 8,064	NEW LINE ITEM: Envera Camera Monitoring Services and WebWatchDog

**Proposed Budget
Trails Community Development District
General Fund
Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 02/28/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
38	Security Camera Maintenance & Repairs					\$ 1,000	\$ 1,000	NEW LINE ITEM: Security camera system maintenance & repair
39	Electric Utility Services							
40	Utility Services	\$ 11,259	\$ 22,518	\$ 20,500	\$ (2,018)	\$ 25,000	\$ 4,500	
41	Garbage/Solid Waste Control Services							
42	Garbage - Recreation Facility	\$ 1,130	\$ 2,712	\$ 2,300	\$ (412)	\$ 2,848	\$ 548	
43	Water-Sewer Combination Services							
44	Utility Services	\$ 3,776	\$ 9,200	\$ 9,500	\$ 300	\$ 10,000	\$ 500	Proposed Amount to Include Additional Irrigation at the Second Entrance
45	Stormwater Control							
46	Fountain Service Maintenance Contract	\$ 475	\$ 1,900	\$ 2,500	\$ 600	\$ 1,900	\$ (600)	Description Change to Reflect Contract
47	Lake/Pond Bank Maintenance Contract	\$ 4,434	\$ 11,041	\$ 12,500	\$ 1,459	\$ 11,422	\$ (1,078)	Description Change to Reflect Contract. Proposed Amount Includes Agreement with the 2 Additional Ponds
48	Miscellaneous Expense	\$ -	\$ 1,000	\$ 1,000	\$ -	\$ 2,500	\$ 1,500	Reflects Increase for Fountain, Lake & Pond Bank Repair
49	Other Physical Environment							
50	General Liability/Property Insurance	\$ 11,188	\$ 11,188	\$ 11,722	\$ 534	\$ 13,426	\$ 1,704	Reflects EGIS's Proposed 20% Increase
51	Entry Lighting, Walls & Fence Maintenance	\$ 2,398	\$ 4,368	\$ 4,000	\$ (368)	\$ 4,000	\$ -	To Possibly Include Pressure Washing
52	Landscape & Irrigation Maintenance Contract	\$ 29,930	\$ 75,962	\$ 95,000	\$ 19,038	\$ 82,868	\$ (12,132)	Reflects BrightView's Proposed 5% Increase to Agreement with the 2 Additional Ponds
53	Irrigation Repairs	\$ 3,435	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
54	Landscape Replacement Plants, Shrubs, Trees	\$ -	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -	
55	Miscellaneous Expense	\$ 5,272	\$ 7,500	\$ 1,000	\$ (6,500)	\$ 1,000	\$ -	FY 21/22 Reflects DE Repairs and Playground Mulch Installation
56	Parks & Recreation							
57	Amenity Management Contract- Field & Facility	\$ 14,267	\$ 33,572	\$ 33,572	\$ -	\$ 51,584	\$ 18,012	Reflects Vesta's Proposed Increase
58	Amenity Janitorial & Facility Maintenance Contract	\$ 10,727	\$ 25,744	\$ 25,744	\$ -	\$ 36,015	\$ 10,271	Reflects Vesta's Proposed Increase
59	Amenity Facility Monitors - Seasonal	\$ 4,272	\$ 10,252	\$ 10,252	\$ -	\$ 12,235	\$ 1,983	Reflects Vesta's Proposed Increase
60	Amenity Maintenance & Repairs	\$ 12,918	\$ 15,500	\$ 8,000	\$ (7,500)	\$ 8,000	\$ -	FY 21/22 Reflects Fitness Room Flooring and Gutters
61	Pool Services - Chemicals/Permits/Supplies	\$ 4,762	\$ 11,429	\$ 9,750	\$ (1,679)	\$ 11,500	\$ 1,750	Reflects Poolsure's Proposed 15% Increase
62	Cable, Phone & Internet	\$ 1,621	\$ 3,890	\$ 3,800	\$ (90)	\$ 4,050	\$ 250	

**Proposed Budget
Trails Community Development District
General Fund
Fiscal Year 2022/2023**

	Chart of Accounts Classification	Actual YTD through 02/28/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
63	Amenity Supplies & Equipment	\$ 2,594	\$ 6,226	\$ 2,000	\$ (4,226)	\$ 2,000	\$ -	FY 21/22 Reflects Additional Signage and Remaining Amenity Supplies for FY
64	Pest Control & Termite Bond	\$ 161	\$ 1,629	\$ 675	\$ (954)	\$ 675	\$ -	
65	Fitness Equipment Maintenance & Repairs	\$ 300	\$ 1,500	\$ 2,000	\$ 500	\$ 2,000	\$ -	
66	Amenity Miscellaneous Expenses	\$ 1,328	\$ 9,525	\$ 1,000	\$ (8,525)	\$ 2,000	\$ 1,000	FY 21/22 Reflects Envera's Monitoring Services
67	Special Events							
68	Special Events	\$ 1,630	\$ 2,500	\$ 2,500	\$ -	\$ 2,500	\$ -	
69	Contingency							
70	Miscellaneous Contingency	\$ 11,010	\$ 50,000	\$ 60,000	\$ 10,000	\$ 60,000	\$ -	FY 22/23 to Possibly Include New Pool Filtration System and Repairs Identified in District Engineer Annual Report and Stormwater Needs Analysis.
71	Capital Outlay	\$ 7,573	\$ 8,049	\$ 8,049	\$ -	\$ 8,049	\$ -	FY 21/22 Reflects Treadmills
72								
73	Field Operations Subtotal	\$ 146,460	\$ 337,205	\$ 337,364	\$ 159	\$ 374,636	\$ 37,272	
74								
75								
76	TOTAL EXPENDITURES	\$ 202,118	\$ 467,343	\$ 455,262	\$ (12,081)	\$ 497,290	\$ 42,028	
77								
78	EXCESS OF REVENUES OVER EXPENDITURES	\$ 210,230	\$ (12,081)	\$ -	\$ (12,081)	\$ -	\$ -	

Proposed Budget
Trails Community Development District
Reserve Fund
Fiscal Year 2022/2023

	Chart of Accounts Classification	Actual YTD through 02/28/22	Projected Annual Totals 2021/2022	Annual Budget for 2021/2022	Projected Budget variance for 2021/2022	Budget for 2022/2023	Budget Increase (Decrease) vs 2021/2022	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll*	\$ 12,500	\$ 12,500	\$ 12,500	\$ -	\$ 39,154	\$ 26,654	To be Updated Prior to Public Hearing
6								
7	TOTAL REVENUES	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 39,154	\$ 14,154	
8								
9	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
10								
11	TOTAL REVENUES AND BALANCE	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ 39,154	\$ 14,154	Based on Reserve Study
12								
13	EXPENDITURES							
14								
15	Contingency							
16	Capital Reserves	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 39,154	\$ 14,154	
17								
18	TOTAL EXPENDITURES	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 39,154	\$ 14,154	
19								
20	EXCESS OF REVENUES OVER	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ -	

**Trails Community Development District
Debt Service
Fiscal Year 2022/2023**

Chart of Accounts Classification	Series 2007A	Budget for 2022/2023
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$459,898.24	\$459,898.24
TOTAL REVENUES	\$459,898.24	\$459,898.24
EXPENDITURES		
Administrative		
Financial & Administrative		
Debt Service Obligation	\$459,898.24	\$459,898.24
Administrative Subtotal	\$459,898.24	\$459,898.24
TOTAL EXPENDITURES	\$459,898.24	\$459,898.24
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Collection Costs (3.5%) and Early Payment Discount (4%) applicable to the county:

7.5%

Gross assessments

\$497,187.29

Notes:

Tax Roll Collection Costs and Early Payment Discount percentages are 7.5% of Tax Roll. Budgeted net tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

Trails Community Development District

FISCAL YEAR 2022/2023 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2022/2023 O&M Budget		\$536,444.00
Duval County Collection Cost	3.5%	\$20,297.88
Early Payment Discounts	4%	\$23,197.58
2022/2023 Total		<u>\$579,939.46</u>

2021/2022 O&M Budget	\$480,262.00
2022/2023 O&M Budget	<u>\$536,444.00</u>
Total Difference:	<u><u>\$56,182.00</u></u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2021/2022	2022/2023	\$	%
Debt Service - Single Family	\$1,219.36	\$1,219.36	\$0.00	0.00%
Operations/Maintenance - Single Family	\$791.47	\$884.05	\$92.59	11.70%
Total	\$2,010.83	\$2,103.41	\$92.59	4.60%
Debt Service - Single Family (SF.P)	\$615.39	\$615.39	\$0.00	0.00%
Operations/Maintenance - Single Family (SF.P)	\$791.47	\$884.05	\$92.59	11.70%
Total	\$1,406.86	\$1,499.44	\$92.59	6.58%
Debt Service - Single Family (SF.T)	\$760.62	\$760.62	\$0.00	0.00%
Operations/Maintenance - Single Family (SF.T)	\$791.47	\$884.05	\$92.59	11.70%
Total	\$1,552.09	\$1,644.67	\$92.59	5.97%

TRAILS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2022/2023 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$536,444.00
COLLECTION COSTS @	3.5%	\$20,297.88
EARLY PAYMENT DISCOUNTS @	4.0%	\$23,197.58
TOTAL O&M ASSESSMENT		<u>\$579,939.46</u>

UNITS ASSESSED

ALLOCATION OF O&M ASSESSMENT

LOT SIZE	O&M	SERIES 2007 DEBT SERVICE ⁽¹⁾	TOTAL EAU'S	% TOTAL EAU'S	TOTAL O&M BUDGET
SINGLE FAMILY	392	257	392.00	59.76%	\$346,549.19
SINGLE FAMILY	117	117	117.00	17.84%	\$103,434.32
SINGLE FAMILY	147	147	147.00	22.41%	\$129,955.95
Total Community	<u>656</u>	<u>521</u>	<u>656.00</u>	<u>100.00%</u>	<u>\$579,939.46</u>

SERIES 2007 DEBT SERVICE ⁽²⁾		
O&M	SERVICE ⁽²⁾	TOTAL ⁽³⁾
\$884.05	\$1,219.36	\$2,103.41
\$884.05	\$615.39	\$1,499.44
\$884.05	\$760.62	\$1,644.67

LESS: Duval County Collection Costs (3.5%) and Early Payment Discount Costs (4%) **(\$43,495.46)**

Net Revenue to be Collected **\$536,444.00**

⁽¹⁾ Reflects the number of total lots with Series 2007 debt outstanding.

⁽²⁾ Annual debt service assessment per lot adopted in connection with the Series 2007 bond issue. Annual assessment includes principal, interest, Duval County collection costs and early payment discount costs.

⁽³⁾ Annual assessment that would appear on November 2022 Duval County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

GENERAL FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

District Management: The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These service include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract with a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to street lights throughout the community. These may be restricted to main arterial roads or in some cases to all street lights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs

Property Insurance: The District will incur fees to insure items owned by the District for its property needs

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right of way of streets the District may own if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes such as FICA etc.

Employee - Workers' Comp: Fees related to obtaining workers compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that required various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities which require various office related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses which may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expense related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

RESERVE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.

DEBT SERVICE FUND BUDGET **ACCOUNT CATEGORY DESCRIPTION**

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

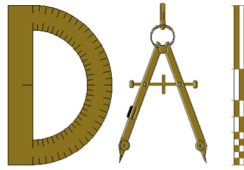
Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

STAFF REPORTS

District Counsel

District Engineer

Tab 10



Dunn & Associates, Inc.

CIVIL ENGINEERS / LAND PLANNERS

8647 Baypine Road, Suite 200 Jacksonville, Florida 32256

Phone: (904) 363-8916

Fax: (904) 363-8917

March 30, 2022

Carol Brown, Associate District Manager
Trails Community Development District
2806 N. Fifth Street, Unit 403
St. Augustine, FL 32084

PROJECT: Trails Community Development District
DAI Project No. 0906-252-10
SUBJECT: Consulting Engineer's Report 2022

Dear Ms. Brown:

In accordance with Section 9.21 of the Master Trust Indenture for the Trails Community Development District ("District"), Dunn & Associates, Inc., the District Engineer, has reviewed the portion of the Project (as defined in the Indenture) owned by the District and such portion appears to have been maintained in good repair, working order and condition. Some minor repair work is required as noted in our annual report memorandum.

We have reviewed the fiscal year 2021/2022 budget and it appears to be sufficient, in our opinion, to provide for operation and maintenance of the portion of the Project owned by the District.

In accordance with Section 9.14 of the Master Trust Indenture, Dunn & Associates, Inc. has reviewed the property schedule stating the current limits of insurance coverage and the policy appears to adequately cover the value of the District owned improvements.

Should you have any questions or comments related to the information provided in this report, please do not hesitate to contact our office.

Sincerely,

Dunn & Associates, Inc.

Vincent J. Dunn, P.E.
President

Amenity and Field Operation Managers

Tab 11

Trails CDD

Managers Report

Date of meeting: 4.12.2022

Submitted by: Mark Insel

POOL AND FACILITY:

- We had an incident in the men's bathroom where 3 boys set fire in one of the sinks and damaged a drainpipe. The Police created a report and suspension letters were sent to the families. The repairs have been completed.
- We have made progress with approved jobs and upcoming tasks. John/Tim have been busy with many small tasks and Tim is tackling the larger jobs.
- Safety checks on the Playground, Volleyball Court, and Boardwalk completed daily.
- The new pool feeder controller has been installed.
- The pool is now operational, motors are in and awaiting bids for pump repair, rebuild.
- QR Codes are placed in Bulletin Board and Playground, residents have been using to survey each area.
- We had our Business Networking Event, it was a huge success, and had a great turnout! This was a free event and no cost at all. We will have more of these and create other ideas for free or low-cost events.

GYM AND EQUIPMENT:

- All equipment has been checked; PM was completed last month. Janitorial crew has been cleaning the fitness center when onsite as well.
- The Treadmills replaced are heavily used! Residents have mentioned how nice it is!

COMPLETED PROJECTS / No Board action required:

- We have had many residents come into the office for access cards and/or rentals. There have been many residents expressing positive feedback in regard to having staff onsite and accessible, repairs made, and overall appearance of Facility.
- Routine maintenance and janitorial continues throughout facility.
- Checks on playground for safety and functionality.
- We continue to ride the community monitoring signs, drains, road conditions, etc.
- Repairs made to Boardwalk, still have a little more to finish
- The Playground painting is complete, looks great.
- ADA pool lift chair repaired.
- Entrance Monument sign rehab complete.
- Volleyball Sand Installed.

POND AND LAKE MANAGEMENT:

- The technician has been onsite monthly. We have met onsite to discuss all the ponds on property. He has filled us in on which have algae, grass and weed issues, which needed dye and the ponds seeing the most trash. He is very attentive and always doing a great job.

LANDSCAPE MANAGEMENT:

- Landscaping Management Tool, and weekly drive checklist is in place for reporting. Brightview's tasks are being completed daily. The crews are working on the winter schedule, mowing only when needed still. Picking up more trash around ponds. They are prioritizing work throughout the community and are keeping things maintained. We meet with Jeremiah frequently on property. We have been discussing areas that we have seen that need attention. They have submitted proposals for those areas found. They will make every effort within their contract to assist, bringing in more staff if needed.

WHAT TO EXPECT IN THE UPCOMING MONTHS:

- Preparing for Summer season, pool, facility, grounds. Will continue sending Policy Highlight reminders.
- Continued diligence on a clean facility, pool, and grounds.
- Continued oversight on landscaping and irrigation.
- Continuing to knock out items on punch list of projects both small and large not needing Board approval.
- Envera camera installation.
- Leak tests for pool.
- Parking lot curb pressure washing.

Should you have any comments or questions feel free to contact me directly

Mark Insel 904-408-7716



Trails CDD-Winchester Ridge

Field Operations Report

Date of report: April 12th, 2022

Submitted by: Tim Harden

Pool Repairs:

- Crown Pools came out and replaced the faulty pool pump. Two new motors were purchased by the District and installed by Crown Pools on 3/25. The pool was closed from February 4th to March 30th. Once the new motors were installed and proper circulation was restored a few days were required to get the water cleaned up and adequately sanitized to allow for use of the facility by the residents.
- Staff will follow up on obtaining engineering for a new system which includes commercial pumps with variable speed motors and cartridge filters. Upon obtaining the engineering, bids will be solicited from multiple pool contractors and the proposals will be submitted to the Board for approval.

Pool Coping repairs:

- Have not gotten a response from Paver Scapes Corp to the signed quote that was approved to regrout and add sand on selected areas.

Entrance sign repair:

- All Weather was onsite on 3/31 making repairs to the damaged stucco on the structure at the entrance to the community.
- Stucco on the monument is corroded, the lettering and the stucco is very dirty. Quote is for repairs to the stucco. Staff will clean the rest of the monument to save some money.

Bathroom repairs:

- Middle sink in men's room was detached from the counter and the drain pipe was broken. Phillip McDonald Plumbing repaired the broken drain pipe and reattached the sink.
- Left most sink in men's room was damaged by teenagers on 3/13. Combustible materials were lit on fire in the sink and the heat damaged the faucet. Phillip McDonald Plumbing came out and replaced the sink and faucet.

Water Fountain repairs:

- While checking the water fountain to determine whether there was a filter that needed to be changed, I noticed at the drain line had become detached and water was dripping onto the pavers below. I reattached the drain line so that it is no longer leaking.

UPCOMING PROJECTS:

- Pool filtration system rebuild

- Pool stain treatments
- Phosphate treatment to the pool
- New landscape light for entrance
- Leak Tests to Pool
- Parking lot curbing to be pressure washed
- Holes on pond banks to be filled in
- Estimates to be obtained for replacing of sod on pond banks to prevent further erosion as advised by District engineering
- Replacing of hose bibs in pool valve cavities
- Installation of shocks for lids of pool valve cavities
- Have GFI moved from inside pool pump cavity to outside next to controller

If you have any comments or questions feel free to contact me at tharden@vestapropertyservices.com.







Invoice

Date	Invoice #
3/25/2022	6809
Terms	Net 30

740 S Orange Street, Starke, FL 32091
 pmcdonaldplumbing@yahoo.com
 CFC 1428926

Bill To	Job Address
Trails CDD 3434 Cowell Avenue Suite #200 Tampa, FL 33614	Winchester Ridge 15431 Spotted Stallion Trail Jacksonville, FL 32234

Quantity	Description	Rate	Amount
	Supplied and installed (1) new drop in Lavatory Sink. Supplied and installed (1) new Delta 520 Lavatory Faucet-CHROME. Includes (1) new grid strainer. Also repiped damaged drain line at existing Lavatory Sink. Includes all necessary pipe and fittings. Supplied and installed (6) new trap wraps.	867.65	867.65
Payment due upon completion of work. Accounts NOT paid within 30 days from invoice date are subject to a 1.5% monthly late fee. Thank you!		Total	\$867.65

Landscape Manager

Tab 12



Quality Site Assessment

Prepared for:

Trails Community Development D

Mon Mar 21 2022

QUALITY SITE ASSESSMENT

Trails Community Development D

General Information

DATE: Monday, Mar 21, 2022

NEXT INSPECTION DATE: Monday, Mar 13, 2023

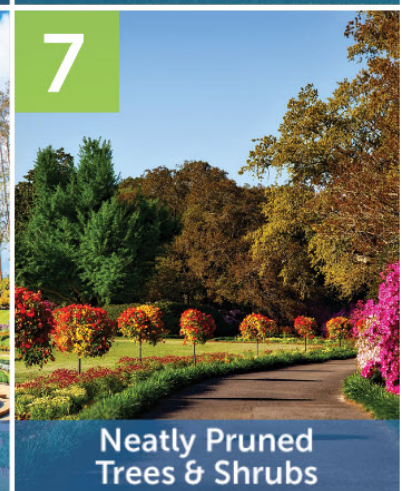
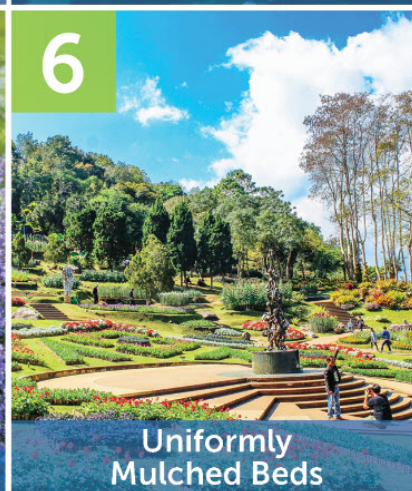
CLIENT ATTENDEES: Carol Brown

BRIGHTVIEW ATTENDEES: Brian Mercer

Customer Focus Areas

All focal areas and pond banks

Quality you can count on.



QUALITY SITE ASSESSMENT

Trails Community Development D

Maintenance Items



1 All non irrigated pond banks and common areas are slowly starting to green up. Starting April 1st, BrightView will begin every other week mowing on all ponds.

2 All freeze damage has been cleaned up and are starting to grow back. The flax lilies are a little slow to return from dormancy. Some replacement may be needed.

3 Wooden walkway is clear of encroaching trees. Crew will review walkway path weekly and cut back any vines or tree limbs encroaching on to path.

4 St augustine turf is starting to green up throughout the community though some areas are slower than others.

QUALITY SITE ASSESSMENT

Trails Community Development D

Maintenance Items



5 Carboard palms and flax lilies at entrance island are slow to return from dormancy and may need to be replaced with different plants.

6 The color on the loropetalum looks great and is starting to bloom.

7 Seasonal flower beds are in the process of being changed to spring flowers. Crew will remove current flowers and prep the beds for new flowers in the next couple of visits.

QUALITY SITE ASSESSMENT

Trails Community Development D

Recommendations for Property Enhancements



1 BrightView recently proposed to hydroseed non irrigated bahia turf areas to help bare areas recover from past freezes and droughts.

2 Dwarf oleander at entrance island doesn't look like it will come back from the past winters freezes. Replacement may be necessary.

3 BrightView has recently proposed to remove and replace a dead palm along Normandy Blvd and also proposed to remove palm boots on all palm trees.

District Manager

BUSINESS ADMINISTRATION

Tab 13

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

TRAILS COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of Trails Community Development District was held on **Tuesday, February 8, 2022 at 12:00 p.m.** at the Winchester Ridge Amenity Center, located at 15431 Spotted Stallion Trail, Jacksonville, Florida 32234.

Present and constituting quorum include:

Terence Douglas	Board Supervisor, Chairman
Douglas Pope	Board Supervisor, Vice Chairman
Patty Acree	Board Supervisor, Assistant Secretary
Corina Buck	Board Supervisor, Assistant Secretary
Ashley Guioa	Board Supervisor, Assistant Secretary

Also present were:

Carol Brown	Associate District Manager, Rizzetta & Co., Inc.
Lesley Gallagher	District Manager, Rizzetta & Co., Inc.
Katie Buchanan	District Counsel, Kutak Rock, LLP
Steve Howell	Director of Field Services, Vesta Inc.
Mark Insel	Director of Amenity Manager, Vesta Inc.
John Williams	Operations Manager, Vesta Inc.
Brian Mercer	Operations Manager, BrightView
Rodney Hicks	Branch Manager, BrightView
Eddie Colwell	Envera Systems

Present via speaker phone:

Vince Dunn	District Engineer, Dunn & Associates
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Audience Members Present:

FIRST ORDER OF BUSINESS

Call to Order

Ms. Brown called the meeting to order at 12:05 p.m.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

No audience comments.

THIRD ORDER OF BUSINESS

**Consideration of the Minutes of the
Board of Supervisors' Special
Meeting held December 14, 2021**

Ms. Brown reviewed Supervisor Acree's requested changes to the minutes. (Exhibit A)

On a motion by Ms. Guioa, seconded by Ms. Buck, with Mr. Douglas opposed, Board motion passed to approve, as amended, the Minutes of the Board of Supervisors' Special Meeting held December 14, 2021 for Trails Community Development District.

Board directed staff to add bullet points to meeting minutes when additional information is shared.

FOURTH ORDER OF BUSINESS

**Ratification of the Operation and
Maintenance Expenditures for
November 2021 and December 2021**

- Supervisor Acree asked about meter being paid since April 2021 and light not working. Vesta noted they would purchase light when District card is received for this expense.

On a motion by Mr. Douglas, seconded by Ms. Guioa, with all unanimously in favor, the Board ratified the Operation and Maintenance Expenditures for November 2021, in the amount of \$24,511.11 and December 2021, in the amount of \$43,902.65, for Trails Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2022-03,
Conducting the General Election**

Ms. Brown informed the Board the Seat #2, held by Corina Buck and Seat # 5, held by Terence Douglas are up for General Election. Ms. Buchanan reviewed the Resolution, the Notice process for the qualifying period and informed the Board that it would be forwarded to the Duval County Supervisor of Elections to conduct the General Election for the District.

On a motion by Ms. Acree, seconded by Mr. Douglas, with all unanimously in favor, the Board adopted Resolution 2022-03, Conducting the General Election for Trails Community Development District.

SIXTH ORDER OF BUSINESS

STAFF REPORTS

A. District Counsel

Ms. Buchanan had no report but was available to take questions.

B. District Engineer

Mr. Dunn noted that his firm would be conducting their annual inspection in the next four weeks and was aware of a Board member's concern and that it would be reviewed during the inspection.

- Supervisor Pope had a question about SJRWMD permit #'s and applications for stormwater fee reductions.

C. Amenity and Field Operation Managers

There were no questions for Mr. Insel regarding his report found under Tab 4.

- Supervisor Acree requested confirmation that Vesta was working on any items that needed to be addressed prior to the pool permit renewal.
- Supervisor Guioa noted there are concerns regarding trespassing near the back ponds in the community. The Board authorized 2 additional "No Trespassing" signs and directed Vesta to send an Eblast as this pertains to off road bikes/ vehicles on CDD property.

D. Landscape Manager

Mr. Mercer noted that BrightView will continue to monitor freeze damage and evaluate after the threat of freezes are over. They are working on tree limb trimming, ring definition, removing tree straps and will fill and monitor hole at near Winding Mare and Wild Mustang.

BrightView will provide proposals for de-booting of palm trees and removal of dead palm tree along Normandy Blvd.

Mr. Hicks noted that the Bahia grass from Chuckwagon to the dead end would be reviewed and a plan would be presented for this area, as it is not irrigated.

- Supervisor Acree thanked BrightView and noted she felt they were doing a really good job.

E. District Manager

Ms. Brown noted District Manager reports would be presented at meetings and reviewed her report. (Exhibit B)

- Supervisor Acree requested, if possible, for report to be sent out to the Board the day before the meeting.
- Chairman Douglas thanked Ms. Brown and Ms. Gallagher for their high level of communication and pointed out that they work on multiple Districts.

SEVENTH ORDER OF BUSINESS**Consideration of Acquisition of
Winchester Ridge Phase 2 Unit 4
Improvements, Tracts 1, 2, 3 and 4**

- i. **Acceptance of Engineer's Certificate**
- ii. **Special Warranty Deed**
- iii. **Bill of Sale**

Ms. Buchanan reviewed that the District has an agreement with the Developer that the CDD will acquire improvements that are part of the District's improvement plan, the bulk of which at this point involve the stormwater management systems. The traditional path to take over these improvements include that the District Engineer review improvements, certifying that they were installed in accordance with specification and that we have plans, permits and specification to operate them. Once Engineer's Certificate is in place a Warranty Deed is required from the Developer to ensure that title is conveyed free and clear. Mr. Dunn noted the stormwater system O&M transfers have all been vetted.

On a motion by Mr. Douglas, seconded by Ms. Guioa, with all unanimously in favor, the Board approved the Acquisition of Winchester Ridge Phase 2 Unit 4 Improvements, Tracts 1, 2, 3 and 4, contingent on the District Engineer's Annual Report, for Trails Community Development District.

EIGHTH ORDER OF BUSINESS**Ratification of SJWMD Permit
Transfer of Phase 2, Units 3 & 4,
Ponds 4 & 5**

On a motion by Mr. Douglas, seconded by Ms. Guioa, with all unanimously in favor, the Board approved the Ratification of SJWMD Permit Transfer of Phase 2, Units 3 & 4, Ponds 4 & 5 for Trails Community Development District.

Mr. Dunn and Ms. Buchanan to review powerline area further. Mr. Dunn exited the meeting.

NINTH ORDER OF BUSINESS**Consideration of Kutak Rock
Retention and Fee Agreement**

Ms. Buchanan reviewed the agreement.

On a motion by Ms. Acree, seconded by Ms. Guioa, with all unanimously in favor, the Board approved the Kutak Rock Retention and Fee Agreement for Trails Community Development District.

TENTH ORDER OF BUSINESS

Consideration of BrightView Tree Trimming Proposal

- Supervisor Acree questioned BrightView contract.
- Chairman Douglas directed staff to approach JEA first and request they trim the trees around the light poles.

On a motion by Ms. Guioa, seconded by Mr. Douglas, with all unanimously in favor, the Board approved the BrightView Tree Trimming Proposal, in the amount of \$1,278.00, contingent on JEA denying the request, for Trails Community Development District.

Ms. Brown explained to the audience that the next item on the Agenda was to discuss security and it would be closed to the audience members. She requested they step outside.

ELEVENTH ORDER OF BUSINESS

Consideration of Additional Envera Security Camera Proposal

Ms. Brown informed the Board that on January 13, 2022, the Chairman and she met on-site with the Envera installer and conducted the installation walk-through. As discussions involved, the Chairman requested an additional proposal. Prior to the start of today's Board meeting the Chairman, Ms. Brown and Mr. Colwell met to discuss the site plan further.

Mr. Colwell presented and verbally proposed adding one camera and one tag reader with the cost not to exceed \$1,000 and answered questions.

- Supervisor Acree felt the change was not necessary.
- Mr. Pope agreed with change and highlighted safety concerns.

On a motion by Ms. Guioa, seconded by Mr. Douglas, with all unanimously in favor, the Board approved the verbal Envera proposal of the additional camera and tag reader, with a not to exceed amount of \$1,000 with the additional monthly charges, for Trails Community Development District.

Audience members were invited back in to join the meeting.

TWELFTH ORDER OF BUSINESS**Consideration of Amending Code of Ethics Policy**

Ms. Buchanan provide the red line suggested changes of the policy and Resolution 2006-14, Legal Defense. (Exhibit C)

- Supervisor Acree noted that she did not feel the policy required amending.
- Chairman Douglas reviewed multiple incidents that he believed made it necessary to amend the current policy.

These alleged incidents include harassing residents, accusing residents of smoking weed, physically blocking residents, following residents to their homes, kicking people out of the pool area, taking residents amenity access card away, entering the closed facility and office without authorization.

- Supervisor Acree stated the Mr. Parks provided her with amenity access and denied allegations.
- Chairman Douglas requested a motion from the Board for Supervisor Acree's resignation from the Board and should she not, he noted he would be submitting an Ethics Complaint conduct and investigation.
- Supervisor Guioa noted her concerns with Supervisor Acree. She stated she has witnessed Supervisor Acree harass residents and vendors along with videotaping residents. She noted that these individuals were all minorities.
- Ms. Buck expressed her concerns that several of these events occurred when Vesta was mismanaging the amenity center.

On a motion by Mr. Douglas, seconded by Ms. Guioa, with Ms. Buck opposed and Ms. Acree abstained, by majority vote, the Board approved the request for resignation of Supervisor Acree from the Board of Supervisors' for Trails Community Development District.

Ms. Buchanan informed the Board that they do not have the authority to remove a Supervisor from the Board. She then reviewed what was expected of one another and reminded the Board that this policy was adopted on October 12, 2021. She reviewed the suggested changes to the policy, public officers insurance coverage and Resolution 2006.14 Legal Defense.

On a motion by Ms. Guioa, seconded by Mr. Douglas, with all unanimously in favor, the Board approved Amending Code of Ethics Policy for Trails Community Development District.

THIRTEENTH ORDER OF BUSINESS

**Consideration and Discussion of
Amenity Management Scope of Work
and RFP**

No Board action.

FOURTEENTH ORDER OF BUSINESS

**Consideration of Addendum to Vesta
Agreement for District Debit Card**

Ms. Brown informed the Board that Vesta is no longer invoicing the District for District related expenses and is requesting staff to have District Debit Cards. Vesta is asking for the Field Manager debit card limit to be set at \$500 and the Amenity Manager limit to be set at \$1,000. (Exhibit D)

On a motion by Mr. Douglas, seconded by Ms. Guioa, with all unanimously in favor, the Board approved the Addendum to Vesta Agreement for District Debit Card, Field Manager debit card limit to be set at \$500 and the Amenity Manager limit to be set at \$1,000 for Trails Community Development District.

FIFTHTEENTH ORDER OF BUSINESS

**Consideration of Pool Repair
Proposal**

Mr. Williams presented two additional proposals to the Board. (Exhibit E)

On a motion by Ms. Buck, seconded by Mr. Douglas, with all unanimously in favor, the Board approved the Crown Pool proposal, in the amount of \$1,622.12 and St. Augustine Electric Works, in the amount of \$1,538.20, for Trails Community Development District.

SIXTEENTH ORDER OF BUSINESS

**Consideration of Pool Furniture
Repair Proposal(s)**

Tabled by Board.

SEVENTEENTH ORDER OF BUSINESS

**Consideration of Front Entrance Sign
Repair Proposal(s)**

Mr. Williams presented an additional proposal for the Board to review. (Exhibit F)

On a motion by Mr. Pope, seconded by Ms. Buck, with all unanimously in favor, the Board approved the All Weather Contractors Proposal in the amount of \$1,970 for Trails Community Development District.

EIGHTEENTH ORDER OF BUSINESS

**Consideration of Playground
Equipment Proposal(s)**

On a motion by Mr. Douglas, seconded by Ms. Acree, with all unanimously in favor, the Board approved the Certa Pro Painters proposal in the amount of \$1,720.83 for Trails Community Development District .

NINETEENTH ORDER OF BUSINESS

**Supervisor Requests and
Audience Comments**

Supervisor Buck requested permission to speak to HOA 1 & 2 to request they donate a projector and screen for District movie night events. Ms. Brown noted that staff would need to investigate movie licensing requirements. Board authorized Supervisor Buck's request.

TWEENTIETH ORDER OF BUSINESS

ADJOURNMENT

On a motion by Mr. Douglas, seconded by Ms. Buck, with all unanimously in favor, the Board adjourned the meeting at 3:22 pm for Trails Community Development District.

Secretary/Assistant Secretary

Chairman/Vice Chairman

DRAFT

Exhibit A

In an effort to maintain compliance with the Florida Sunshine Law, please do not reply globally to this notification. Any questions should be directed to the sending party only or to the District Office at (904) 436-6270.

Good afternoon,

Our office has received a request for revisions to the December meeting minutes in advance of the meeting tomorrow.

- page 3 - missing info - John was also prompted by a resident to "pass along" the question of if the district wanted to buy poles from the HOA. The board declined.
- page 7 - missing information - supervisor requests -
 - (1) old business vs new business on agenda
 - (2) comcast bill - explore a digital antenna for the TV to get local channels, and see if comcast could provide any discount on the bill
 - (3) Lights (lenses) in the fountains to be changed to red and green for the holidays.

page 7 - audience member commentary - there was a reply to the comment, which is not included in the minutes. *The board member that asked questions, explained that they do normally try to email questions ahead of time to Rizzetta, and explained that they were out of town before this meeting.*

We will review further during the meeting tomorrow. If there are any additional requests, please do not hesitate to reach out to Carol or I in advance of the meeting.

Thank you,

Lesley Gallagher
District Manager

Exhibit B



Rizzetta & Company

DATES TO REMEMBER

- **Next Meeting:** April 12, 2022 at 6:00 pm
- **FY 2020-2021 Audit Completion Deadline:** March 31, 2022
- **Next Election (Seats 2 & 5):** November 8, 2022
- **Series 2007 Bonds Maturity Date:** May 1, 2038

District Manager's Report

February 8

2022

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FINANCIAL SUMMARY

12/31/2021

General Fund Cash & Investment Balance:

\$746,031

Reserve Fund Cash & Investment Balance:

\$235,780

Total Fund Balance YTD Actual:

\$746,031

Total Expenditure YTD Variance:

\$5,792
Over Budget



Rizzetta & Company

Updates:

On January 13, 2022 the Chairman, District Manager and Amenity Staff conducted an on-site walk-through with the Envera Security Camera installer. Board will be reviewing further under Business Item 5E on today's Agenda.

District Manager has been working with Counsel and the Engineer with the conveyance of Unit 2, Phase 4.

Community Advisor was selected for the Reserve Study. Their proposal was in the amount of \$2,900. District's FY 21-22 budget and financials have been provided to the vendor and they will be conducting their walk-through of the District the week of February 14th.

District Manager and on-site staff are working together in assessing the Internet, phone and cable needs of the District.

District Manager is preparing for the upcoming Budget season and November General Election.

District passed the December 2021 - 4th Quarter ADA Website Compliance Audit.

District Manager continues to audit the Certificates of Insurance of District vendors.

Exhibit C

TRAILS COMMUNITY DEVELOPMENT DISTRICT
ETHICS POLICY
CODE OF CONDUCT FOR SUPERVISORS

Adopted October 12, 2021

Revised February 8, 2022

The Board of Supervisors of Trails Community Development District (“District”) has adopted the following ethics policy for its Supervisors (“Ethics Policy”). This policy is intended to provide guidance with ethical issues and a mechanism for addressing unethical behavior. Members of the Board of Supervisors of the District are “Public Officers” as described in Sections 112.311-3261, Florida Statutes (“Code of Ethics”) and are subject to the provisions thereof. In the event of any conflict between the Code of Ethics and this Ethics Policy, the Code of Ethics shall control.

A. BOARD RESPONSIBILITIES

The Board of Supervisors is a collegial body comprised of five members. Decisions are made by a majority vote of the Supervisors present, and no individual Supervisor is authorized to bind the District without express and prior authorization by the Board, except as otherwise set forth herein. The general duties of Supervisors are set forth in Chapter 190, Florida Statutes. To fulfill this duty, Supervisors must:

- Regularly attend Board meetings.
- Review material provided in preparation for Board meetings.
- Be prepared to discuss agenda items.
- Make reasonable inquiry before making decisions.

B. PROFESSIONAL CONDUCT OF SUPERVISORS

1. Self-Benefits. Supervisors are prohibited from making any decisions that materially benefit themselves or their family members. Accordingly, no Supervisor may:

- Solicit or receive any compensation from the District for serving on the Board, except that Board Supervisors are entitled to receive compensation as set forth in Fla. Stat. §190.006(8).
- Make promises to any vendor without prior approval of the Board. Supervisors shall not separately negotiate with vendors and instead, permit District Management and staff to interact with and manage vendor solicitations and vendor contracts.
- Solicit or receive any gift, gratuity, favor, entertainment, loan or any other thing of value for themselves or their relatives from any person or company who is seeking a business or financial relationship with the District.
- Seek preferential treatment for themselves or others.
- Use District property, services, equipment or business for the specific gain or benefit of themselves or their relatives, except as is provided for all residents of the District.

2. Public Records; Confidential Information. Florida has a broad public records law set forth in Chapter 119, Florida Statutes. Supervisors are obligated to comply with such provisions with regard to public records in their custody and should make sure that the District Manager, as custodian of public records, is provided copies of all public records that come into the Supervisors' possession. Public records include, but are not limited to, emails, text messages, voice mail messages, letters and any other documents pertaining to the District. Chapter 119 creates limited exceptions from disclosure and treats only certain matters as confidential. The Supervisors should consult with and refer questions on disclosure of public records to the District Manager and District Counsel.

3. Sunshine Law. The business of the District must be conducted in accordance with Chapter 286, Florida Statutes, commonly referred to as the Sunshine Law. The Sunshine Law prevents Supervisors from conducting public business of the District other than at duly noticed meetings open to the public. As such, Supervisors should not discuss public business likely to come before the Board in any other forum, including email and social media. Supervisors should refer any questions about the Sunshine Law to District Counsel.

4. Misrepresentation. Supervisors may not knowingly misrepresent facts. All District data records and reports must be accurate and truthful and prepared in a truthful manner.

5. Interaction with Others. To ensure efficient management operations, avoid conflicting instructions from the Board and District Management and to avoid potential liability, Supervisors shall observe the following guidelines:

- The chairperson of the Board shall serve as liaison between the Board and District Management and provide direction on day-to-day matters. Supervisors may contact District Management to obtain documents and other data necessary to make informed decisions and carry out assigned liaison duties.
- The chairperson of the Board and the District Manager shall serve as liaison with District Counsel regarding all legal matters pertaining to the District. Supervisors may contact District Counsel with questions regarding their own conduct as it pertains to the District. In general, projects in which District Counsel is expected to devote substantial time, including all litigation matters, should come at the direction of the majority of the Board during a public meeting.
- Except for the chairperson when directed by the Board, Supervisors shall not give direction to District management or ~~vendors~~ with the exception of maintenance items or compliance of contracts. Any concerns regarding the fulfillment of the scope of services between the District and various operation and/or maintenance contractors shall be submitted to the District Manager. Further, as per Section 190.007, Florida Statutes, the District Manager is responsible for hiring and terminating the employment of vendors for professional, maintenance, supervisory, and other services as authorized by the Board. Supervision of vendors shall be conducted by the District Manager and the Amenities Center Manager. Supervisors shall refrain from communicating directly with current or potential contractors to ensure consistency in direction and appropriate prioritization of work.
- Supervisors are prohibited from harassing, intimidating or threatening District vendors, management, other Supervisors, and residents, whether verbally, physically or otherwise.

- When interacting with residents, individual Supervisors may not make any commitments or decisions on behalf of the Board without prior approval by Board action. Supervisors shall not seek to enforce Florida laws or District policies personally but shall instead report any concerns to the appropriate governing authorities. Concerns as to the District operations shall be reported to the District Manager.

6. Proper Decorum. Supervisors are obligated to act with proper decorum. Although they may disagree with the opinions of others on the Board, they must act with respect and dignity and not make personal attacks on others. Accordingly, Supervisors must focus on issues, not personalities, and should conduct themselves with courtesy towards each other, towards District Management, managing agents, District Counsel, vendors and members of the District. Supervisors shall act in accordance with collective Board decisions and shall not act unilaterally or contrary to the Board's decisions.

All correspondence regarding the Board's position on a matter shall either come from the chairperson, District Manager or if necessary, District Counsel, after consultation with the Board at either a regular or special meeting.

7. Conflicts of Interest. Supervisors must immediately disclose any conflict of interest, whether their own or others to the District Manager. Supervisors must withdraw from participation in decisions in which they have a material interest. Supervisors are directed to the provisions of the Code of Ethics when determining if a conflict of interest exists in a particular situation. Additional questions can also be directed to District Counsel.

C. ATTENDANCE

Supervisors are required to attend all Board meetings. Supervisors cannot be absent from more than three (3) Board meetings in one calendar year. Supervisors' ability to attend Board meetings by telephone is limited to three (3) times in one calendar year.

D. VIOLATIONS

Supervisors who violate the District's Ethic Policy are deemed to be acting outside the course and scope of their authority. Any Supervisor in violation of this policy will first receive a warning letter from District Council. Further or continued violations may subject the Supervisor to public reprimand, immediate censure by the Board and/or referral to the Florida Commission of Ethics where appropriate.

E. PLEDGE

I have read the above Ethics Policy. I pledge to act in accordance with my obligations as described above.

Signature: _____ Date: _____

Print Name: _____

RESOLUTION 2006-14

**RESOLUTION SETTING FORTH THE POLICY OF THE
TRAILS COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS WITH REGARD TO THE
SUPPORT AND LEGAL DEFENSE OF THE BOARD OF
SUPERVISORS**

WHEREAS, the Board of Supervisors of The Trails Community Development District ("District") is constantly presented with the necessity for making decisions regarding various issues of District policy and management; and

WHEREAS, it is essential to the effective operation of the District that such decisions be made in an environment where the threat of personal liability for the Board and its officers is maintained at a minimum; and

WHEREAS, the Board of Supervisors wishes to formalize a policy with regard to the support and legal protection of the Board of Supervisors and its officers so as to reduce the threat of personal liability to such individuals.

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

1. As set forth in this Resolution, the District, in accordance with Florida law, agrees that the following Board members and officers of the District shall be provided the benefit of the indemnification, support and legal defense provisions provided in this Resolution:

(a) All members of the Board of Supervisors; and

(b) Independent contractors, agents or persons shall not be so indemnified with respect to service to the District except to the extent permitted by law and authorized by a majority vote of the members of the District's Board of Supervisors.

2. As set forth in this Resolution and in accordance with Sections 111.07 and 768.28, Florida Statutes, the District hereby agrees to provide legal representation to defend any and all civil actions, including federal civil rights and other federal civil claims, arising from a complaint for damages or injuries suffered as a result of any act or omission of action of any of the above-listed Board members of the District, present or former, arising out of and in the scope of his or her employment or function, unless, in the case of a tort action, the Board member acted in bad faith, with malicious purpose, or in a manner exhibiting wanton and willful disregard of human rights, safety, or property. Defense of such civil actions includes, but is not limited to, any civil rights lawsuit seeking relief personally against any of the above-listed Board members for an act or omission under color of state law, custom or usage, wherein it is alleged that such officer or agent has deprived another person of rights secured under the Federal Constitution or laws, including, by way of example, actions under 42 U.S.C. § 1983 or other federal statute. The District hereby further agrees to provide legal representation to defend against any other litigation arising against its supervisors and officers from the performance of their official duties while serving a public purpose, including civil, administrative or criminal actions as permitted by law. By these provisions, the District does not waive any immunity from liability or limited waiver of such immunity as granted under Florida law. Rather, the District is stating that to the extent the state does not through its laws protect the members of the Board and its officers from liability, it is committed to doing so to the extent described in this resolution.

3. The District may insure itself in order to cover all reasonable costs and fees directly arising out of or in connection with any legal claim or suit which directly results from a decision or act made by a Board member while performing the duties and functions of his or her position.

4. This Resolution is intended to evidence the District's support of Board members who perform acts and render decisions in the good faith performance of their duties and functions. The District will neither support nor defend those actions or omissions committed by an individual outside the scope of his/her office or committed in bad faith or with malicious purpose or in a manner exhibiting wanton and willful disregard of human rights, safety, or property. In the event that the District has expended funds to provide an attorney to defend a Board member who is found to be personally liable by virtue of actions outside the scope of his or her employment or function, or is found to have acted in bad faith, with malicious purpose, or in a manner exhibiting wanton disregard for human rights, safety, or property, the individual shall be required to reimburse the District for funds so expended. The District may recover such funds in a civil action against such individual.

5. The District agrees to pay any final judgment, including damages including fines, penalties or other damages, costs, and attorney's fees and costs, arising from any complaint for damages or injuries suffered as a result of any action or omission of action of any supervisor or officer as described in section 1 of this Resolution, in any civil action or civil rights law suit described in Section 111.07, Florida Statutes. If the action arises under Section 768.28, Florida Statutes, as a tort claim, the limitations and provisions of that section governing payment shall apply. If the action is a civil rights action arising under 42 U.S.C. §1983, or similar federal statutes, payment for the full amount of judgment may be made unless the individual has been determined in the final judgment to have caused the harm intentionally. The District agrees to pay any compromise or settlement of any claim or litigation described in this paragraph,

provided, however, that the District determines such compromise or settlement to be in the District's best interests.

6. Payment of judgments or provision of legal representation pursuant to this Resolution is conditioned on the following as determined in the sole discretion of the District:

(a) The actions of the supervisor were within the scope of his or her duties and authority; and

(b) The acts or omissions of the supervisor did not constitute bad faith, malicious purpose, intentional infliction of harm, or were not done in a manner exhibiting wanton and willful disregard of human rights, safety, or property; and

(c) The supervisors did not receive any financial profit or advantage to which he or she was not legally entitled; and

(d) A copy of the summons, complaint, notice, demand letter, or other document or pleading in the action, or a letter setting forth the substance of any claim or complaint was delivered to the District Chairman, Vice Chairman, District Manager, or District Attorney within fourteen (14) calendar days after actual receipt of any such document together with a specific request in writing that the District defend or provide representation for the supervisor; and

(e) The supervisor cooperates continuously and fully with the District in the defense of the action.

7. Any indemnification, legal defense or other protection provided pursuant to this representation shall not extend to:

(a) Consulting or other outside professional or business activities for which the supervisor received financial or other material compensation, which are outside the scope of his or her District duties and authority; and

(b) Any independent contractor for whom defense or indemnification is not authorized pursuant to section 1(b) of this Resolution; and

(c) any fine, penalty or other punishment imposed as a result of conviction for a criminal offense, and any legal fees and costs incurred to defend criminal prosecution in which a conviction is obtained.

(d) any indemnification or defense prohibited by law.

8. In the event legal representation or defense is provided pursuant to this Resolution, the supervisor may either:

(a) retain legal counsel appointed by the District, in which case legal counsel shall be paid directly by the District; or

(b) retain legal counsel chosen by the supervisor, in which case the District shall have the right to:

(i) approve, in advance, any agreement for legal fees or disbursements; and

(ii) pay all or part of the legal fees, costs and other disbursements and to set a maximum for legal fees, costs and other disbursements; and

(iii) direct the defense and settle or compromise the action or claim; and

Any monies that may be payable by the District shall be reduced or offset by any court costs or attorneys fees awarded to the supervisor.

9. The benefits of the policy adopted in this Resolution shall not enlarge the rights that would have been available to any third-party plaintiff or claimant in the absence of this policy.

10. To the extent permitted by law, this policy shall inure to the benefit of the heirs, personal representatives, and estate of the supervisor.

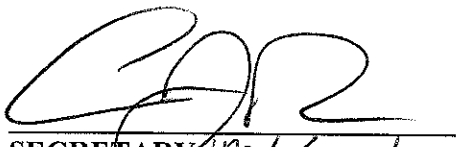
11. The District reserves the right to change, modify or withdraw this Resolution in its sole discretion, except as to actions, demand or other claims based on acts or omissions which occurred before the effective change, modification or withdrawal of this Resolution.

12. This Resolution shall be effective as of its adoption on the date listed below and shall apply to any acts or omissions occurring after that date.

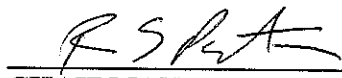
THIS RESOLUTION PASSED AND ADOPTED this 25th day of September, 2006.

ATTEST:

**THE TRAILS COMMUNITY
DEVELOPMENT DISTRICT**



SECRETARY / *Asst. Secretary*



CHAIRMAN

Exhibit D

**THIRD AMENDMENT TO AMENITY FACILITIES MANAGEMENT AGREEMENT
BY AND BETWEEN THE TRAILS COMMUNITY DEVELOPMENT DISTRICT AND
VESTA PROPERTY SERVICES, INC.**

This Third Amendment (“Third Amendment”) is made and entered into this 8th day of February 2022, by and between:

The Trails Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, located in Duval, Florida, whose address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (hereinafter. “District”), and

Vesta Property Services, Inc., a Florida corporation, with offices located at 245 Riverside Avenue, Jacksonville, Florida 32202 (“Contractor” and, together with the District, the “Parties”).

RECITALS

WHEREAS, the District and Contractor previously entered into an agreement for the operation and maintenance of the District’s amenity facilities, dated October 1, 2019 (the “Original Agreement”) and subsequently amended on October 1, 2020 (the “First Amendment”) and October 1, 2021 (the “Second Amendment” and together with the Original Agreement and First Amendment the “Services Agreement”); and

WHEREAS, the Parties desire to amend the Services Agreement as set forth in more detail in Section 2 below; and

WHEREAS, each of the Parties has the authority to execute this Third Amendment and to perform its obligations and duties hereunder, and has satisfied all conditions precedent to the execution of this Third Amendment so that this Third Amendment constitutes a legal and binding obligation of each of the Parties hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

SECTION 1. Except as specifically amended by Section 2 of this Third Amendment, the Services Agreement shall remain in full force and effect.

SECTION 2. The Services Agreement is hereby amended to add the following provision as Paragraph 31 as follows:

PROCUREMENT PROCEDURES BY CONTRACTOR. Contractor shall have the authority to make payment directly to vendors for emergency or non-recurring purchases using a District-issued debit card (“**Debit Card**”) as described in this section. All of Contractor’s expenditures shall be in accordance with the District’s rules of procedure and Florida law. The District shall

provide to Contractor two (2) Debit Cards, one with a limit of Five Hundred Dollars (\$500.00) for the Field Manager and the other with a limit of One Thousand Dollars (\$1,000.00) for the Amenity Manager. The Amenity Manager and Field Manager, on behalf of Contractor, shall be the only individuals authorized to use the Debit Cards and shall execute and abide by the District's *Agreement Regarding Use of District-Issued Debit Card*, the form of which is attached hereto as **Exhibit A** and incorporated herein by this reference. To the extent feasible, Contractor shall take all necessary steps to ensure that any Debit Card purchases are made on a tax-exempt basis. The District shall not replenish the Debit Cards until provided with a full accounting, including copies of any receipts, for any monies Contractor spent. Any purchases pursuant to this section that would require spending in excess of the applicable line-item amounts set forth in the annual operations and maintenance budget adopted by the District's Board and as may be amended from time to time ("O&M Budget") shall require prior approval from the Board. Contractor shall be responsible for reimbursing the District for any Debit Card purchases that are not supported by appropriate receipts, or other proof of payment mutually agreed upon by the Parties, or that are not approved as part of the O&M Budget or by the Board ("Reimbursement Amount"). Contractor shall pay the District an additional fee in the amount of ten (10) percent of the Reimbursement Amount in the event Contractor fails to reimburse the District within fifteen (15) days of receipt of notice from the District of unsupported Debit Card charges.

IN WITNESS WHEREOF, the parties hereto have signed this Third Amendment on the day and year first written above.

ATTEST:

**THE TRAILS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Print Name

ATTEST:

VESTA PROPERTY SERVICES, INC.

By: _____
Print: _____
Its: _____

Exhibit A: Form of Agreement Regarding Use of District-Issued Debit Card

Exhibit A

AGREEMENT REGARDING USE OF DISTRICT-ISSUED DEBIT CARD

As the Amenity Manager/Field Manager for The Trails Community Development District (“District”), and pursuant to that certain *Third Amendment to Amenity Facilities Management Agreement by and between The Trails Community Development District and Vesta Property Services, Inc.*, dated February 8, 2022 (“Agreement”), I, _____, as Amenity Manager/Field Manager, understand that I am authorized to use the District-issued Debit Card, as defined in the Agreement, to make purchases as set forth in the Agreement. In this respect, I will adhere to the following:

1. Compliance with Agreement, Rules & Policies. I agree to abide by all of the terms of the Agreement, as may be amended from time to time. I further agree to abide by the policies of the bank from which the Debit Card is issued. I understand all such terms, rules, and policies.

2. Authorized Expenditures Only. I agree to use the Debit Card for approved District expenditures only, as set forth in the Agreement, and not personal expenses. I further agree not to use the Debit Card to obtain cash advances of any kind, whether from banks, credit unions, automatic tellers, or other means. I understand that in all cases of misuse, the District reserves the right to recover any monies and other damages from me.

3. Security. I agree to maintain the security of the Debit Card at all times in order to prevent the Debit Card from being used for fraudulent or corrupt purposes, and to account for all Debit Card expenditures with appropriate receipts.

4. Accounting. I understand that the Debit Cards will be funded only up to Five Hundred Dollars (\$500.00) for the Field Manager and up to One Thousand Dollars (\$1,000.00) for the Amenity Manager at any given time, and in order for the account to be replenished I must submit appropriate receipts to the District pursuant to the terms of the Agreement. I understand that unaccounted for or unapproved Debit Card expenditures are my responsibility, and that I may be liable for them at the discretion of the District. I will notify the District immediately upon discovering the Debit Card has been lost, misused, or stolen.

5. Conclusion of Employment. Upon the conclusion of my employment, I agree to submit the Debit Card to the District and all receipts within twenty-four (24) hours of my last day of work.

Signature: _____

Date: _____

Exhibit E

Crown Pools Inc

3002 Phillips Highway
Jacksonville, FL
904-858-4300
904-858-4330

Quote

1/31/2022
Quote # 12078
Entered by - KEITH
Valid through - 2/28/2022

Bill To:
TRAILS CDD / RIZZETTA & CO.
15431 SPOTTED STALLION TRAIL
JACKSONVILLE, FL 32234
TERENCE DOUGLAS
904-239-7578

Ship To:
WINCHESTER RIDGE
15431 SPOTTED STALLION TRAIL
JACKSONVILLE, FL 32234
JWILLIAMS@VESTAPROPERTYSERVICES.COM

Item	Description	QTY	Proposed Price
SERVICE LABOR	LABOR / REMOVAL OF OLD AND INSTALLATION OF NEW POOL PUMP	1	\$425.00
SERVICE PARTS	MAX-E-PRO SEAL PLATE KIT (STA1011464)	1	\$287.78
SERVICE PARTS	MAX-E-PRO TANK CLAMP BAND (STA1015155)	1	\$182.56
SERVICE PARTS	CLAMP KNOB (STA0513774)	1	\$32.42
SERVICE PARTS	2HP FR 2.5HP UR MAX-E-PRO IMPELLER {PLASTIC}{STA1019692}	1	\$143.12
SERVICE PARTS	MAX-E-PRO IMPELLER ORING SCREW (STA1013148)	1	\$3.38
SERVICE PARTS	INTELLIPROXF/ INTELLIFLOXF IMPELLER SCREW (STA1013147)	1	\$37.20
SERVICE PARTS	1.5HP - 3HP MAX-E-PRO DIFFUSER (STA1018556)	1	\$56.12
SERVICE PARTS	MAX-E-PRO/ DYNA-PRO DIFFUSER ORING (STA1011093)	1	\$11.52
SERVICE PARTS	MAX-E-PRO TANK BODY KIT (STA1011003)	1	\$428.02
SERVICE PARTS	.25"MPT DRAIN PLUG W/ ORING (STA1011087)	2	\$15.00
Group Subtotal			\$1,622.12
Subtotal			\$1,622.12
Tax			\$0.00
Total			\$1,622.12

Notes

Quote Accepted By: _____

Date: _____

Print/Sign

St. Augustine Electric Motor Works, Inc.

QUOTE

14 Center St.
St. Augustine, FL. 32084
904-829-8211
904-829-8030 Fax Line
staugustineelectricmotorworks.com

Bill To:

Cash Sale
, 32084

INSTRUCTIONS: John Williams Field Operations Manager for Vesta at Winchester Ridge

WE DO NOT HAVE THESE IN STOCK. WE CAN GET THEM IN ABOUT A WEEK. FREIGHT WILL BE ADDED ONCE SHIPPED. THE QUOTE IS ONLY GOOD FOR 14 DAYS.

WE WILL NEED A DEPOSIT TO ORDER THESE MOTORS SINCE YOU DO NOT HAVE A ACCOUNT WITH US.

Order Status: Open

Order	Lookup	PROMO CODE	Description 1	Price	Ext Price	Due	Loc
2	Q3202		MOTOR 2HP 3450 48Y 3PH	\$722.16	\$1,444.32	2	SP1

Percent Unfilled: 100

Subtotal: \$1,444.32
Local Sales Tax 6.5 % Tax: + \$93.88
TOTAL: \$1,538.20
Deposit Balance: \$0.00
Balance Due: \$1,538.20

QUOTED PRICING GOOD FOR 14 DAYS.

RETURNS MUST BE ACCOMPANIED BY RECEIPT & RETURNED WITHIN 30 DAYS.

Exhibit F

Handy revised to
itemize and add "bill to"
and "ship to" address



1702 Lindsey Rd
Jacksonville, Fl. 32221
Ph (904) 781-7060 Fax (904) 619-5011

CGC1523954 CMC1250093 CFC1428601 CCC1329086

Winchester Ridge HOA

Attn: John Williams -Vesta Management-Trails CDD

2 6 22

Re: monument sign repairs

All Weather Contractors is proposing the following services for the below mentioned prices. Any item not specifically mentioned is subject to a written change order.

- >stucco fill the gaps between the stack stone as needed and the monument bases on a total of 8 columns on the entry and exit sides of the property entry
 - >includes filling the areas where the black aluminum fence ties into the columns
 - >includes repairing the knee wall on the interior side that was scraped by lawn mower
 - >silicone caulk the stucco cracks on the columns at the island monument
 - >clean up job
- *if any extra work is wanted outside the scope of work above we will show proper authority before pricing

Total Price -\$ 1,970.00

Projects under \$10,000.00 are due on completion. Projects over \$10,000.00 require a 20% mobilization draw followed by 50%, 20% and 10% upon completion (some exceptions apply)
This proposal may be withdrawn at any time.
Payments are considered late 30 days after invoice approval(s) and are subject to 2.0% per month interest plus fees.
Many projects require a Notice to Owner. If you receive such please understand this is not a lien on your property and is merely making the Owner aware of services per Florida Statute.

Proposal Signed by _____
Thank you for your consideration
Scott Haines -C 904.402.6561

Printed Name _____

T. Douglas

Tab 14

TRAILS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures Presented For Board Approval January 2022

Attached please find the check register listing the Operation and Maintenance expenditures paid from January 1, 2022 through January 31, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$42,056.51**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Trails Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Beaches Electrical Service, Inc.	002378	9478	Entry Sign Repair 10/21	\$ 1,807.54
Brightview Landscape Services, Inc.	002379	7680239	Swale and Drainage 12/21	\$ 2,586.54
Brightview Landscape Services, Inc.	002390	7684568	Landscape Maintenance 01/22	\$ 5,962.83
Brightview Landscape Services, Inc.	002390	7709181	Addendum Adjustment - Ponds 10/21-01/22	\$ 240.00
Dunn & Associates, Inc.	002385	22-107	Engineering Services	\$ 427.50
FEMO Jacksonville, LLC dba MosquitoNix Fitness Pro	002374	21031	Christmas Install	\$ 1,190.00
	002382	26448	Fitness Equipment Quarterly Maintenance 12/21	\$ 150.00
Future Horizons, Inc.	002375	70694	Quarterly Fountain Maint 11/30	\$ 475.00
Future Horizons, Inc.	002383	71161	Aquatic Weed Control 12/21	\$ 895.39
Giglio Signs, Inc	002386	122821	Pool Signs 12/21	\$ 1,770.00
Hidden Eyes, LLC dba Envera Systems	002373	121721 Deposit	Envera Security System Deposit	\$ 9,803.41
Hidden Eyes, LLC dba Envera Systems	002381	IN00002187	Two Month Monitoring Deposit 01/22	\$ 1,206.22
Innersync Studio, Ltd dba. Campus Suite	002380	20084	Website Service ADA Compliance 01/22	\$ 384.38

Trails Community Development District

Paid Operation & Maintenance Expenditures

January 1, 2022 Through January 31, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
JEA	2022012622-1	0715007480	Utility Summary 12/21	\$ 2,530.90
Kutak Rock LLP	002387	12/21 2977808	General Legal Services 11/21	\$ 500.00
Poolsure	002376	131295604198	Monthly Pool Chemicals 01/22	\$ 752.79
Republic Services #687	2022012622-2	0687-001190706	Monthly Trash Removal 01/22	\$ 188.69
Rizzetta & Company, Inc.	002384	INV0000064578	District Management Services 01/22	\$ 5,134.17
Rizzetta & Company, Inc.	002391	INV0000064846	Annual Dissemination Services Agent Fee FY 21/22	\$ 5,000.00
Turner Pest Control	002388	8160100	Quarterly Pest Control 01/21	\$ 82.69
Vesta Property Services, Inc.	002377	393239	Reimbursable Expenses 11/21	\$ 377.18
Vesta Property Services, Inc.	002393	394436	Misc. Expenses 01/22	\$ <u>591.28</u>
Report Total				\$ <u>42,056.51</u>

TRAILS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · RIVERVIEW, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Operation and Maintenance Expenditures Presented For Board Approval February 2022

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2022 through February 28, 2022. This does not include expenditures previously approved by the Board.

The total items being presented: **\$33,471.22**

Approval of Expenditures:

_____Chairperson

_____Vice Chairperson

_____Assistant Secretary

Trails Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Ashley Guioa	2403	AG020822	Board of Supervisors Meeting 02/08/2022	\$ 200.00
Brightview Landscape Services, Inc.	2408	7724533	Landscape Maintenance 02/22	\$ 6,022.83
Brightview Landscape Services, Inc.	2397	7736428	Mulch Installation 01/22	\$ 1,592.09
Brightview Landscape Services, Inc.	2408	7763053	Sand Installation and Delivery 02/22	\$ 3,706.66
Comcast	2022022822-1	8495 74 120 1695610 02/22	15431 Spotted Stallion Trail 02/22	\$ 334.61
Corina Buck	2401	CB020822	Board of Supervisors Meeting 02/08/2022	\$ 200.00
Daily Record & Observer, LLC	2399	22-00571D	Legal Advertisement 01/27/22	\$ 123.50
Douglas Pope	2405	DP020822	Board of Supervisors Meeting 02/08/2022	\$ 200.00
Dunn & Associates, Inc.	2409	22-169	Engineering Services 02/22	\$ 711.36
Dunn & Associates, Inc.	2409	22-170	Engineering Services 02/22	\$ 495.00
Future Horizons, Inc.	2398	71647	Aquatic Weed Control 01/22	\$ 895.39

Trails Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
GW Gutters, LLC	2394	2245	Gutter Install 01/22	\$ 578.00
JEA	2022022822-2	715007480	Utility Summary 01/22	\$ 2,490.62
Kutak Rock LLP	2404	2979689	General Legal Services 12/21	\$ 1,917.15
LLS Tax Solutions Inc.	2410	2590	Arbitrage Rebate Calculation Series 2007 PE 01/23/22	\$ 500.00
Patricia Acree	2400	PA020822	Board of Supervisors Meeting 02/08/2022	\$ 200.00
Poolsure	2395	131295604746	Monthly Pool Chemicals 02/22	\$ 752.79
Republic Services #687	2022022822-3	0687-001198494	Monthly Trash Removal 02/21	\$ 188.04
Rizzetta & Company, Inc.	2396	INV0000065417	District Management Services 02/22	\$ 5,134.17
Terence William Douglas	2402	TD020822	Board of Supervisors Meeting 02/08/2022	\$ 200.00
Vesta Property Services, Inc.	2406	384293	Billable Expenses 04/21	\$ 303.01
Vesta Property Services, Inc.	2407	394784	On-Site Operations Manager 02/22	\$ 5,797.33

Trails Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2022 Through February 28, 2022

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Vesta Property Services, Inc.	2411	395657	Misc. Expenses 01/22	\$ 928.67
Report Total				<u>\$ 33,471.22</u>

**AUDIENCE
COMMENTS AND
SUPERVISOR
REQUESTS**

ADJOURNMENT