

TRAILS
COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Tuesday
October 14, 2025
6:00 p.m.

Location:
Winchester Ridge Amenity Center,
15431 Spotted Stallion Trail,
Jacksonville, FL 32234

*Note: The Advanced Meeting Package is a working document and thus all materials are considered **DRAFTS** prior to presentation and Board acceptance, approval, or adoption.*

Trails

Community Development District

250 International Parkway, Suite 208
Lake Mary, FL 32746
(904) 386-0186

Board of Supervisors
Trails Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Trails Community Development District is scheduled for **Tuesday, October 14, 2025, at 6:00 p.m.** at the **Winchester Ridge Amenity Center, 15431 Spotted Stallion Trail Jacksonville, FL 32234.**

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

Should you have any questions regarding the agenda, please contact me at (904) 386-0186 or Howard@fcsmanagementgroup.com. We look forward to seeing you at the meeting.

Sincerely,

Howard McGaffney

Howard McGaffney
District Manager

Cc: Attorney
Engineer
District Records

Trails Community Development District

Meeting Date: Tuesday, October 14, 2025

Time: 6:00 PM

Location: Winchester Ridge Amenity Center, 15431 Spotted Stallion Trail
Jacksonville, FL 32234.

Agenda

- I. **Roll Call**
- II. **Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
- III. **Presentation of Proof of Publication(s)** [Exhibit 1](#)
[Pg. 6](#)
- IV. **Consent Agenda**
 - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on September 9, 2025 [Exhibit 2](#)
[Pgs. 8-12](#)
 - B. **Consideration for Acceptance – The August 2025 Unaudited Financial Statements** [Exhibit 3](#)
[Pgs. 14-23](#)
 - C. Consideration for Acceptance – The August 2025 Operation & Maintenance Expenditures [Exhibit 4](#)
[Pgs. 25-66](#)
- V. **Business Items**
 - A. Consideration of Pressure Washing Proposal Options
 - 1. Hydro Wash 360 [Exhibit 5](#)
[Pgs. 68-75](#)
 - a. Revised – Option 1
 - b. Option 2
 - 2. Jblubs Pressure Washing LLC [Exhibit 6](#)
[Pgs. 77-86](#)
 - a. Revised – Option 1
 - b. Option 2
 - B. Consideration & Adoption of **Resolution 2026-01**, 2026 General Elections [Exhibit 7](#)
[Pgs. 88-90](#)
 - C. Consideration of Audit Committee’s Recommendation for Auditor
 - D. Consideration of Painting Project - NTE \$8,000.00 - *To Be Distributed*
- VI. **Discussion Topics**

VII. Staff Reports

- A. Operations Manager
- B. District Engineer
 - 1. Stormwater System Inspection – Update
- C. District Counsel
- D. District Manager

[Exhibit 8](#)
[Pgs. 92-93](#)

VIII. Supervisors' Requests

IX. Audience Comments *(limited to 3 minutes per individual for non-agenda items)*

X. Next Meeting Quorum Check: January 13 at 6:00 PM

Terence Douglas	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Chantel Douglas	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Emilio Gonzalez	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Corina Buck	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO
Richard Bergeron	<input type="checkbox"/> IN PERSON	<input type="checkbox"/> REMOTE	<input type="checkbox"/> NO

XI. Adjournment

EXHIBIT 1

**TRAILS COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF BOARD OF
SUPERVISORS MEETING
AND NOTICE OF AUDIT
COMMITTEE MEETING**

The Audit Review Committee for the Trails Community Development District ("District") will hold an audit review committee meeting on Tuesday, October 14, 2025, at 6:30 p.m., and located at Winchester Ridge Amenity Cen-ter, 15431 Spotted Stallion Trail Jacksonville, FL 32234. At the meeting, the Audit Review Com-mittee will review, discuss, and approve the selected auditor. The audit committee meeting will be held in conjunction with the regu-lar meeting of the District's Board of Supervisors, which will be held at 6:00 p.m. on the same date and at the same location as the audit review committee meeting.

The meetings are open to the public and will be conducted in accordance with provisions of Florida law for community devel-opment districts. A copy of the agendas for the meetings may be obtained from the District Man-ager, at the office of Vesta District Services, located at 250 Interna-tional Parkway Suite 208, Lake Mary, FL 32746. The meetings may be continued to a date, time, and place to be specified on the record at the meetings.

There may be occasions when one or more Supervisors will par-ticipate by telephone. At the above location will be present a speak-er telephone so that any Board Supervisor or Staff Member can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone com-munication.

Any person requiring special accommodation to participate in these meetings is asked to advise the District Office at (321) 263-0132 X-741, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any action taken at the meetings is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a ver-batim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Howard McGaffney

District Manager

Oct. 2

00 (25-05985D)

EXHIBIT 2

1 **MINUTES OF MEETING**

2 **TRAILS**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Regular Meeting of the Board of Supervisors of the Trails Community Development District
5 was held on Tuesday, September 9, 2025 at 6:30 p.m., at the Winchester Ridge Amenity Center, 15431
6 Spotted Stallion Trail Jacksonville, FL 32234.

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

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

9 Present and constituting a quorum were:

10 Terence Douglas	Board Supervisor, Chairman
11 Corina Buck (<i>joined in progress</i>)	Board Supervisor, Vice Chairperson
12 Chantel Douglas	Board Supervisor, Assistant Secretary
13 Emilio Gonzalez	Board Supervisor, Assistant Secretary
14 Richard Bergeron	Board Supervisor, Assistant Secretary

15 Also, present were:

16 Howard McGaffney	District Manager, FCS Management Group
17 Wes Haber (<i>via phone</i>)	District Counsel, Kutak Rock
18 Cathy Richards	Resident

19
20 *The following is a summary of the discussions and actions taken at the September 9, 2025 Trails CDD*
21 *Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by*
22 *emailing PublicRecords@vestapropertyservices.com.*

23 **SECOND ORDER OF BUSINESS – Audience Comments – (limited to 3 minutes per individual for**
24 **agenda items)**

25 Cathy Richards asked about trees behind her property in the wooded area that were concerning her
26 as they were overhanging and encroaching over onto her property. Mr. McGaffney advised that
27 staff would reach out to Ms. Richards after the meeting to schedule an inspection.

28 **THIRD ORDER OF BUSINESS – Exhibit 1: Presentation of Proof of Publication(s)**

29 **FOURTH ORDER OF BUSINESS – Consent Agenda**

30 Mr. McGaffney provided a brief explanation of the purpose of the Consent Agenda. He outlined
31 that prior to approving the consent agenda, the Board could ask questions related to the financials
32 or any changes to meeting minutes.

33 A. Exhibit 2: Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting
34 and Budget Public Hearing Held on July 8, 2025

35 B. Exhibit 3: Consideration for Acceptance – The June 2025 Unaudited Financial Statements

36 C. Exhibit 4: Consideration for Acceptance – The July 2025 Unaudited Financial Statements

37 D. Exhibit 5: Consideration for Acceptance – The June 2025 Operation & Maintenance Expenditures

38 E. Exhibit 6: Consideration for Acceptance – The July 2025 Operation & Maintenance Expenditures

39 F. Exhibit 7: Ratification of Emergency Purchase & Agreement - Pool Lift Specialists ADA Pool Lift
40 Proposal - \$11,799.00

- 41 G. Exhibit 8: Ratification of Vesta District Services – District Management Agreement
- 42 H. Exhibit 9: Ratification of Vesta District Services – Amenity Management Agreement
- 43 I. Ratification of JEA Easement Purchase Agreement – *Under Separate Cover*

44 On a MOTION by Mr. Douglas, SECONDED by Ms. Douglas, WITH ALL IN FAVOR, the Board
45 approved the Consent agenda as presented, for the Trails Community Development District.

46 **FIFTH ORDER OF BUSINESS – Business Items**

- 47 A. Exhibit 10: Discussion & Consideration of Resident Easement Form & Agreement

48 This item was tabled to the October Board meeting.

- 49 B. Exhibit 11: Consideration of Social Hall Chair Replacement Proposal Options

50 Mr. McGaffney provided a brief explanation and example of the need for new chairs.

51 On a MOTION by Ms. Douglas, SECONDED by Mr. Bergeron, WITH ALL IN FAVOR, the Board
52 approved the purchase of replacement chairs for the social hall, at a not-to-exceed of \$4,000.00, for the
53 Trails Community Development District.

- 54 C. Exhibit 12: Consideration of Pressure Washing Proposal Options

55 Discussion ensued regarding the proposals, and whether or not it was necessary to use polymeric
56 sand after pressure washing the pavers. Mr. McGaffney explained that the project would not take
57 place until October, and that in keeping with the conversations during the budget adoption, a \$4,000
58 expense line was created for pressure washing. It was agreed by the Board and Mr. McGaffney
59 that it would be best to have revised proposals brought back at the next meeting, which provided a
60 price with and without sanding the pool deck pavers, and that only get them from Hydro Wash and
61 Jblubs. This item was tabled to the October Board Meeting.

- 62 1. GrimePro
- 63 2. Hydro Wash 360
- 64 3. Jblubs Pressure Washing LLC

- 65 D. Authorization of Informal Independent Auditing Services RFP

66 Mr. McGaffney provided a brief explanation of the need for the Audit RFP. Mr. Haber provided
67 further input.

68 *Supervisor Buck joined the meeting in person at approximately 6:55 p.m.*

69 On a MOTION by Mr. Douglas, SECONDED by Mr. Gonzalez, WITH ALL IN FAVOR, the Board
70 directed staff to proceed with publication of the RFP and to schedule the next audit committee meeting date
71 for October 14, 2025 at 6:30 p.m., for the Trails Community Development District.

- 72 E. Exhibit 13: Consideration & Adoption of **Resolution 2025-14**, Appointing Auditor Selection
73 Committee

74 On a MOTION by Mr. Bergeron, SECONDED by Mr. Gonzalez, WITH ALL IN FAVOR, the Board
75 adopted **Resolution 2025-14**, Appointing the Board of Supervisors as the Auditor Selection Committee,
76 for the Trails Community Development District.

- 78 1. Exhibit 14: Presentation of Current Auditor Contract
79 2. Exhibit 15: Review of RFP & Evaluation Criteria
80 3. Exhibit 16: Authorization to Proceed with Publication of RFP
81 4. Schedule Audit Committee Meeting Date – October 14, 2025
82 F. Exhibit 17: Consideration & Adoption of **Resolution 2025-15**, Designating Registered Agent
83 Mr. McGaffney recommended that the resolution be amended with him being designated as the
84 registered agent and the Vesta District Services office in Lake Mary being designated as the
85 registered office.

86 On a MOTION by Mr. Douglas, SECONDED by Mr. Bergeron, WITH ALL IN FAVOR, the Board
87 adopted **Resolution 2025-15**, Designating Registered Agent, as amended, for the Trails Community
88 Development District.

- 89 G. Exhibit 18: Consideration of FY 2026 Performance Standards & Measures
90 Mr. McGaffney provided a brief explanation. Mr. Haber provided further information on the new
91 State requirement. The following changes were requested; 6 meetings per year and audit by 2026.

92 On a MOTION by Ms. Douglas, SECONDED by Mr. Gonzalez, WITH ALL IN FAVOR, the Board
93 approved the FY 2026 Performance Standards & Measures, as amended, for the Trails Community
94 Development District.

95 **SIXTH ORDER OF BUSINESS – Discussion Topics**

96 A. 7 Day/Week Staffing

97 Mr. McGaffney recalled the Board's desire to stay with the previously approved Seasonal 7 Days a
98 week staffing, and the Board agreed to not have open to close facilities attendants staffing the
99 amenity center past Labor Day, through until Memorial Day. Mr. McGaffney explained that the
100 full-time facility attendant days and hours would move to accommodate staffing on Saturday and
101 Sunday, and would work 3 other days during the week based on business needs.

102 B. Pond Fountains & Maintenance

103 Mr. McGaffney provided a brief explanation. Discussion ensued. The Board chose to not repair or
104 replace the fountains with similar ones, instead they directed staff to get options and proposals for
105 fountains with lower GPM flow when the fountains fail or need to be repaired again.

106 **SEVENTH ORDER OF BUSINESS – Staff Reports**

107 A. Operations Manager

108 1. Exhibit 19: MaintainX Workorder Report – July & August

109 Supervisor Bergeron requested clarification on multiple expense lines including dues, license
110 and subscription. Mr. McGaffney stated he has begun his year-end review of expenses and is
111 also looking at what the previous management company classified expenses to. He stated that
112 he would provide those updates to the Board in a follow-up email. Supervisor Bergeron made
113 comments related to previous management company's agreements, where there was a scope of
114 work commonly referred to as the "Schedule A", and stated that this was the maintenance
115 work. Supervisor Bergeron stated that this scope of work is not in the new agreement with
116 Vesta and noted that the District is paying more than it has before. In response to the
117 comments, Mr. McGaffney confirmed that the "Schedule A" maintenance worker position is

118 not included in the District's agreement with Vesta. He further explained that in his opinion of
119 the matter, the reason the District is paying more for services is due to the reputation that the
120 District has for how it conducts its business with vendors. Mr. McGaffney summarized that
121 the agreement is for a full-time Facilities Attendant position who mainly does the janitorial,
122 cleaning and enforces amenity policies; a Seasonal Facilities Attendant during the summer /
123 pool season; and a full-time Operations Manager who provides oversight of the day-to-day
124 operations, vendor management, getting proposals and scheduling of repair work that is being
125 done. Mr. McGaffney stated that the Operations Manager is also the Certified Pool Operator,
126 who has a responsibility to provide specific maintenance limited to the cleaning, registering
127 the daily pool chemical readings and chemical balancing of the pool. The CPO is not qualified
128 to Technician work, including performing maintenance work on equipment and chemical
129 feeders, as this work is for a licensed Certified Pool Technician.

130 B. District Engineer

131 The District Engineer was not present. Discussion ensued regarding a question from Supervisor
132 Chantel Douglas regarding the flow between pond 28 and pond 29.

133 C. District Counsel

134 Mr. Haber provided a brief update on the JEA negotiations.

135 D. District Manager

- 136 1. Landscape Maintenance Update
- 137 2. Off-Season Staffing Update
- 138 3. Discussion on Fountains

139 **EIGHTH ORDER OF BUSINESS – Supervisors’ Requests**

140 Supervisor Bergeron requested clarification on multiple expense lines including dues, license and
141 subscription. Mr. McGaffney stated he has begun his year-end review of expenses and is also
142 looking at what the previous management company classified expenses to. He stated that he would
143 provide those updates to the Board in a follow-up email.

144 Supervisor Gonzalez noted that Bland Landscaping needed to improve the services they were
145 providing, which included pond mowing. Mr. McGaffney outlined that both he and the Operations
146 Manager are in ongoing discussions with Bland and their leadership on what issues need to be
147 resolved, and will continue to provide the Board with updates on the progress

148 **NINTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda (limited to 3**
149 *minutes per individual)*

150 There being none, the next item followed.

151 **TENTH ORDER OF BUSINESS – Next Meeting Quorum Check: October 14th at 6:00 PM**

152 All five Board members stated that they would be attending the next Board meeting on October
153 14th at 6:00 p.m.

154 **ELEVENTH ORDER OF BUSINESS – Adjournment**

155 Mr. McGaffney asked for final questions, comments, or corrections before requesting a motion to
156 adjourn the meeting. There being none, Mr. Douglas made a motion to adjourn the meeting.

157 On a MOTION by Mr. Douglas, SECONDED by Ms. Buck, WITH ALL IN FAVOR, the Board adjourned
158 the meeting at 8:36 p.m. for the Trails Community Development District.

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

162 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
163 **meeting held on October 14, 2025.**

164

165

166

167

Signature

Signature

Printed Name

Printed Name

168 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 3

**TRAILS
COMMUNITY DEVELOPMENT DISTRICT**

**FINANCIAL STATEMENTS
UNAUDITED**

AUGUST 31, 2025



**Trails CDD
Balance Sheet
August 31, 2025**

	General Fund	Reserve Fund	Series 2007 Debt Service Fund	Total
ASSETS:				
Cash:				
Valley Bank - Operating Fund	\$ 80,173	\$ -	\$ -	\$ 80,173
Investments:				
Bank United - Money Market Account	910,516			910,516
Prepayment Account			1,632	1,632
Reserve Account			231,047	231,047
Revenue Account			209,145	209,145
Due from Other Funds	41,299	313,569	4,342	359,211
Prepaid Items	-			-
Deposits	14,358			14,358
TOTAL ASSETS:	<u>1,046,347</u>	<u>313,569</u>	<u>446,166</u>	<u>1,806,082</u>
 LIABILITIES:				
Accounts Payable	\$ 60,804			60,804
Accrued Expenses	-			-
Sales Tax Payable	-			-
Due to Other Funds	317,912	41,299		359,211
TOTAL LIABILITIES:	<u>378,715</u>	<u>41,299</u>	<u>-</u>	<u>420,014</u>
 FUND BALANCE:				
Nonspendable:				
Prepaid/Deposit Items	14,358			14,358
Restricted for:				
Capital Projects	264,914			264,914
Working Capital (3 months)	135,655			135,655
Debt Service	-	-	446,166	446,166
Unassigned	252,705	272,270	-	524,975
TOTAL FUND BALANCE:	<u>667,632</u>	<u>272,270</u>	<u>446,166</u>	<u>1,386,068</u>
 TOTAL LIABILITIES AND FUND BALANCE:	 <u>\$ 1,046,347</u>	 <u>\$ 313,569</u>	 <u>\$ 446,166</u>	 <u>\$ 1,806,082</u>

Trails CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2024 to August 31, 2025

	<u>FY 2025 Adopted Budget</u>	<u>FY 2025 Month of August</u>	<u>FY 2025 Actual Year-to-Date</u>	<u>Over (Under) Amt to FY Budget</u>	<u>% of Budget</u>
Revenues:					
Special Assessments	\$ 542,621	\$ -	\$ 543,965	\$ 1,344	100.25%
Interest	-	3,332	41,035	41,035	0.00%
Room Rentals	-	35	1,068	1,068	0.00%
Other Misc Revenues	-	-	2,413	2,413	0.00%
Access Cards	-	-	123	123	0.00%
Total Revenues:	<u>542,621</u>	<u>3,368</u>	<u>588,605</u>	<u>45,984</u>	<u>108.47%</u>
Expenditures:					
Administration					
P/R - Board of Supervisors	6,000	-	6,600	600	110.00%
Arbitrage Rebate	500	-	500	-	100.00%
Trustee Fees	4,000	-	4,256	256	106.40%
Assessment Roll	5,906	492	6,398	492	108.33%
Disclosure Report	5,000	-	909	(4,091)	18.18%
District Counsel	35,000	6,039	23,693	(11,307)	67.69%
District Engineer	10,000	-	3,153	(6,848)	31.53%
Administrative Services	6,074	506	1,021	(5,053)	16.80%
District Management	30,706	2,559	37,567	6,861	122.35%
Accounting Services	23,283	1,940	3,881	(19,403)	16.67%
Auditing Services	4,200	-	4,200	-	100.00%
Public Officials Insurance	3,675	-	4,264	589	116.03%
Legal Advertising	3,500	104	1,632	(1,868)	46.62%
Miscellaneous Services	1,500	60	1,312	(188)	87.46%
Financial & Revenue Collections	5,906	417	417	(5,489)	7.06%
Website Administration	2,749	291	1,965	(784)	71.49%
Dues, Licenses, Subscriptions	520	(437)	478	(42)	91.99%
Total Administration	<u>148,519</u>	<u>11,970</u>	<u>102,245</u>	<u>(46,274)</u>	<u>68.84%</u>
Electric Utility Service					
Utility Services	32,000	1,464	15,629	(16,371)	48.84%
Total Electric Utility Service	<u>32,000</u>	<u>1,464</u>	<u>15,629</u>	<u>(16,371)</u>	<u>48.84%</u>
Garbage/Solid Waste Services					
Garbage - Recreation Facility	4,100	525	4,072	(28)	99.31%
Total Garbage/Solid Waste Services	<u>4,100</u>	<u>525</u>	<u>4,072</u>	<u>(28)</u>	<u>99.31%</u>
Water- Sewer Comb Service					
Utility Services	10,000	571	6,867	(3,133)	68.67%
Total Water- Sewer Comb Service	<u>10,000</u>	<u>571</u>	<u>6,867</u>	<u>(3,133)</u>	<u>68.67%</u>
Stormwater Control					
Contracts - Lake/Pond Bank	14,782	(298)	10,470	(4,312)	70.83%
Fountain Maintenance	1,900	(1,656)	4,287	2,387	225.63%

Trails CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2024 to August 31, 2025

	FY 2025 Adopted Budget	FY 2025 Month of August	FY 2025 Actual Year-to-Date	Over (Under) Amt to FY Budget	% of Budget
Miscellaneous Expenses	2,500	-	-	(2,500)	0.00%
Total Stormwater Control	<u>19,182</u>	<u>(1,955)</u>	<u>14,757</u>	<u>(4,425)</u>	<u>76.93%</u>
Other Physical Environment					
Contracts - Landscape/Irrigation	75,000	7,074	80,017	5,017	106.69%
Liability/Property Insurance	18,229	-	18,355	126	100.69%
R&M - Irrigation	5,000	-	2,941	(2,059)	58.83%
Landscape Replacement	5,000	11,446	11,446	6,446	228.91%
R&M - Entry Lighting, Walls & Fence	4,000	-	850	(3,150)	21.25%
Miscellaneous Expenses	1,000	4,050	4,050	3,050	405.03%
Total Other Physical Environment	<u>108,229</u>	<u>22,570</u>	<u>117,659</u>	<u>9,430</u>	<u>108.71%</u>
Security Operations					
Security Patrol Services	3,934	-	1,704	(2,230)	43.32%
Security Monitoring Services	8,064	823	7,778	(286)	96.46%
R&M - Security Cameras	1,000	199	199	(801)	19.90%
Total Security Operations	<u>12,998</u>	<u>1,022</u>	<u>9,681</u>	<u>(3,317)</u>	<u>74.48%</u>
Parks and Recreation					
Pest Control	872	-	1,226	354	140.63%
Amenity Management Service Contract	129,921	13,367	133,768	3,847	102.96%
Janitorial Services & Supplies	5,000	283	1,313	(3,687)	26.26%
Telephone, Cable & Internet Service	4,800	478	5,713	913	119.02%
R&M - Fitness Equipment	2,000	175	2,681	681	134.06%
R&M - Amenity Center	8,000	33	20,734	12,734	259.18%
Pool Supplies - Chemical/Permits/Supplies	15,000	1,522	12,988	(2,012)	86.58%
Miscellaneous Expenses	2,000	-	-	(2,000)	0.00%
Amenity Supplies & Equipment	2,000	192	3,644	1,644	182.18%
Total Parks and Recreation	<u>169,593</u>	<u>16,049</u>	<u>182,066</u>	<u>12,473</u>	<u>107.35%</u>
Special Events					
Special Events	5,000	-	1,503	(3,497)	30.06%
Total Special Events	<u>5,000</u>	<u>-</u>	<u>1,503</u>	<u>(3,497)</u>	<u>30.06%</u>
Reserves					
Misc - Contingency	33,000	-	-	33,000	0.00%
Total Reserves	<u>33,000</u>	<u>-</u>	<u>-</u>	<u>33,000</u>	<u>0.00%</u>
Total Expenditures:	<u>542,621</u>	<u>52,217</u>	<u>454,480</u>	<u>(22,141)</u>	<u>83.76%</u>
Revenues Over (Under) Expenditures:		<u>(48,849)</u>	<u>134,125</u>		
Other Financing Sources (Uses)					
Transfer In					
Transfers Out					
Total Other Financing Sources (Uses)		<u>-</u>	<u>-</u>		

Trails CDD

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance

For the period of October 1, 2024 to August 31, 2025

	<u>FY 2025 Adopted Budget</u>	<u>FY 2025 Month of August</u>	<u>FY 2025 Actual Year-to-Date</u>	<u>Over (Under) Amt to FY Budget</u>	<u>% of Budget</u>
Net Change in Fund Balance		(48,849)	134,125		
Fund Balance - Beginning			533,506		
Fund Balance Ending			<u>667,631</u>		

Trails CDD
Reserve Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2024 to August 31, 2025

	FY 2025 Adopted Budget	FY 2025 Month of August	FY 2025 Actual Year-to-Date	Over (Under) Amt to FY Budget	% of Budget
Revenues:					
Special Assessments	124,107	-	124,415	308	100.25%
Interest	-			-	0.00%
Total Revenues:	<u>124,107</u>	<u>-</u>	<u>124,415</u>	<u>308</u>	<u>100.25%</u>
Reserves					
Capital Reserve	124,107	41,299	41,299	(82,808)	33.28%
Total Reserves	<u>124,107</u>	<u>41,299</u>	<u>41,299</u>	<u>(82,808)</u>	<u>33.28%</u>
Revenues Over (Under) Reserves:		<u>(41,299)</u>	<u>83,116</u>		
Other Financing Sources (Uses)					
Transfer In					
Transfers Out					
Total Other Financing Sources (Uses)		<u>-</u>	<u>-</u>		
Net Change in Fund Balance		(41,299)	83,116		
Fund Balance - Beginning			189,154		
Fund Balance Ending			<u>272,270</u>		

Trails CDD
Series 2007 Debt Service Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2024 to August 31, 2025

	<u>FY 2025 Adopted Budget</u>	<u>FY 2025 Month of August</u>	<u>FY 2025 Actual Year-to-Date</u>	<u>Over (Under) Amt to FY Budget</u>	<u>% of Budget</u>
Revenues:					
Special Assessments	459,898	-	461,037	1,139	100.25%
Interest	-	1,462	18,651	18,651	0.00%
Total Revenues:	<u>459,898</u>	<u>1,462</u>	<u>479,689</u>	<u>19,790</u>	<u>104.30%</u>
Expenditures:					
Debt Service					
Principle Debt Retirement	210,000	-	225,000	15,000	0.00%
Interest Expense	249,898	-	242,950	(6,948)	0.00%
Total Reserves	<u>459,898</u>	<u>-</u>	<u>467,950</u>	<u>8,052</u>	<u>101.75%</u>
Revenues Over (Under) Reserves:		<u>1,462</u>	<u>11,738</u>		
Other Financing Sources (Uses)					
Transfer In					
Transfers Out					
Total Other Financing Sources (Uses)		<u>-</u>	<u>-</u>		
Net Change in Fund Balance		1,462	11,738		
Fund Balance - Beginning			434,428		
Fund Balance Ending			<u>446,166</u>		

Trails CDD
Notes to Financial Statements
August 31, 2025

General Fund

Assets

Cash and Investments - District's funds are held at Bank United (Money Market account) and Valley Bank (Operating account).
Due From Other Funds - Assessments received and allocated to/from other funds. Also, an allocation of expenses to the CRF.
Deposits - Vesta Amenity Deposit (will offset last month's fee).

Liabilities

Accounts Payable - Invoices for current month not paid in current month. 2 months of Vesta Amenity Services.
Accrued Expense - June & July Landscaping Contract (\$14,148.66); July Amenity Mgmt Services (\$19,322.76)
Due To Other Funds - Assessments received from the tax collector and allocated to/from other funds.

Financial Overview / Highlights

- > Total Non-Ad valorem special assessments are at 100.25% collected and total revenue is 108% of adopted budget.
- > Total expenditures are 89.19% of adopted budget.
- > Significant variances explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
P/R - Board of Supervisors	6,000	6,600	110.00%	Supervisor pay YTD. Ther will be one more meeting in September.
Arbitrage Rebate	500	500	100.00%	Arbitrage fees paid in full.
Trustee Fees	4,000	4,256	106.40%	Trustee fees paid in full.
Assessment Roll	5,906	6,398	108.33%	Assessment roll paid in full.
District Management	30,706	37,567	122.35%	Inframark fees - additional services for Oct 24 & Nov 24.
Auditing Services	4,200	4,200	100.00%	Auditing fees paid in full.
Public Officials Insurance	3,675	4,264	116.03%	Egis insurance pd in full.
<u>Stormwater Control</u>				
Garbage - Recreation Facility	4,100	4,072	99.31%	Republic Services monthly contract.
<u>Stormwater Control</u>				
Fountain Maintenance	1,900	4,287	225.63%	New 3HP pump, aerator services, and various repairs.
<u>Other Physical Environment</u>				
Contracts - Landscape/Irrigation	75,000	80,017	106.69%	New vendor, Koehn Outdoor, higher than budgeted amount.
Liability/Property Insurance	18,229	18,355	100.69%	Egis insurance pd in full.
Landscape Replacement	5,000	11,446	228.91%	Mulch, Addition of yellow lantana, tree removal.
Miscellaneous Expenses	1,000	4,050	405.03%	Replacement of mechanical seal, fountain motor repair, dead fish removal.
<u>Security Operations</u>				
Security Monitoring Services	8,064	7,778	96.46%	Envera Syatems monthly contract, Web Watch Dogs warranty and training.
<u>Parks and Recreation</u>				
Pest Control	872	1,226	140.63%	Hawkins pest control fees YTD and termite bond renewal.
Amenity Management Service Contract	129,921	133,768	102.96%	Inframark & Vesta monthly amenity mgmt fees.
Telephone, Cable & Internet Service	4,800	5,713	119.02%	Comcast fees higher than budget.
R&M - Fitness Equipment	2,000	2,681	134.06%	Equipment repairs approved in May (treadmill belts)
R&M - Amenity Center	8,000	20,734	259.18%	Chase lounge chairs, HVAC repairs, Uline
Amenity Supplies & Equipment	2,000	3,644	182.18%	New TV, Xmas décor and maintenance supplies.
<u>Capital Expenditures - CRF</u>				
Capital Reserve	124,107	41,299	33.28%	Roof replacementm pool chair lift

Trails CDD
Cash & Investment Report
August 31, 2025

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
General Fund					
Checking Account - Operating	Valley Bank	Public Funds Checking	N/A	4.33%	\$ 80,173
Money Market Account	BankUnited	MMA	N/A	3.75%	910,516
			General Fund Subtotal		<u>\$ 990,690</u>
Debt Service Funds					
Series 2007 Prepayment Account	U.S. Bank	First American FD SHS Treasury Note	N/A	3.71%	\$ 1,632
Series 2007 Reserve Account	U.S. Bank	First American FD SHS Treasury Note	N/A	3.71%	231,047
Series 2007 Revenue Account	U.S. Bank	First American FD SHS Treasury Note	N/A	3.71%	209,145
			Debt Service Fund Subtotal		<u>\$ 441,824</u>
				Total	<u><u>\$ 1,432,514</u></u>

EXHIBIT 4

2:52 PM
10/03/25

Trails CDD Check Detail August 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	01ACH080625	08/06/2025	Republic Services -...		1101000 · Operatin...		-525.29
Bill	0687-001548763	08/01/2025			1540000 · Garbage ...	-525.29	525.29
TOTAL						-525.29	525.29
Bill Pmt -Check	01ACH081425	08/14/2025	Comcast Business ...		1101000 · Operatin...		-477.85
Bill	072025-5610	07/20/2025			1580030 · Telephon...	-477.85	477.85
TOTAL						-477.85	477.85
Bill Pmt -Check	EFT081925	08/19/2025	Fla Dept of Revenue		1101000 · Operatin...		-14.62
Bill	July 2025	08/18/2025			1362005 · Room Re...	-14.62	14.62
TOTAL						-14.62	14.62
Bill Pmt -Check	01ACH082625	08/26/2025	JEA		1101000 · Operatin...		-2,035.03
Bill	AUG25-007480	08/04/2025			1130000 · Electric U... 1150000 · Water-Se...	-1,464.00 -571.03	1,464.00 571.03
TOTAL						-2,035.03	2,035.03
Bill Pmt -Check	02ACH082625	08/26/2025	Valley Bank ACH		1101000 · Operatin...		-62.00
Bill	7431-July25	07/31/2025			1510150 · Website ...	-62.00	62.00
TOTAL						-62.00	62.00
Bill Pmt -Check	03ACH082625	08/26/2025	Valley Bank ACH		1101000 · Operatin...		-1,151.66
Bill	3597- Jul25	07/31/2025			1580020 · Janitorial ... 1580020 · Janitorial ... 1580050 · R&M - A... 1580050 · R&M - A... 1580080 · Amenity ... 1580050 · R&M - A... 1580050 · R&M - A...	-61.28 -50.47 -259.02 -461.50 -34.39 -155.00 -130.00	61.28 50.47 259.02 461.50 34.39 155.00 130.00
TOTAL						-1,151.66	1,151.66

2:52 PM
10/03/25

Trails CDD Check Detail August 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	120018	08/04/2025	SchoolNow		1101000 · Operatin...		-384.38
Bill	INV-SN-882	07/17/2025			1510150 · Website ...	-384.38	384.38
TOTAL						-384.38	384.38
Bill Pmt -Check	120019	08/06/2025	Bland Landscaping...		1101000 · Operatin...		-754.10
Bill	329620	07/31/2025			1570020 · R&M - Irri...	-754.10	754.10
TOTAL						-754.10	754.10
Bill Pmt -Check	120020	08/06/2025	Future Horizons Inc		1101000 · Operatin...		-951.82
Bill	90839	07/31/2025			1560000 · Contracts...	-951.82	951.82
TOTAL						-951.82	951.82
Bill Pmt -Check	120021	08/06/2025	Web Watch Dogs		1101000 · Operatin...		-699.00
Bill	9796	03/20/2025			1520010 · Security ...	-500.00	500.00
Bill	10175	08/04/2025			1520010 · Security ...	-199.00	199.00
TOTAL						-699.00	699.00
Bill Pmt -Check	120022	08/14/2025	SchoolNow		1101000 · Operatin...		-384.38
Bill	INV-SN-716	04/04/2025			1510150 · Website ...	-384.38	384.38
TOTAL						-384.38	384.38
Bill Pmt -Check	120023	08/15/2025	Vesta District Servi...		1101000 · Operatin...		-6,143.17
Bill	428134	08/01/2025			1510090 · Accountin...	-1,940.25	1,940.25
					1510080 · District M...	-2,558.83	2,558.83
					1510070 · Administr...	-506.17	506.17
					1510030 · Assessm...	-492.17	492.17
					1510140 · Financial ...	-416.67	416.67
					1510150 · Website ...	-229.08	229.08
TOTAL						-6,143.17	6,143.17

2:52 PM
10/03/25

Trails CDD Check Detail August 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	120024	08/18/2025	Bland Landscaping...		1101000 · Operatin...		-11,445.50
Bill	329966	08/14/2025			1570030 · Landscap...	-440.00	440.00
Bill	329967	08/14/2025			1570030 · Landscap...	-2,455.50	2,455.50
Bill	329962	08/14/2025			1570030 · Landscap...	-8,550.00	8,550.00
TOTAL						-11,445.50	11,445.50
Bill Pmt -Check	120025	08/21/2025	Future Horizons Inc		1101000 · Operatin...		-951.82
Bill	89879	05/30/2025			1560000 · Contracts...	-951.82	951.82
TOTAL						-951.82	951.82
Bill Pmt -Check	120026	08/25/2025	Pool Lift Specialists		1101000 · Operatin...		-11,799.00
Bill	7325	08/20/2025			2200000 · Capital E...	-11,799.00	11,799.00
TOTAL						-11,799.00	11,799.00
Bill Pmt -Check	120027	08/26/2025	Envera Systems		1101000 · Operatin...		-1,871.76
Bill	755384	05/01/2025			1520010 · Security ...	-623.92	623.92
Bill	756556	06/01/2025			1520010 · Security ...	-623.92	623.92
Bill	758768	08/01/2025			1520010 · Security ...	-623.92	623.92
TOTAL						-1,871.76	1,871.76
Bill Pmt -Check	120028	08/28/2025	Kutak Rock LLP		1101000 · Operatin...		-6,038.55
Bill	3612672	08/26/2025			1510050 · District C...	-6,038.55	6,038.55
TOTAL						-6,038.55	6,038.55



8619 Western Way
 Jacksonville FL 32256-036060
Customer Service (904) 731-2456
 RepublicServices.com/Support

Account Number 3-0687-0012356
Invoice Number 0687-001548763
Invoice Date July 16, 2025
Previous Balance \$419.79
Payments/Adjustments -\$419.79
Current Invoice Charges \$525.29

Important Information
 It's easy to go paperless! Sign up for Paperless Billing at RepublicServices.com and enjoy the convenience of managing your account anytime, anywhere, on any device.

Autopayment \$525.29	Payment Due Date August 05, 2025
--------------------------------	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 07/07	5555555	-\$419.79

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Trails Cdd 15431 Spotted Stallion Trl CSA A228841164				
Jacksonville, FL Contract: 9687025 (C50)				
1 Waste Container 2 Cu Yd, 1 Lift Per Week				
Pickup Service 08/01-08/31			\$315.38	\$315.38
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$128.85
Total Franchise - Local				\$75.11
CURRENT INVOICE CHARGES, AutoPayment due on August 05, 2025				\$525.29

Simple account access at your fingertips.

Download the Republic Services app or visit RepublicServices.com today.



8619 Western Way
 Jacksonville FL 32256-036060

Do not Pay
 * Thank You For Your Automatic Payment *

Autopayment \$525.29
Payment Due Date August 05, 2025
Account Number 3-0687-0012356
Invoice Number 0687-001548763

Return Service Requested

For Billing Address Changes,
 Check Box and Complete Reverse

Make Checks Payable To:

TRAILS CDD
 C/O INFRAMARK
 11555 HERON BAY BLVD
 SUITE 201
 CORAL SPRINGS FL 33076-3361

REPUBLIC SERVICES #687
 PO BOX 71068
 CHARLOTTE NC 28272-1068

Hello Trails Cdd,

Thanks for choosing Comcast Business.

Your bill at a glance

For 15431 SPOTTED STALLION TRL, JACKSONVILLE, FL,
32234-2399

Previous balance		\$477.70
EFT Payment - thank you	Jul 12	-\$477.70
Balance forward		\$0.00
Regular monthly charges	Page 3	\$440.85
Taxes, fees and other charges	Page 3	\$37.00
New charges		\$477.85

Amount due \$477.85

! Thanks for paying by Automatic Payment

Your automatic payment on Aug 11, 2025, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

Need help?

Visit business.comcast.com/help or see page 2 for other ways to contact us.

Your bill explained

- This page gives you a quick summary of your monthly bill. A detailed breakdown of your charges begins on page 3.

Detach the bottom portion of this bill and enclose with your payment

Please write your account number on your check or money order

Do not include correspondence with payment

COMCAST
BUSINESS

1401 NORTHPOINT PKWY W PALM
BCH FL 33407-1937

TRAILS CDD
11555 HERON BAY BLVD, STE 201
CORAL SPRINGS, FL 33076

Account number **8495 74 120 1695610**

Automatic payment **Aug 11, 2025**

Please pay \$477.85

Electronic payment will be applied Aug 11, 2025

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120169561000477851

Regular monthly charges \$440.85

Comcast Business		\$424.85
Bundled services		\$215.00
Data, Voice Package	\$334.95	
Package Includes: Business Internet 300+ and 1 Mobility Voice Line.		
Promotional Discount	-\$119.95	
TV services		\$115.00
TV Basic	\$65.95	
Business Video.		
TV Box + Remote	\$11.95	
Broadcast TV Fee	\$37.10	
Internet services		\$59.90
Static IP - 5	\$34.95	
Equipment Fee	\$24.95	
Internet.		
Voice services		\$44.95
Mobility Voice Line	\$44.95	
Business Voice.		
Other credits and discounts		-\$10.00
Automatic Payments Discount Including Paperless Billing	-\$10.00	

Service fees		\$16.00
Directory Listing Management Fee	\$8.00	
Voice Network Investment	\$8.00	

Taxes, fees and other charges \$37.00

Other charges		\$7.05
Federal Universal Service Fund	\$3.25	
Regulatory Cost Recovery	\$3.80	

Taxes & government fees		\$29.95
Sales Tax	\$2.77	
State Communications Services Tax	\$14.58	
Local Communications Services Tax	\$11.80	
911 Fees	\$0.80	

What's included?



Internet: Fast, reliable internet on our Gig-speed network



TV: Keep your employees informed and customers entertained



Voice Numbers: (904)748-0051, (904)748-0052

Visit business.comcast.com/myaccount for more details

You've saved \$129.95 this month with your promotional and automatic payments discounts.



State of Florida Department of Revenue

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Sales Tax - [Click for Help](#)

NODE: 4

User ID: AF1879454901

Original Return

FOR YOUR RECORDS ONLY - DO NOT MAIL

Cancellations must be done before 5:00 p.m. ET on the submission date. If the submission is completed after 5:00 p.m. ET on the submission date, weekend, or holiday the cancellation must be done before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from our database.

Access Source: AF1879454901

Confirmation Number: 250818691334

[Click Here for Survey](#)

DR-15

Certificate Number	Collection Period	Confirm Date and Time
26-8018794549-5	07/2025	08/18/2025 10:15:21 AM ET

Surtax Rate: 0.0150

Location Address

15431 SPOTTED STALLION TRL
JACKSONVILLE, FL 32234-2399

TRAILS COMMUNITY DEVELOPMENT
DISTRICT
SR 228
JACKSONVILLE, FL 32202-0000

Contact Information	
Name	Kayla Hoogenboom
Phone	(321) 263 - 0132
Email	khoogenboom@vestapropertyservices.com

Debit Date:	8/19/2025
Amount for Check:	\$14.62
	<input checked="" type="checkbox"/> Check here to use Bank info on file with DOR.
Bank Routing Number:	021201383
Bank Account Number:	*****7901
Bank Account Type:	Checking
Corporate/Personal:	Corporate
Name on Bank Account:	TRAILS COMMUNITY DEVELOPMENT DISTRICT

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the checking account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Signature:	Kayla Hoogenboom
Phone Number:	321-263-0132

Email Address:

khoogenboom@vestapropertyservices.com

Florida	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity	\$ 200.00	\$ 0.00	\$ 200.00	\$ 15.00
B. Taxable Purchases			\$ 0.00	\$ 0.00
C. Commercial Rentals	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
C(a). Less Sales Tax Scholarship Credits				\$ 0.00
D. Transient Rentals	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
E. Food & Beverage Vending	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
			5. Total Amount of Tax Due	\$ 15.00
			6. Less Lawful Deductions	\$ 0.00
			7. Net Tax Due	\$ 15.00
			8. Less Est Tax Pd/DOR Cr Memo	\$ 0.00
			9. Plus Est. Tax Due Current Month	\$ 0.00
			10. Amount Due	\$ 15.00
			11. Less Collection Allowance	\$ 0.38
			12. Plus Penalty	\$ 0.00
			13. Plus Interest	\$ 0.00
			14. Amount Due with Return	\$ 14.62

You have chosen not to donate your collection allowance to education.

Payment you have authorized 14.62

15(a). Exempt Amount of Items Over \$5000 (included in Column 3)	15(a). \$	0.00
15(b). Other Taxable Amounts NOT Subject to Surtax (included in Column 3)	15(b). \$	0.00
15(c). Amounts Subject to Surtax at a Rate Different than Your County Surtax Rate (included in Column 3)	15(c). \$	0.00
15(d). Total Amount of Discretionary Sales Surtax Due (included in Column 4)	15(d). \$	3.00
16. Florida Tax Credit Scholarship Program Motor Vehicle Sales Tax Credits (included in Line 6)	16. \$	0.00
17. Taxable Sales/Untaxed Purchases or Uses of Electricity (included in Line A)	17. \$	0.00
18. Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel (included in Line A)	18. \$	0.00
19. Taxable Sales from Amusement Machines (included in Line A)	19. \$	0.00
20. Rural or Urban High Crime Area Job Tax Credits	20. \$	0.00
21(a). Scholarship Funding Tax Credit	21(a). \$	0.00
21(b). Film and Entertainment Industry Credit	21(b). \$	0.00
21(c). Economic Energy Zone Credit	21(c). \$	0.00
21(d). Strong Families Tax Credit	21(d). \$	0.00
21(e). New Worlds Reading Initiative Tax Credit	21(e). \$	0.00
21(f). Child Care Tax Credits	21(f). \$	0.00
21. Other Authorized Credits	21. \$	0.00

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225 N. Pearl St.
Jacksonville, FL
32202-4513

TRAILS COMMUNITY DEVELOPMENT DISTRICT

Phone: (904) 665-6000 Online: jea.com

Account #: 0715007480	Amount Due \$2,035.03
Bill Date: 08/04/25	
Cycle: 06	
Do not pay. AutoPay will process your payment on 08/26/25.	

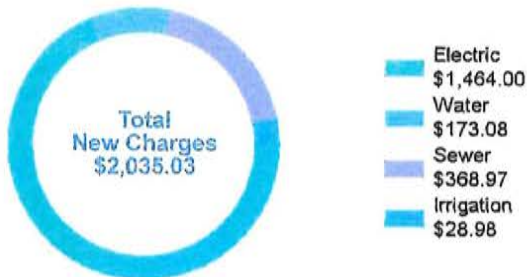
TOTAL SUMMARY OF CHARGES

Electric	\$	1,464.00
Water		173.08
Sewer		368.97
Irrigation		28.98
Total New Charges	\$	2,035.03

(A complete breakdown of charges can be found on the following pages.)

Previous Balance	\$	2,559.32
Payment(s) Received		-2,559.32
Balance Before New Charges		0.00
New Charges	\$	2,035.03

Do not pay. AutoPay will process your payment on 08/26/25. \$ 2,035.03



MESSAGES

To keep your HVAC system running efficiently, remember to inspect your outdoor unit(s). Clean any leaves and debris you find around it.

Remember to follow your watering days. To confirm your days assigned by SJRWMD and learn more visit jea.com/wateringdays.

RECEIVED AUG 11 2025

PLEASE DETACH AND RETURN PAYMENT STUB BELOW WITH TOTAL DUE IN ENVELOPE PROVIDED.

Additional information on reverse side. →



- Check here for telephone/mail address correction and fill in on reverse side.
- Add \$_____ to my monthly bill: \$_____ for Neighbor to Neighbor and/or \$_____ for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: 0715007480	Bill Date: 08/04/25
Do not pay. AutoPay will process your payment on 08/26/25.	TOTAL AMOUNT PAID
\$2,035.03	

020467 000000135

 TRAILS COMMUNITY DEVELOPMENT DISTRICT
 250 INTERNATIONAL PKWY STE 208
 LAKE MARY FL 32746-5062





Account #: 0715007480 Bill Date: 08/04/25 Cycle: 06

Phone: (904) 665-6000

Online: jea.com

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 15431 SPOTTED STALLION TRL
 Service Period: 07/02/25 - 07/31/25 Reading Date: 07/31/25
 Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22953185	29	12923	Regular	40	7000 KWH
22953185	29	.60	Regular	40	24 KW

Basic Monthly Charge \$ 23.00
 Energy Charge (\$0.0667 per kWh) 466.90
 Tax Exempt Fuel Cost (\$0.03614 per kWh) 252.98
 Taxable Fuel Cost (\$0.00511 per kWh) 35.77
 City of Jacksonville Franchise Fee 23.36
 Gross Receipts Tax 20.56
Total Current Electric Charges \$ 822.57

WATER SERVICE

Billing Rate: Commercial Water Service
 Service Address: 15431 SPOTTED STALLION TRL
 Service Period: 07/01/25 - 07/30/25 Reading Date: 07/30/25
 Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
85979421	29	4251	Regular	1 1/2	39000 GAL

Basic Monthly Charge \$ 48.70
 Water Consumption Charge 119.34
 City of Jacksonville Franchise Fee 5.04
Total Current Water Charges \$ 173.08

SEWER SERVICE

Billing Rate: Commercial Sewer Service
 Service Address: 15431 SPOTTED STALLION TRL
 Service Period: 07/01/25 - 07/30/25 Reading Date: 07/30/25
 Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
85979421	29	4251	Regular	1 1/2	39000 GAL

Basic Monthly Charge \$ 167.90
 Sewer Usage Charge 190.32
 City of Jacksonville Franchise Fee 10.75
Total Current Sewer Charges \$ 368.97

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 15796 NORMANDY BV APT SL01
 Service Period: 07/02/25 - 07/31/25 Reading Date: 07/31/25
 Service Point: Arealight 01- Metered

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24111930	29	67	Regular	1	2 KWH

Basic Monthly Charge \$ 23.00
 Energy Charge (\$0.0667 per kWh) 0.13
 Tax Exempt Fuel Cost (\$0.03614 per kWh) 0.07
 Taxable Fuel Cost (\$0.00511 per kWh) 0.01
 City of Jacksonville Franchise Fee 0.70
 Gross Receipts Tax 0.61
Total Current Electric Charges \$ 24.52

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 15796 NORMANDY BV APT SL02
 Service Period: 07/02/25 - 07/31/25 Reading Date: 07/31/25
 Service Point: Arealight 02 - Metered

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24067363	29	3925	Regular	1	65 KWH

Basic Monthly Charge \$ 23.00
 Energy Charge (\$0.0667 per kWh) 4.34
 Tax Exempt Fuel Cost (\$0.03614 per kWh) 2.35
 Taxable Fuel Cost (\$0.00511 per kWh) 0.33
 City of Jacksonville Franchise Fee 0.90
 Gross Receipts Tax 0.79
Total Current Electric Charges \$ 31.71

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 6021 WINDING MARE BV APT IR01
 Service Period: 07/02/25 - 07/31/25 Reading Date: 07/31/25
 Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24065140	29	13405	Regular	1	1428 KWH

Basic Monthly Charge \$ 23.00
 Energy Charge (\$0.0667 per kWh) 95.25
 Tax Exempt Fuel Cost (\$0.03614 per kWh) 51.61
 Taxable Fuel Cost (\$0.00511 per kWh) 7.30
 City of Jacksonville Franchise Fee 5.31
 Gross Receipts Tax 4.68
Total Current Electric Charges \$ 187.15





TRAILS COMMUNITY DEVELOPMENT DISTRICT

Account #: 0715007480 Bill Date: 08/04/25 Cycle: 06



Phone: (904) 665-6000



Online: jea.com

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 6040 WINDING MARE BV APT IR01
 Service Period: 07/02/25 - 07/31/25 Reading Date: 07/31/25
 Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24067347	29	32844	Regular	1	567 KWH

Basic Monthly Charge	\$	23.00
Energy Charge (\$0.0667 per kWh)		37.82
Tax Exempt Fuel Cost (\$0.03614 per kWh)		20.49
Taxable Fuel Cost (\$0.00511 per kWh)		2.90
City of Jacksonville Franchise Fee		2.53
Gross Receipts Tax		2.22
Total Current Electric Charges	\$	88.96

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 6070 WINDING MARE BV APT IR01
 Service Period: 07/02/25 - 07/31/25 Reading Date: 07/31/25
 Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
26020424	29	17078	Regular	1	101 KWH

Basic Monthly Charge	\$	23.00
Energy Charge (\$0.0667 per kWh)		6.74
Tax Exempt Fuel Cost (\$0.03614 per kWh)		3.65
Taxable Fuel Cost (\$0.00511 per kWh)		0.52
City of Jacksonville Franchise Fee		1.02
Gross Receipts Tax		0.90
Total Current Electric Charges	\$	35.83

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 6186 WINDING MARE BV APT FS01
 Service Period: 07/02/25 - 07/31/25 Reading Date: 07/31/25
 Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24319193	29	33591	Regular	1	1970 KWH

Basic Monthly Charge	\$	23.00
Energy Charge (\$0.0667 per kWh)		131.40
Tax Exempt Fuel Cost (\$0.03614 per kWh)		71.20
Taxable Fuel Cost (\$0.00511 per kWh)		10.07
City of Jacksonville Franchise Fee		7.07
Gross Receipts Tax		6.22
Total Current Electric Charges	\$	248.96

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 6187 WINDING MARE BV APT FS01
 Service Period: 07/02/25 - 07/31/25 Reading Date: 07/31/25
 Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24319269	29	54705	Regular	1	0 KWH

Basic Monthly Charge	\$	23.00
City of Jacksonville Franchise Fee		0.69
Gross Receipts Tax		0.61
Total Current Electric Charges	\$	24.30

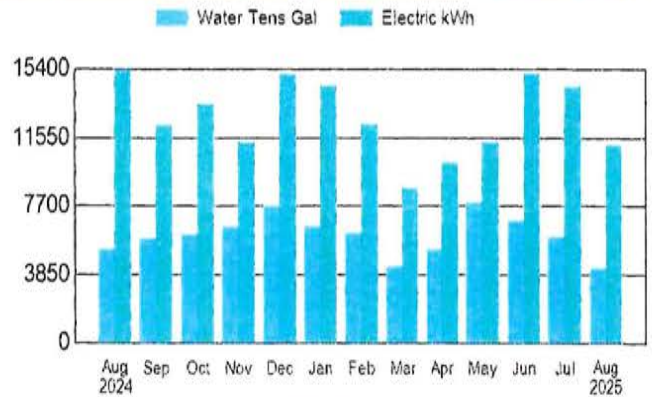
IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
 Service Address: 8145 MCCLELLAND RD APT IR01
 Service Period: 07/08/25 - 08/04/25 Reading Date: 08/04/25
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
91398507	27	296	Regular	3/4	3000 GAL

Basic Monthly Charge	\$	17.67
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		10.47
City of Jacksonville Franchise Fee		0.84
Total Current Irrigation Charges	\$	28.98

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used	15,392	14,440	11,133	384
Total Gallons Used	53,000	60,000	42,000	1,448



[Print](#)

Billing Activity - Invoices

Trails Community Development District-Vesta Distr
Attn: Harold Burns
250 international Pkwy, Ste. 208
Suite 101
Lake Mary FL 32746
US
P.: 904 316-3075

Today's Date: 08/28/2025
User Name:

Invoices from 05/21/2025 to 08/21/2025

Date	Description	Charge Amount	Credit Amount
08/21/2025	Invoice #1755765586	\$62.00	
	Constant Contact - Core		
	501-1500 Contacts		
	Highest contact count: 518	\$62.00	
	From 07/21/2025 to 08/21/2025		
07/21/2025	Invoice #1753087176	\$62.00	
	Constant Contact - Core		
	501-1500 Contacts		
	Highest contact count: 518	\$62.00	
	From 06/21/2025 to 07/21/2025		
06/21/2025	Invoice #1750495370	\$62.00	
	Constant Contact - Core		
	501-1500 Contacts		
	Highest contact count: 516	\$62.00	
	From 05/21/2025 to 06/21/2025		
05/21/2025	Invoice #1747816567	\$56.00	
	Constant Contact - Email		
	501-1500 Contacts		
	Highest contact count: 516	\$56.00	
	From 04/21/2025 to 05/21/2025		

Billing questions? [Contact Support](#)
Constant Contact - 890 Winter St - Waltham, MA 02451 US

REWARDS SUMMARY

Previous Cashback Balance	\$24.77	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$0.16	\$0-\$500,000 = 0.25%
New Cashback Balance	\$24.93	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Nov 2025	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	31	\$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

INFORMATION ABOUT YOUR VALLEY ONECARD ACCOUNT

As used below, *you* and *your* refer to the accountholder (i.e., the corporate customer) and *we*, *our* and *us* refer to Valley National Bank. Your Valley OneCard is issued and credit is extended by Valley National Bank.

MAKING PAYMENTS

You will pay us the total amount shown as due on each Billing Statement on or before the Payment Due Date shown on that Billing Statement. If you do not make payment in full by the payment due date, in addition to our other rights under your Agreement, we may, at our option, assess a late fee and finance charge in accordance with your Agreement. There is no right to defer any payment due on an Account. In addition, you will pay us the amount of all fees and charges according to the schedule of charges currently in effect. All charges are subject to change upon 30 days prior notice, except that any increase in charges to offset any increase in fees charged to us by any supplier for services used in delivering the services covered by your Agreement may become effective in less than 30 days.

Payments will be automatically deducted from the Valley Bank [business checking account] that you have designated. Should payment not be received for any reason, you may incur additional fees and finance charges. All credits for payments to your Account are subject to final payment by the institution on which the item of payment was drawn. Payments on your Account will be applied in the following order: finance charges, fees, your Account balance.

BALANCE COMPUTATION METHOD

[We calculate the average daily balance on your Account in two categories: (1) Purchases and (2) Cash Advances. To get the "average daily balance" for each category, we take the beginning balance of your Account for that category each day. We then add any new transactions in that category, which may include Fees and Interest. We then subtract any new payments or credits. This gives us the daily balance for each category. We then add up all the daily balances for each category for the billing cycle. We then divide the total by the number of days in the billing cycle. This gives us the Average Daily Balance for Purchases and the Average Daily Balance for Cash Advances.]

INTEREST

In the event you do not pay your balance(s) in full by the due date, your balance(s) may be subject to an interest rate or interest charges, as further described in your Agreement. Your due date is the 25th of each month. If the 25th falls on a weekend or holiday, your payment will be due the business day before the weekend/holiday. We will not charge you interest if you pay your balance(s) in full by the due date each month.

CREDIT BALANCE

Any credit balance on your Account] is money we owe you. You can make charges against this amount or request a full refund of the amount by calling us at the Contact Us number on the front of this statement.

NOTICE TO PAST-DUE CUSTOMERS:

If there is a message on this statement that your account is past due, this is an attempt to collect a debt; any information we obtain will be used for that purpose.

WHAT TO DO IF YOU THINK YOU FIND A MISTAKE ON YOUR STATEMENT

If you or a Cardholder think there is an error on your statement, call us at (844) 626-6581 international (301) 665-4442. or write to us at: PO Box 2988 Omaha, NE 68103-2988 .

You must contact us within 60 days after the error appeared on your statement. Please provide us with the following information:

- *Account information:* Your name and account number.
- *Dollar amount:* The dollar amount of the suspected error.
- *Description of Problem:* Describe what you believe is wrong and why you believe it is a mistake.

While we investigate whether or not there has been an error, the following are true:

- We cannot try to collect the amount in question, or report you as delinquent on that amount.
- The charge in question may remain on your statement, and we may continue to charge you interest on that amount. But, if we determine that we made a mistake, you will not have to pay the amount in question or any interest or other fees related to that amount.
- While you do not have to pay the amount in question, you are responsible for the remainder of your balance.
- We can apply any unpaid amount against your credit limit.

YOUR RIGHTS IF YOU ARE DISSATISFIED WITH YOUR VALLEY ONECARD PURCHASES

If you are dissatisfied with the goods or services that you have purchased with your Valley OneCard, and you have tried in good faith to correct the problem with the merchant, you may have the right not to pay the remaining amount due on the purchase. To use this right, all of the following must be true:

1. The purchase must have been made in your home state or within 100 miles of your current mailing address, and the purchase price must have been more than \$50.
2. You must have used your Valley OneCard for the purchase. Purchases made with cash advances do not qualify.
3. You must not yet have fully paid for the purchase.

If all of the criteria above are met and you are still dissatisfied with the purchase, contact us *in writing* at PO Box 2988 Omaha, NE 68103-2988 or call us at (844) 626-6581 international (301) 665-444.

While we investigate, the same rules apply to the disputed amount as discussed above. After we finish our investigation, we will tell you our decision. At that point, if we think you owe an amount and you do not pay we may report you as delinquent.

TELEPHONE MONITORING AND RECORDING.

You acknowledge that telephone calls and other communications you provide to us may be monitored and recorded for training and quality control purposes. You agree that we may, and you authorize us to, monitor, record, retain and reproduce your telephone calls and any other communications you provide to us, regardless of how transmitted to us, as evidence of your authorization to act in connection with any Transaction, your Account or other service contemplated by this Agreement. We will not be liable for any losses or damages that are incurred as a result of these actions. We are not, however, under any obligation to monitor, record, retain or reproduce such items, unless required to do so by Applicable Law.

IMPORTANT ACCOUNT INFORMATION

\$0 - \$1,151.66 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 08/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$0.00	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$2.88	\$0-\$500,000 = 0.25%
New Cashback Balance	\$2.88	\$500,001-\$1,500,000 = 0.60%
Your cashback will be award on	Jul 2026	\$1,500,00-\$4,000,000 = 0.75%
		\$4,000,001-\$12,500,000 = 0.90%
		\$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

Your Annual Percentage Rate (APR) is the annual interest rate on your account.

Type of Balance	ANNUAL PERCENTAGE RATE (APR)	Balance Subject to Interest Rate	Days in Billing Cycle	Interest Charge
Purchases	14.25% (v)	\$0.00	9	\$0.00

(v) = variable (f) = fixed

Paying Interest and Your Grace Period: We will not charge you any interest on your purchase balance on this statement if you pay your new balance amount in full by your payment due date.

DOLLAR GENERAL STORE #10242
8111 W BEAVER ST,
JACKSONVILLE, FL 32220
(904) 420-4010
SALE TRANSACTION

S CLOROX C/0 BLCH R 44600301792	\$4.00
S LYSOL POWER BATH 19200026994	\$4.50
S LYSOL POWER BATH 19200026994	\$4.50
S LYSOL POWER BATH 19200026994	\$4.50
S CLOROX C/0 BLCH R 44600301792	\$4.00
S LYSOL POWER BATH 19200026994	\$4.50
S CLOROX TBC BLCH R 44600002736	\$5.50
S CLOROX TBC BLCH R 44600002736	\$5.50
S LYSOL POWER TBC 2 19200791748	\$5.00
S LYSOL POWER TBC 2 19200791748	\$5.00
S LYSOL POWER TBC 2 19200791748	\$5.00
S LYSOL POWER TBC 2 19200791748	\$5.00

Tax: \$57.00 @ 7.5%
Balance to pay \$4.28
MasterCard \$61.28

MCC *****2201
Type: CONTRACTLESS Auth Code: 023401
MID: *****27013 TID: *****6000
TOTAL PURCHASE \$61.28

Save Time. Save Money.
Pay at Dollar General

STORE 111 IRONS. 001E
10242 1 57725 07-23-25 3 45 PM

Your cashier was: MS TASHA



999021024200137775



1-800-295-5510
 uline.com
 PO Box 88741 • Chicago, IL 60680-1741

DUPLICATE
INVOICE

ULINE FED ID#: 36-3684738
 INVOICE #: 194957525
 ORDER #: 34685874

THANK YOU FOR YOUR ORDER. ULINE CUSTOMER SINCE 2024

SOLD TO: WINCHESTER RIDGE TRAILS CDD
 VESTA PROPERTY SERVICES
 15431 SPOTTED STALLION TRL
 JACKSONVILLE FL 32234-2399

SHIP TO: WINCHESTER RIDGE TRAILS CDD
 VESTA PROPERTY SERVICES
 15431 SPOTTED STALLION TRL
 JACKSONVILLE FL 32234-2399

CUSTOMER NO.	PURCHASE ORDER NO.	SHIP VIA	ORDER DATE	DATE SHIPPED	TERMS	INVOICE DATE
29835324	AMENITYCENTER	SAIA FRT	07/04/25	07/06/25	NET 30 DAYS	07/07/25
QTY ORDERED	U/M	BACK ORDERED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
1	EA		H-4207	ECONOMY FOLDING TABLE - 36 X 36"	95.00	95.00
1	EA		H-2751FOL-W	ECONOMY FOLDING TABLE - 96 X 30", WHITE	155.00	155.00
1	EA		S-14864	ULINE PALLET NOTES - ENGLISH THIS ITEM AT NO CHARGE	.00	.00

ORDER PLACED BY: HAROLD BURNS
 INTERNET PRO #: 121219816705

SUB-TOTAL 250.00	SALES TAX .00	SHIPPING/HANDLING 211.50	AMOUNT DUE \$ 461.50
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PLEASE PAY FROM THIS INVOICE REFER TO THIS INVOICE NUMBER WHEN CONTACTING US REGARDING THIS TRANSACTION

CUSTOMER NAME	CUSTOMER NUMBER	INVOICE NUMBER	INVOICE DATE	AMOUNT DUE
WINCHESTER RIDGE TRAILS CDD	29835324	194957525	07/07/25	461.50

AMOUNT ENCLOSED
 IF DIFFERENT THAN AMOUNT DUE \$ _____
 EXPLAIN DIFFERENCES ON REVERSE SIDE

MAKE CHECK PAYABLE AND MAIL TO:

ULINE
 ATTN: ACCOUNTS RECEIVABLE
 PO Box 88741
 Chicago IL 60680-1741

IMPORTANT – PLEASE DETACH AND RETURN THIS PORTION TO ENSURE PROPER CREDIT

Order Summary

Order placed July 23, 2025 Order # 112-2331295-0022668

Ship to

Harold burns
7083 PLYMOUTH GROVE CT
JACKSONVILLE, FL 32220-5017
United States

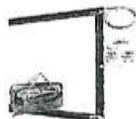
Payment method

Mastercard ending in 2201

Order Summary

Item(s) Subtotal:	\$31.99
Shipping & Handling:	\$0.00
Total before tax:	\$31.99
Estimated tax to be collected:	\$2.40
Grand Total:	\$34.39

Arriving tomorrow



Professional Volleyball Net Outdoor Heavy Duty, Upgraded for Durability and Weatherproof, High Strength Steel Cable Reinforced Bezel, for Backyard Beach Pool Outdoor Indoor, Regulation 32x3FT

Sold by: USAAA
Supplied by: Other
\$31.99



Air to Air Inc.
 11578 Davis Creek Ct
 Jacksonville FL 32256
 Phone: 904-262-4279
 Fax: 904-262-0772

INVOICE

DATE	INVOICE #	CUST #
7/23/2025	0000089238	0034161

BILL TO:

Vesta District Services
 250 International Pkwy, Ste. 2
 Lake Mary FL 32746

SHIP TO:

CDD Trails
 15431 Spotted Stallion Trail
 Jacksonville FL 32234

P.O. NUMBER		TERMS	PHASE	
		COD		
JOB# - Address				
QUAN	DESCRIPTION		PRICE EACH	AMOUNT
1.00	A-47 BELT EMAILED HAROLD INVOICE TO PAY		155.00	155.00
TOTAL				\$155.00



Air to Air Inc.
 11578 Davis Creek Ct
 Jacksonville FL 32256
 Phone: 904-262-4279
 Fax: 904-262-0772

INVOICE

DATE	INVOICE #	CUST #
7/21/2025	S59473	0034161

BILL TO:

Vesta District Services
 250 International Pkwy, Ste. 2
 Lake Mary FL 32746

SHIP TO:

CDD Trails
 15431 Spotted Stallion Trail
 Jacksonville FL 32234

P.O. NUMBER		TERMS	PHASE	
		COD		
JOB# - Address				
QUAN	DESCRIPTION	PRICE EACH	AMOUNT	
1.00	DIAGNOSTIC FEE	130.00	130.00	
	Found both CDU's going to the A/H out on safety units. reset before I could get the code. Pressures were goo, however, the A-47 belt needs to be replaced. Could have been some sort of power surge. RECOMMENDATION: BELT REPLACEMENT \$155.00 EMAILED INVOICE			
TOTAL			\$130.00	



INVOICE

Trails CDD
12574 Flagler Center Boulevard
Suite 101
Jacksonville FL 32258
United States

Invoice # INV-SN-882
Invoice Date: 7/17/2025
Due Date: 8/16/2025
PO#: Quarterly Invoice

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		\$234.38
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$150.00
		Subtotal: \$384.38
		Tax Total:
Subscription start: 10/1/2024		Total: \$384.38
Subscription end: 9/30/2025		Amount Paid: \$0.00
Direct Deposit Instruction:		Amount Due: \$384.38

Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16782211

[Click Here to pay with Credit Card](#)

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States

BLAND LANDSCAPING CO.

P.O. Box 727
Apex, NC 27502



Phone: 919-387-0010
Fax: 919-387-0690
Billing Inquiry:
arumfelt@blandlandscaping.com

BILL TO
Vesta Property Services 250 International Parkway Suite 208 Lake Mary, FL 32746
Phone:

PROPERTY ADDRESS
Trails CDD 15431 Spotted Stallion Trail Jacksonville, FL 32234

INVOICE 329620
INVOICE DATE 07/31/2025

INVOICE	TERMS
07/31/2025	NET 30
DESCRIPTION	PRICE
07/23/2025: WORK ORDER: 143123 07-17-25 Irrigation Inspection Repairs	\$754.10
INVOICE GRAND TOTAL	\$754.10

PROPERTY 10941	AMOUNT \$754.10	INVOICE 329620	INVOICE DATE 07/31/2025
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BLAND LANDSCAPING CO.

Remit to:
Bland Landscaping Co. Inc.
P.O. Box 727
Apex, NC 27502



Future Horizons, Inc

403 N First Street
 PO Box 1115
 Hastings, FL 32145
 USA

Voice: 904-692-1187
 Fax: 904-692-1193

INVOICE

Invoice Number: 90839
 Invoice Date: Jul 31, 2025
 Page: 1

Bill To:
Trails Community Development District c/o Vesta Property Services 250 International Parkway, Ste 208 Lake Mary, FL 32746

Ship to:
Trails Community c/o Rizzetta & Company 3434 Colwell Avenue, Suite#200 Tampa, FL 33614

Customer ID	Customer PO	Payment Terms	
Trails01	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	7/10/25	8/30/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services	370.00	370.00
1.00	Aquatic Weed Control	Aquatic Weed Control services in "Phase 2"	482.40	482.40
1.00	Aquatic Weed Control	Aquatic Weed Control - Addendum, adding two more ponds in Phase Two	42.99	42.99
1.00	Aquatic Weed Control	Aquatic Weed Control Unit 5, Ponds 4 and 5	56.43	56.43

Subtotal	951.82
Sales Tax	
Freight	
Total Invoice Amount	951.82
Payment/Credit Applied	
TOTAL	951.82

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

WEBWATCHDOGS

SURVEILLANCE CAMERA SYSTEMS

Invoice

1 Hargrove Grade Suite 1A
 Palm Coast, FL 32137
 (386) 957-9339
 (866) 896-9055 Fax
 www.WebWatchdogs.net
 info@WebWatchdogs.net
 Florida Contractor License #ES12000771

Date	Invoice #
3/20/2025	9796
Trails-CDD c/o Vesta District Services 250 international Pkwy, STE 208 Lake Mary, FL 32746	

Description	Qty	Rate	Amount
Extended Warranty Option- Complete Surveillance Camera System ***Warranty Expires 3/20/2026***	1	500.00	500.00
<p>1 Year Extended Warranty on Camera Parts, Labor and Equipment All products are warranted for 1 year from date of purchase. If a product is defective we will repair or replace it. The following situations void the product warranty: Adding 3rd party software to a DVR without prior approval from our technical support department. Damage caused by nature such as flooding, winds, lightning and other similar events. Damage caused by vandalism. Network related issues involving your internet service provider (i.e. new modem, change of internet provider, etc.) Warranty Service Calls will be addressed within a 1-5 day time frame. After 1 year (outside of the warranty, if not extended), we will continue to support the product at the standard repair labor rate (currently \$199 per hour-minimum 2 hours) plus parts, if applicable, or phone technical support for \$65.00/hour. Out of warranty repairs are guaranteed for 30 days. Phone support is non-refundable.</p>	Due Date	Terms	
	3/20/2025	Due on receipt	
	Subtotal	\$500.00	
	Sales Tax (0.0%)	\$0.00	
	Total	\$500.00	
	Payments/Credits	\$0.00	
Balance Due	\$500.00		

CUSTOMER understands and agrees that balance of the agreement is due upon completion. If the balance is not paid within 21 days subsequent to completion of the work, CUSTOMER agrees additionally to pay interest on the unpaid amount equal to 18% simple until WebWatchDogs is paid in full. CUSTOMER agrees to pay an additional \$50.00 for any payment that is returned as either refused or for insufficient funds or similar reason.

WEBWATCHDOGS

SURVEILLANCE CAMERA SYSTEMS

Invoice

1 Hargrove Grade Suite 1A
 Palm Coast, FL 32137
 (386) 957-9339
 (866) 896-9055 Fax
 www.WebWatchdogs.net
 info@WebWatchdogs.net
 Florida Contractor License #ES12000771

Date	Invoice #
8/4/2025	10175
Trails-CDD c/o Vesta District Services 250 international Pkwy, STE 208 Lake Mary, FL 32746	

Description	Qty	Rate	Amount
On Site Service Call- Set Up New Property Manager & Train On How To Run System (\$199/hr)	1	199.00	199.00
<p>1 Year Extended Warranty on Camera Parts, Labor and Equipment All products are warranted for 1 year from date of purchase. If a product is defective we will repair or replace it. The following situations void the product warranty: Adding 3rd party software to a DVR without prior approval from our technical support department. Damage caused by nature such as flooding, winds, lightning and other similar events. Damage caused by vandalism. Network related issues involving your internet service provider (i.e. new modem, change of internet provider, etc.) Warranty Service Calls will be addressed within a 1-5 day time frame. After 1 year (outside of the warranty, if not extended), we will continue to support the product at the standard repair labor rate (currently \$199 per hour-minimum 2 hours) plus parts, if applicable, or phone technical support for \$65.00/hour. Out of warranty repairs are guaranteed for 30 days. Phone support is non-refundable.</p>			
Due Date		Terms	
8/4/2025		Due on receipt	
Subtotal			\$199.00
Sales Tax (0.0%)			\$0.00
Total			\$199.00
Payments/Credits			\$0.00
Balance Due			\$199.00

CUSTOMER understands and agrees that balance of the agreement is due upon completion. If the balance is not paid within 21 days subsequent to completion of the work, CUSTOMER agrees additionally to pay interest on the unpaid amount equal to 18% simple until WebWatchDogs is paid in full. CUSTOMER agrees to pay an additional \$50.00 for any payment that is returned as either refused or for insufficient funds or similar reason.



INVOICE

Trails CDD
12574 Flagler Center Boulevard
Suite 101
Jacksonville FL 32258
United States

Invoice # INV-SN-716
Invoice Date: 4/4/2025
Due Date: 5/4/2025
PO#: Quarterly Invoice

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		\$234.38
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$150.00
		Subtotal: \$384.38
Subscription start: 10/1/2024		Tax Total:
Subscription end: 9/30/2025		Total: \$384.38
		Amount Paid: \$0.00
Direct Deposit Instruction:		Amount Due: \$384.38

Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16782211

[Click Here to pay with Credit Card](#)

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States



250 International Parkway, Suite 208
 Lake Mary, FL 32746
 TEL: 321-263-0132

Invoice

Date 08/01/2025
Invoice # 428134

Bill To

Trails Community Development District
 c/o Vesta District Services
 250 International Parkway, STE 208
 Lake Mary FL 32746

In Reference To:

Monthly contracted management fees, as follows:

**PLEASE REMIT PAYMENT TO CORPORATE HEADQUARTERS:
 VESTA DISTRICT SERVICES
 c/o Vesta Property Services, Inc.
 245 Riverside Avenue, Suite 300
 Jacksonville, FL 32202**

Description	Quantity	Rate	Amount
District Management Services	1	2,558.83	2,558.83
Accounting	1	1,940.25	1,940.25
Administration	1	506.17	506.17
Assessment Preparation/Collection	1	492.17	492.17
Financial Disclosure	1	416.67	416.67
Website & Technology	1	229.08	229.08

Total 6,143.17

BLAND LANDSCAPING CO.

P.O. Box 727
Apex, NC 27502



Phone: 919-387-0010
Fax: 919-387-0690
Billing Inquiry:
arumfelt@blandlandscaping.com

BILL TO
Vesta Property Services 250 International Parkway Suite 208 Lake Mary, FL 32746
Phone:

PROPERTY ADDRESS
Trails CDD 15431 Spotted Stallion Trail Jacksonville, FL 32234

INVOICE 329966
INVOICE DATE 08/14/2025

INVOICE	TERMS
08/14/2025	NET 30
DESCRIPTION	PRICE
08/07/2025: WORK ORDER: 141351 Trails CDD- Tree removal Contractor will cut down a tree at the entrance that is intruding other trees and is actually about to grow into the light pole. We will cut the tree down and flush cut the stump it is away from anyone walking so there is no need to stump grind.	\$440.00
INVOICE GRAND TOTAL	\$440.00

PROPERTY 10941	AMOUNT \$440.00	INVOICE 329966	INVOICE DATE 08/14/2025
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BLAND LANDSCAPING CO.

Remit to:
Bland Landscaping Co. Inc.
P.O. Box 727
Apex, NC 27502



**BLAND
LANDSCAPING
CO.**

P.O. Box 727
Apex, NC 27502



Phone: 919-387-0010
Fax: 919-387-0690
Billing Inquiry:
arumfelt@blandlandscaping.com

BILL TO
Vesta Property Services 250 International Parkway Suite 208 Lake Mary, FL 32746
Phone:

PROPERTY ADDRESS
Trails CDD 15431 Spotted Stallion Trail Jacksonville, FL 32234

INVOICE 329967
INVOICE DATE 08/14/2025

INVOICE	TERMS
08/14/2025	NET 30
DESCRIPTION	PRICE
08/07/2025: WORK ORDER: 141352 Trails CDD -Entrance Contractor will add in yellow lantana to all side of the entrance. We will tear out some bad plant material and transplant a few things to fill in areas that are bare. We will add the lantana to these areas to give some pop. All irrigation is functioning properly and gets the adequate amount of water. Entrance coming in- 6-1gal yellow lantana Entrance middle- 20- 1gal yellow lantana Entrance leaving- 25- 1gal yellow lantana Total of yellow lantana= 51 1gal	\$2,455.50
INVOICE GRAND TOTAL	\$2,455.50

PROPERTY 10941	AMOUNT \$2,455.50	INVOICE 329967	INVOICE DATE 08/14/2025
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**BLAND
LANDSCAPING
CO.**

Remit to:
Bland Landscaping Co. Inc.
P.O. Box 727
Apex, NC 27502





P.O. Box 727
Apex, NC 27502



Phone: 919-387-0010
Fax: 919-387-0690
Billing Inquiry:
arumfelt@blandlandscaping.com

BILL TO
Vesta Property Services 250 International Parkway Suite 208 Lake Mary, FL 32746
Phone:

PROPERTY ADDRESS
Trails CDD 15431 Spotted Stallion Trail Jacksonville, FL 32234

INVOICE 329962
INVOICE DATE 08/14/2025

INVOICE	TERMS
08/14/2025	NET 30
DESCRIPTION	PRICE
08/06/2025: WORK ORDER: 137754 Trails CDD mulch for property Contractor will lay red mulch at the amenity center, all of the entrance, all middle islands and all common areas. We will assure all areas are cleaned up and debris free upon completion. 150 cubic yards of RED mulch installed	\$8,550.00
INVOICE GRAND TOTAL	\$8,550.00

PROPERTY
10941

AMOUNT
\$8,550.00

INVOICE
329962

INVOICE DATE
08/14/2025



Remit to:
Bland Landscaping Co. Inc.
P.O. Box 727
Apex, NC 27502



Future Horizons, Inc

403 N First Street
 PO Box 1115
 Hastings, FL 32145
 USA

Voice: 904-692-1187
 Fax: 904-692-1193

INVOICE

Invoice Number: 89879
 Invoice Date: May 30, 2025
 Page: 1

Bill To:
Trails Community Development District c/o Inframark, LLC 210 N University Dr, Suite 702 Coral Springs, FL 33071

Ship to:
Trails Community c/o Rizzetta & Company 3434 Colwell Avenue, Suite#200 Tampa, FL 33614

Customer ID	Customer PO	Payment Terms	
Trails01	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver	5/20/25	6/29/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services performed on	370.00	370.00
1.00	Aquatic Weed Control	Aquatic Weed Control services in "Phase 2"	482.40	482.40
1.00	Aquatic Weed Control	Aquatic Weed Control - Addendum, adding two more ponds in Phase Two	42.99	42.99
1.00	Aquatic Weed Control	Aquatic Weed Control Unit 5, Ponds 4 and 5	56.43	56.43

Subtotal	951.82
Sales Tax	
Freight	
Total Invoice Amount	951.82
Payment/Credit Applied	
TOTAL	951.82

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

Pool Lift Specialists

11099 SW Carriage Hill Lane
Port St. Lucie, FL 34987 US
+15614656010
contact@poolliftspecialists.com
poolliftspecialists.com

Pool Lift Specialists

INVOICE

BILL TO
Trails CDD
250 International Pkwy., Ste. 208
Lake Mary, FL 32746

SHIP TO
Harold Burns
The Trails CDD
Winchester Ridge
15431 Spotted Stallion Trail
Jacksonville, FL 32234
904-748-0051

INVOICE 7325
DATE 08/20/2025
TERMS Due on receipt
DUE DATE 08/20/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT	
	S R Smith Pal 2	PAL 2 - Portable ADA Pool Lift	1	9,699.00	9,699.00
	SR Smith Accessories	Secure it Kit	1	205.00	205.00
	Special Installation	Special Installation - Remove / Replace SRS Pal 2 Lift w/anchor / Paver Deck	1	1,200.00	1,200.00

5 Year Limited Warranty with SR Smith
Payment required to place direct shipment order

SUBTOTAL	11,104.00
TAX	0.00
SHIPPING	695.00
TOTAL	11,799.00
BALANCE DUE	\$11,799.00

[Pay invoice](#)

Envera

8281 Blaikie Court
Sarasota, FL 34240
Tel: (941) 556-7066

Invoice

Invoice Number 755384	Date 5/1/2025
Customer Number 400481	Due Date 6/1/2025

To: Trails CDD
C/O Vesta District Services
250 International Parkway
Lake Mary, FL 32746

Remit To: Envera
PO Box 2086
Hicksville, NY 11802

Net Due: \$623.92

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Trails CDD	400481		5/1/2025	6/1/2025

Quantity	Description	Rate	Amount
1.00	<i>Trails CDD 15431 Spotted Stallion Trail, Jacksonville, FL</i> Active Video Monitoring 06/01/2025-06/30/2025	425.00	425.00
1.00	Service & Maintenance 06/01/2025-06/30/2025	198.92	198.92

Tax \$ 0.00

Date	Invoice #	Description	Amount	Balance Due
5/1/2025	755384	Monitoring Services	623.92	623.92

Return Stub Below

Customer: Trails CDD

Invoice Number 755384
Bill Payer ID: 400481

Due This Inv. 623.92 Amount Remitted

Payment Method Check Check Number Date Remitted

Charge* Card Number Exp Date
 Name On Card Card ID
Signature

Envera

8281 Blaikie Court
Sarasota, FL 34240
Tel: (941) 556-7066

Invoice	
Invoice Number 756556	Date 6/2/2025
Customer Number 400481	Due Date 7/1/2025

To: Trails CDD
C/O Vesta District Services
250 International Parkway
Lake Mary, FL 32746

Remit To: Envera
PO Box 2086
Hicksville, NY 11802

Net Due: \$623.92

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Trails CDD	400481		6/2/2025	7/1/2025

Quantity	Description	Rate	Amount
1.00	<i>Trails CDD 15431 Spotted Stallion Trail, Jacksonville, FL</i> Active Video Monitoring 07/01/2025-07/31/2025	425.00	425.00
1.00	Service & Maintenance 07/01/2025-07/31/2025	198.92	198.92

Tax \$ 0.00

Date	Invoice #	Description	Amount	Balance Due
6/2/2025	756556	Monitoring Services	623.92	623.92

Return Stub Below

Customer: Trails CDD

Invoice Number 756556
Bill Payer ID: 400481

Due This Inv. 623.92 Amount Remitted

Payment Method Check Check Number Date Remitted

Charge* Card Number Exp Date
 Name On Card Card ID

Signature

Envera

8281 Blaikie Court
Sarasota, FL 34240
Tel: (941) 556-7066

Invoice

Invoice Number 758768	Date 8/1/2025
Customer Number 400481	Due Date 9/1/2025

To: Trails CDD
C/O Vesta District Services
250 International Parkway
Lake Mary, FL 32746

Remit To: Envera
PO Box 2086
Hicksville, NY 11802

Net Due: \$623.92

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Trails CDD	400481		8/1/2025	9/1/2025

Quantity	Description	Rate	Amount
1.00	<i>Trails CDD 15431 Spotted Stallion Trail, Jacksonville, FL</i> Active Video Monitoring 09/01/2025-09/30/2025	425.00	425.00
1.00	Service & Maintenance 09/01/2025-09/30/2025	198.92	198.92

Tax \$ 0.00

Date	Invoice #	Description	Amount	Balance Due
8/1/2025	758768	Monitoring Services	623.92	623.92

Return Stub Below

Customer: Trails CDD

Invoice Number 758768
Bill Payer ID: 400481

Due This Inv. 623.92 Amount Remitted

Payment Method Check Check Number Date Remitted

Charge* Card Number Exp Date
 Name On Card Card ID

Signature

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

August 26, 2025

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3612672

Client Matter No. 20723-1

Notification Email: eftgroup@kutakrock.com

Ms. Melissa Dobbins
The Trails CDD
c/o Vest Property Services
Suite 208
250 International Parkway
Lake Mary, FL 32746

Invoice No. 3612672

20723-1

Re: The Trails CDD - General Counsel

For Professional Legal Services Rendered

05/01/25	W. Haber	0.30	100.50	Review proposed budget; prepare for call regarding management proposal
05/02/25	W. Haber	0.80	268.00	Participate in call to discuss GMS proposal; follow up with GMS representative
05/05/25	W. Haber	0.50	167.50	Review correspondence regarding JEA easements and appraisal; prepare correspondence to Harvey regarding same
05/06/25	W. Haber	4.80	1,608.00	Prepare for and participate in Board meeting
05/07/25	W. Haber	0.70	234.50	Confer with McGaffney regarding proposals to provide district management services
05/13/25	W. Haber	0.60	201.00	Confer with Montagna regarding meeting follow up; confer with McGaffney regarding proposal and prepare correspondence regarding same

KUTAK ROCK LLP

Trails CDD (The)

August 26, 2025

Client Matter No. 20723-1

Invoice No. 3612672

Page 2

05/14/25	W. Haber	0.20	67.00	Review and respond to inquiry regarding liability insurance and ponds
05/16/25	W. Haber	0.80	268.00	Confer with McGaffney regarding Board meeting and transition resolutions; confer with Bergeron regarding insurance
05/18/25	G. Lovett	0.50	132.50	Monitor legislative process relating to matters impacting special districts
05/21/25	W. Haber	3.10	1,038.50	Confer with McGaffney; prepare for and participate in Board meeting
05/22/25	W. Haber	0.40	134.00	Begin preparation of budget and O&M assessment notices
05/23/25	W. Haber	1.40	469.00	Review and revise administrative resolutions; confer with McGaffney regarding same
05/23/25	K. Jusevitch	0.60	102.00	Prepare budget hearing notices; confer with Haber
05/30/25	W. Haber	0.60	201.00	Review and revise budget and O&M assessment notices
06/02/25	W. Haber	0.70	234.50	Prepare Vesta management agreement
06/03/25	W. Haber	0.40	134.00	Confer with Hodge regarding revisions to management agreement
06/06/25	W. Haber	0.70	234.50	Confer with JEA representative regarding easements; review and revise management agreements
06/10/25	W. Haber	0.30	100.50	Begin preparation of budget and assessment resolutions
06/12/25	K. Jusevitch	0.40	68.00	Prepare budget documents; confer with Haber and correspond with district manager
06/19/25	W. Haber	0.20	67.00	Confer with Bergeron and McGaffney regarding Inframark reimbursement
TOTAL HOURS		18.00		

KUTAK ROCK LLP

Trails CDD (The)
August 26, 2025
Client Matter No. 20723-1
Invoice No. 3612672
Page 3

TOTAL FOR SERVICES RENDERED \$5,830.00

DISBURSEMENTS

Meals	24.66
Travel Expenses	183.89

TOTAL DISBURSEMENTS 208.55

TOTAL CURRENT AMOUNT DUE \$6,038.55

EXHIBIT 5



Hydro Wash 360

10962 Old Plank Road | Jacksonville, Florida 32220
9045815305 | adin@hydrowash360.com |
www.hydrowash360.com

RECIPIENT:

Winchester Ridge Trails-CDD

15431 spotted stallion trail
Jacksonville, FL 32234

Estimate #654

Sent on Jul 21, 2025

Total \$3,590.42



Who We Are!

Hydro Wash 360 is a premier exterior cleaning company based in Jacksonville, FL, serving both residential and commercial clients. With over 500 satisfied property owners and a reputation for quality, we specialize in soft washing, pressure washing, gutter cleaning, paver sealing, and more.

Our trained, insured technicians use surface-specific methods and solutions to deliver safe, long-lasting results. We known for our honesty, professionalism, and attention to detail, WE stand by our motto: "No gimmicks. No shortcuts. Just unmatched results."



Hydro Wash 360

10962 Old Plank Road | Jacksonville, Florida 32220
9045815305 | adin@hydrowash360.com |
www.hydrowash360.com

Product/Service	Description	Qty.	Unit Price	Total
Winchester Ridge Entrance	<p>Scope of Work: 1. Sidewalk Pressure Washing</p> <p>Total Area: 3,662 sq. ft.</p> <p>Service Details:</p> <p>High-pressure surface cleaning using commercial-grade equipment.</p> <p>Removal of dirt, algae, mildew, and general buildup from all common-area sidewalks.</p> <p>Post-cleaning rinse to ensure walkable surfaces are left clean and safe.</p> <p>2. Fence & Entrance Sign Softwashing</p> <p>Linear Footage: 802 linear feet</p> <p>Service Details:</p> <p>Softwash application using low-pressure, biodegradable detergents.</p> <p>Safe and effective cleaning for vinyl, painted, or treated surfaces.</p> <p>Focus on removing organic growth such as mildew, mold, and algae while preserving surface integrity.</p> <p>Careful attention to signage to avoid damage and leave a streak-free finish.</p> <p>Pricing Summary: Service Quantity Rate Total Sidewalk Pressure Washing 3,662 sq. ft. \$0.25 / sq. ft. \$915.50 Fence & Sign Softwashing 802 linear ft. \$.75 / linear ft. \$601 Total Investment \$1516.50</p>	1	\$1,516.50	\$1,516.50



Hydro Wash 360

10962 Old Plank Road | Jacksonville, Florida 32220
9045815305 | adin@hydrowash360.com |
www.hydrowash360.com

Product/Service	Description	Qty.	Unit Price	Total
Clubhouse Exterior Soft Wash / Pool Pavers	<p>Project Summary: Hydro Wash 360 will perform a full soft wash of the clubhouse exterior to safely and effectively remove organic buildup such as mold, mildew, algae, and surface dirt. This method utilizes low-pressure application combined with industry-grade cleaning solutions to protect your property while delivering a thorough, long-lasting clean.</p> <p>Areas Included:</p> <p>Exterior Walls: Soft wash treatment applied to all siding surfaces to eliminate organic staining and restore original appearance.</p> <p>Gutters & Downspouts: Exterior gutter faces will be treated and rinsed to remove black streaking, mold, and mildew.</p> <p>Soffits & Fascia: All overhang areas, including soffits and fascia boards, will be cleaned to remove buildup and improve curb appeal.</p> <p>Window Frames (Exterior Only): Frames and sills will be treated and rinsed to remove dirt, mold, and algae without pressure that could damage seals. (window cleaning is a separate service) .</p> <p>Exterior Doors: All exterior-facing doors will be cleaned, including trim, to remove grime and organic growth.</p> <p>Process Details:</p> <p>Application of a proprietary soft wash solution that kills mold, mildew, algae, and other organics at the root.</p> <p>Gentle rinse using low-pressure water to ensure no damage to paint, seals, or delicate surfaces.</p> <p>Final inspection to ensure complete coverage and customer satisfaction.</p> <p>Additional Notes:</p> <p>This service is non-invasive and designed to be safe for all exterior finishes including vinyl, stucco, Hardie board, painted wood, and brick.</p> <p>We recommend trimming back any vegetation close to the clubhouse to allow for complete access and even coverage.</p> <p>Clubhouse Measurement - 6,077 sq. ft. total +/- Pool area pavers measure a total of - 7,039 sq. ft. total area +/-</p>	13116	\$0.12	\$1,573.92



Hydro Wash 360

10962 Old Plank Road | Jacksonville, Florida 32220
9045815305 | adin@hydrowash360.com |
www.hydrowash360.com

Product/Service	Description	Qty.	Unit Price	Total
All additional curbs around clubhouse / sidewalk & playground	<p>Scope of Work: 1. Sidewalk & Curb Pressure Washing</p> <p>Service Area: Remaining sidewalks and curbs surrounding the clubhouse, parking lot, and playground</p> <p>Service Details:</p> <p>Professional surface cleaning of all concrete walkways and curbs</p> <p>Removal of grime, algae, dirt buildup, and surface staining</p> <p>Complete rinse-down of all walkable surfaces for a clean, safe finish</p> <p>2. Playground Softwashing</p> <p>Service Area: Entire playground structure and surrounding play surface</p> <p>Service Details:</p> <p>Softwash treatment using child-safe, eco-friendly detergents</p> <p>Low-pressure application designed to sanitize and remove mildew, algae, and other organic growth without damaging the structure or surface</p> <p>Special care taken around play features, slides, and shaded areas</p>	1	\$500.00	\$500.00
			Total	\$3,590.42

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ Date: _____



Hydro Wash 360

10962 Old Plank Road | Jacksonville, Florida 32220
9045815305 | adin@hydrowash360.com |
www.hydrowash360.com

RECIPIENT:

Winchester Ridge Trails-CDD

15431 spotted stallion trail
Jacksonville, FL 32234

Estimate #654

Sent on

Jul 21, 2025

Total

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9045815305 | adin@hydrowash360.com |
www.hydrowash360.com

Product/Service	Description	Qty.	Unit Price	Total
Winchester Ridge Entrance	<p>Scope of Work:</p> <p>1. Sidewalk Pressure Washing</p> <p>Total Area: 3,662 sq. ft.</p> <p>Service Details:</p> <p>High-pressure surface cleaning using commercial-grade equipment.</p> <p>Removal of dirt, algae, mildew, and general buildup from all common-area sidewalks.</p> <p>Post-cleaning rinse to ensure walkable surfaces are left clean and safe.</p> <p>2. Fence & Entrance Sign Softwashing</p> <p>Linear Footage: 802 linear feet</p> <p>Service Details:</p> <p>Softwash application using low-pressure, biodegradable detergents.</p> <p>Safe and effective cleaning for vinyl, painted, or treated surfaces.</p> <p>Focus on removing organic growth such as mildew, mold, and algae while preserving surface integrity.</p> <p>Careful attention to signage to avoid damage and leave a streak-free finish.</p> <p>Pricing Summary:</p> <p>Service Quantity Rate Total</p> <p>Sidewalk Pressure Washing 3,662 sq. ft. \$0.25 / sq. ft. \$915.50</p> <p>Fence & Sign Softwashing 802 linear ft. \$.75 / linear ft. \$601</p> <p>Total Investment \$1516.50</p>	1	\$1,516.50	\$1,516.50



Hydro Wash 360

10962 Old Plank Road | Jacksonville, Florida 32220
9045815305 | adin@hydrowash360.com |
www.hydrowash360.com

Product/Service	Description	Qty.	Unit Price	Total
Clubhouse Exterior Soft Wash / Pool Pavers	<p>Project Summary: Hydro Wash 360 will perform a full soft wash of the clubhouse exterior to safely and effectively remove organic buildup such as mold, mildew, algae, and surface dirt. This method utilizes low-pressure application combined with industry-grade cleaning solutions to protect your property while delivering a thorough, long-lasting clean.</p> <p>Areas Included:</p> <p>Exterior Walls: Soft wash treatment applied to all siding surfaces to eliminate organic staining and restore original appearance.</p> <p>Gutters & Downspouts: Exterior gutter faces will be treated and rinsed to remove black streaking, mold, and mildew.</p> <p>Soffits & Fascia: All overhang areas, including soffits and fascia boards, will be cleaned to remove buildup and improve curb appeal.</p> <p>Window Frames (Exterior Only): Frames and sills will be treated and rinsed to remove dirt, mold, and algae without pressure that could damage seals. (window cleaning is a separate service) .</p> <p>Exterior Doors: All exterior-facing doors will be cleaned, including trim, to remove grime and organic growth.</p> <p>Process Details:</p> <p>Application of a proprietary soft wash solution that kills mold, mildew, algae, and other organics at the root.</p> <p>Gentle rinse using low-pressure water to ensure no damage to paint, seals, or delicate surfaces.</p> <p>Final inspection to ensure complete coverage and customer satisfaction.</p> <p>Additional Notes:</p> <p>This service is non-invasive and designed to be safe for all exterior finishes including vinyl, stucco, Hardie board, painted wood, and brick.</p> <p>We recommend trimming back any vegetation close to the clubhouse to allow for complete access and even coverage.</p> <p>Clubhouse Measurement - 6,077 sq. ft. total +/- Pool area pavers measure a total of - 7,039 sq. ft. total area +/-</p>	13116	\$0.12	\$1,573.92



Hydro Wash 360

10962 Old Plank Road | Jacksonville, Florida 32220
9045815305 | adin@hydrowash360.com |
www.hydrowash360.com

Product/Service	Description	Qty.	Unit Price	Total
All additional curbs around clubhouse / sidewalk & playground	<p>Scope of Work: 1. Sidewalk & Curb Pressure Washing</p> <p>Service Area: Remaining sidewalks and curbs surrounding the clubhouse, parking lot, and playground</p> <p>Service Details:</p> <p>Professional surface cleaning of all concrete walkways and curbs</p> <p>Removal of grime, algae, dirt buildup, and surface staining</p> <p>Complete rinse-down of all walkable surfaces for a clean, safe finish</p> <p>2. Playground Softwashing</p> <p>Service Area: Entire playground structure and surrounding play surface</p> <p>Service Details:</p> <p>Softwash treatment using child-safe, eco-friendly detergents</p> <p>Low-pressure application designed to sanitize and remove mildew, algae, and other organic growth without damaging the structure or surface</p> <p>Special care taken around play features, slides, and shaded areas</p>	1	\$500.00	\$500.00
			Total	\$3,590.42

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: _____ Date: _____

EXHIBIT 6

Jbluds Pressure Washing LLC.

ESTIMATE

EST0167



Jared Blutsworth

4332 Packer Meadow Way

Middleburg, FL

32068-8824

(904) 635.9526

<https://www.jbludspresurewashing.com>

Jbludspresurewashing@gmail.com

DATE

07/18/2025

TOTAL

USD \$8,357.25

TO

Vesta Property Services

Harold Burns

15431 Spotted Stallion Trail

Jacksonville, FL 32234

📞 9047480051

📠 9043163075

hburns@vestapropertyservices.com

DESCRIPTION	RATE	QTY	AMOUNT
Exterior cleaning - Clubhouse <ul style="list-style-type: none">Exterior softwashing of the clubhouse to include exterior sides of the building, all vinyl, soffits, and exterior sides of any gutters to remove all organic growth.	\$875.00	1	\$875.00
Exterior cleaning - Pressure washing pavers <ul style="list-style-type: none">Pressure washing all pavers around pool area, lounging, underneath clubhouse awnings, breezeway, and front walkways.	\$1,177.00	1	\$1,177.00
Exterior cleaning - Vinyl fence <ul style="list-style-type: none">Softwashing vinyl fence, on both sides facing the road and facing homes to remove all organic growth on surface.	\$856.00	1	\$856.00
Exterior cleaning - Front entry way signs <ul style="list-style-type: none">Softwashing the front entry way signs and six brick pillars to remove all organic growth on surfaces.	\$325.00	1	\$325.00

Exterior cleaning - Sidewalks/walkways and curbs • Pressure washing the sidewalks from the pump house to the main entry way road, street gutter curbs, and any walkways followed by a post treatment on the concrete.	\$149.00	1	\$149.00
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Exterior cleaning - Playground • Softwashing the playground to remove any organics on the surface. This includes all playground equipment and will disinfect the surface using detergents.	\$250.00	1	\$250.00
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Resand paver joints only • After pressure washing pavers, resand all paver joints with joint sand.	\$4,725.25	1	\$4,725.25
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Joint paver sand color options: Tan, Fieldstone, Gray, Pearl, Platinum, or Black.

TOTAL

USD \$8,357.25

*Please note this is an estimate only. The owner of Jbluds Pressure washing LLC will communicate with the customer if the estimate should change before any work is conducted. Payment will be collected after all work is completed on the agreed date.

Thank you for choosing Jbluds Pressure Washing LLC.

www.jbludspressurewashing.com

Standard Terms and Conditions

1) Legally Binding Agreement:

If you agree to the work orders given, you are accepting this estimate to be completed at an agreed-upon price. In the event that you break this contract, all deposits made to the company shall be surrendered as damages.

2) Product Warranties:

All warranties are limited to those offered by the manufacturers of the products used. Jbluds Pressure Washing LLC makes no additional warranties. If you ever have a concern regarding our work, Jbluds Pressure Washing LLC should be notified immediately.

3) Water Usage:

By accepting this agreement, you agree to provide Jbluds Pressure Washing LLC the right to use an on-site water supply as needed to complete the stated project without compensation. If an exterior water supply is required, it will be at an additional charge. It is the customer's responsibility to make sure the water supply is on and in working order before we arrive. If there are any issues that arise from using a well, Jbluds Pressure Washing LLC is not liable for any damages.

4) Electrical Usage:

By accepting and agreeing to this agreement, you agree to provide Jbluds Pressure Washing LLC the right to use an on-site source of electricity as needed to complete the stated project without compensation. If an exterior source is required, it will be at an additional charge.

5) Color and Tone Concerns:

The properties and species of wood age and weather can greatly affect the resulting color or tone of the stain. Note: Variances may occur on individual boards as well as the total project, as densities and other characteristics vary across and throughout the wood. Jbluds Pressure Washing LLC and its employees attempt to represent the final finish color and tones as best as possible. While we can often give you an idea of the overall color or tone, you must expect some variance in the overall finish.

6) Courtesy:

While Jbluds Pressure Washing LLC is on location and performing work on your property, you are responsible for keeping all children and pets, as well as other individuals, away from the work area. Children and pets must be kept off the work surface until after our work is completed and all surfaces are completely dry. This is for your safety as well as our own. Wet surfaces may be slippery until dry. Jbluds Pressure Washing LLC accepts no liability for slips or falls.

7) Payments:

Payments to Jbluds Pressure Washing LLC are due as per the contract schedule and are to be paid by check, cash, Venmo, or Cashapp only. (If you select goods or services, you are required to pay the additional fees from cashapp or venmo) All balances are ALWAYS due upon completion of the job. Any variance to this policy must be agreed upon and in writing on our contract. Late charges will be immediately assessed on all balances not paid in accordance with contract terms. For all residential work, after one week of no payment, an additional surcharge of 5% will be applied to the invoice. The customer agrees to pay any collection cost incurred by Jbluds Pressure Washing LLC related to the collection process of outstanding balances.

8) Scheduling:

Scheduling in a business that productivity relies upon the weather can be difficult. Inclement weather may affect scheduling. We try our best to keep scheduling conflicts to a minimum. However, circumstances that are beyond our control may affect your project start and completion dates. You will be notified of any changes.

9) Removal & Replacement of Deck Contents:

Removal and replacement of grills, deck furniture, planters, and any other items are the responsibility of the

homeowner. Should we need to remove items from the deck, we will not be responsible for any damage, breakage, or storage issues. An additional charge may be applied for the time and labor devoted to the removal of these items.

10) Damages:

Jbluds Pressure Washing LLC is not responsible for damages due to improperly installed siding, loose shingles or siding, broken or opened windows, improperly sealed windows and doors, wood rot, defective construction, improperly secured wires, loose or improperly installed gutters, and leaders and improper caulking or any negligence is done on the home. In every aluminum siding case and in some cases with vinyl siding, the sun and weather will bleach the color or cause fading. Power washing, which entails the removal of chalky, gritty, or failing surface materials, may cause the faded aspects of the vinyl or aluminum to stand out. Jbluds Pressure Washing LLC will not be responsible for such conditions. Jbluds Pressure Washing LLC will not be responsible for loose mortar that may dislodge during the cleaning process.

11) Stains:

Some stains can not be removed by softwashing/pressure washing. Tree sap, artillery fungus, splatters from stains, and paints are examples of materials that can not be removed by conventional means. We make every attempt to point these areas out to the customer when quoting the project. Sometimes, these stains can not be removed at all. Jbluds Pressure Washing LLC can not guarantee removal of artillery fungus from exterior house surfaces.

12) Watertight:

Jbluds PressureWashing LLC Services expects your property to be in good repair and weathertight. This includes, but is not limited to, all electrical services, including receptacles, cameras, and light fixtures. Doors and windows shall also be weathertight. Jbluds Pressure Washing LLC Services is not responsible for damages as a result of water infiltration from poor or improper installation, maintenance, faulty seals, or repair of electrical-related items or doors or windows.

13) Window cleaning/wash:

Windows may become water spotted as a result of our services depending on the customer's waters contaminate levels. As a result of a housewash, each window and window screen will be washed. Window cleaning is NOT included in a standard housewash. Window cleaning is an additional service that can be added to any exterior cleaning. This will include detailed cleaning of each window pane that was quoted at the time of estimate and window tracks. Window cleaning includes a basic clean and does not include window restoration such as removing hard water spots or paint from over spray or shotgun/artillery fungus.

14) Concrete:

The appearance of concrete depends on a number of factors most linked to when the concrete was initially poured and cured. When concrete with dirt, mold, mildew, algae, and other pollutants and stains is cleaned, the concrete will then reveal any and all imperfections that the pollutants and stains have covered up. The customer understands that not all concrete will look the same, even on the same driveway, patio, sidewalk, or concrete slab.

15) Paver sealing

1. Deposit & Payment:

A non-refundable deposit of 50% of the total service cost is required one week prior to the scheduled service date.

The remaining balance is due upon completion of the service.

Payments can be made via Zelle, personal checks, cash, credit card, or electronic forms of payment.

2. Rescheduling:

Rescheduling requests must be made at least 48 hours in advance, subject to availability.

3. Service Preparation:

The customer is responsible for ensuring the work area is clear of vehicles, furniture, and other obstacles before the scheduled service time.

Any delays caused by the customer may result in additional charges.

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Services are weather-dependent; if rescheduling is necessary due to weather, the remaining deposit will be applied to the rescheduled date.

5. Liability:

While we use high-quality sealants and professional application methods, we do not guarantee against natural wear, efflorescence, or pre-existing stains.

The company is not responsible for damage caused by improper maintenance, harsh chemicals, or natural shifting of pavers.

6. Customer Responsibilities:

Customers must follow post-sealing care instructions, including avoiding heavy foot traffic or vehicles for the recommended drying time. Jbluds Pressure Washing LLC is not responsible for any negligence from the customer.

7. Acceptance of Terms:

By scheduling the service and submitting the deposit, the customer agrees to these terms and conditions.

By accepting this estimate, you are agreeing to these terms and conditions and authorize Jbluds Pressure Washing LLC and its employees for the work to be performed on your property.

Thank you for choosing Jbluds Pressure Washing LLC.

Jbluds Pressure Washing LLC.

ESTIMATE

EST0167



Jared Blutsworth

4332 Packer Meadow Way

Middleburg, FL

32068-8824

(904) 635.9526

<https://www.jbludspresurewashing.com>

Jbludspresurewashing@gmail.com

DATE

07/18/2025

TOTAL

USD \$3,632.00

TO

Vesta Property Services

Harold Burns

15431 Spotted Stallion Trail

Jacksonville, FL 32234

📞 9047480051

📠 9043163075

hburns@vestapropertyservices.com

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TOTAL	USD \$3,632.00
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By accepting this estimate, you are agreeing to these terms and conditions and authorize Jbluds Pressure Washing LLC and its employees for the work to be performed on your property.

Thank you for choosing Jbluds Pressure Washing LLC.

EXHIBIT 7

RESOLUTION 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRAILS COMMUNITY DEVELOPMENT DISTRICT IMPLEMENTING SECTION 190.006(3)(A)(2)(C), FLORIDA STATUTES AND INSTRUCTING THAT THE DUVAL COUNTY SUPERVISOR OF ELECTIONS CONDUCT THE DISTRICT’S GENERAL ELECTIONS; PROVIDING FOR COMPENSATION; SETTING FORTH THE TERMS OF OFFICE; AUTHORIZING NOTICE OF THE QUALIFYING PERIOD; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) seeks to implement Section 190.006(3)(A)(2)(c), Florida Statutes, and to instruct the Duval County Supervisor of Elections (“**Supervisor**”) to conduct the District’s elections by the qualified electors of the District at the 2026 general election (“**General Election**”).

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

1. CURRENT BOARD MEMBERS. The Board is currently made up of the following individuals, seats and terms:

<u>Seat Number</u>	<u>Supervisor</u>	<u>Term Expiration Date</u>
1	Chantel Douglas	November 2028
2	Corina Buck	November 2026
3	Emilio Gonzalez	November 2028
4	Richard Bergeron	November 2028
5	Terence Douglas	November 2026

2. GENERAL ELECTION SEATS. Seat 2, currently held by Corina Buck, and Seat 5, currently held by Terence Douglas are scheduled for the General Election in November 2026. The District Manager is hereby authorized to notify the Supervisor of Elections as to what seats are subject to General Election for the current election year.

3. QUALIFICATION PROCESS. For each General Election, all candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a qualified elector of the District. A qualified elector is any person at least 18 years of age who is

a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Duval County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

4. **COMPENSATION.** Members of the Board are entitled to receive \$200 per meeting for their attendance and no Board member shall receive more than \$4,800 per year.

5. **TERM OF OFFICE.** The term of office for the individuals to be elected to the Board in the General Election is four years. The newly elected Board members shall assume office on the second Tuesday following the election.

6. **REQUEST TO SUPERVISOR OF ELECTIONS.** The District hereby requests the Supervisor to conduct the District's General Election. The District understands that it will be responsible to pay for its proportionate share of the General Election cost and agrees to pay same within a reasonable time after receipt of an invoice from the Supervisor.

7. **PUBLICATION.** The District Manager is directed to publish a notice of the qualifying period for each General Election, in a form substantially similar to **Exhibit A** attached hereto.

8. **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.

9. **EFFECTIVE DATE.** This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 14th day of October 2025.

ATTEST:

**TRAILS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

EXHIBIT A

NOTICE OF QUALIFYING PERIOD FOR CANDIDATES
FOR THE BOARD OF SUPERVISORS OF THE
TRAILS COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Trails Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Duval County Supervisor of Elections located at _____, Phone (____) _____. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a “qualified elector” of the District, as defined in Chapter 2004-461, Laws of Florida. A “qualified elector” is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Duval County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

The Trails Community Development District has two (2) seats up for election, specifically Seats 2 and 5, each carrying a four-year term of office. Elections are nonpartisan and will be held at the same time as the general election on November 3, 2026, and in the manner prescribed by law for general elections.

For additional information, please contact the Duval County Supervisor of Elections.

[NOTE TO DISTRICT MANAGER: PUBLISH AT LEAST 2 WEEKS PRIOR TO THE START OF THE QUALIFYING PERIOD]

EXHIBIT 8



October 3, 2025	Operations Manager's Report
Operations Manager	Harold Burns
Community	Winchester Ridge-Trails CDD
Created Work Orders Last 30 Days	150
Completed Work Orders Last 30 Days	150
Current Open Work Orders	2

DEPARTMENTAL & OPERATIONAL UPDATES

LANDSCAPE AND IRRIGATION:

- Mowing assignments phase 1&2 with bland checked and documented daily while onsite.
- Bland near misses and discrepancies relayed to account management and district manager.
- Visual inspection of property landscaping done by me 2-3 weekly, action plan created if needed in work order system.
- District Manager and I property inspections done 4-6 times monthly.

POND AND FOUNTAIN MAINTENANCE:

- Fountains working and maintaining proper functions (4)
- Future horizons pond contractor has been notified of algae and pond bank weeds in problem ponds 1,6,16 and 29

AMENITY CENTER:

- ADA pool chair installed on deck.
- Multi Gym bar holder repaired.
- Replacement Chairs and tables & chairs dolly arrived.
- Chemical feeder electrical relays replaced by GT electrician
- Pool inspection done (satisfactory) with two found issue skimmer grates (2) and small paver inserts along edges on pool deck (20-30) skimmer grates replaced, cornerstone paver contractors scheduled to make paver repairs.
- District Manager inspection completed.

Residents Suggestions & Comments

- Gym open 24hrs. a day for residents who work at night. Current hours are 5am to 12am.
- Pickleball Court instead of volleyball sandbox.
- Mirrors in gym to see work out.
- Tables and chairs to match other new pool furniture.
- Ponds low
- Are resident allowed to use T.V. in Center?

SUMMARY OF SEPTEMBER WORKORDER CHART NEXT PAGE

Created vs. Completed

150

Created

151

Completed

100.7%

Percent Completed

More Work Orders were completed than created during this time period

