

TRAILS
COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Tuesday
January 13, 2026
6:30 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, January 13, 2026, at 6:30 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, January 13, 2026

Time: 6:30 PM

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

Revised 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 October 14, 2025 [Exhibit 2](#)
[Pgs. 8-10](#)
 - B. Consideration for Acceptance – The September 2025 Unaudited Financial Statements [Exhibit 3](#)
[Pgs. 12-21](#)
 - C. Consideration for Acceptance – The September 2025 Operation & Maintenance Expenditures [Exhibit 4](#)
[Pgs. 23-26](#)
 - D. Consideration for Acceptance – The October 2025 Unaudited Financial Statements [Exhibit 5](#)
[Pgs. 28-37](#)
 - E. Consideration for Acceptance – The October 2025 Operation & Maintenance Expenditures [Exhibit 6](#)
[Pgs. 39-70](#)
 - F. Consideration for Acceptance – The November 2025 Unaudited Financial Statements [Exhibit 7](#)
[Pgs. 72-81](#)
 - G. Consideration for Acceptance – The November 2025 Operation & Maintenance Expenditures [Exhibit 8](#)
[Pgs. 83-127](#)
 - H. Ratification of District Manager’s Actions Related to Holiday Lighting
 - I. **Ratification of Flashpoint Painting Agreement** [Exhibit 9](#)
[Pgs. 129-132](#)
- V. **Business Items**
 - A. Consideration & Adoption of **Resolution 2026-02**, Amending FY 2025-2026 Meeting Schedule [Exhibit 10](#)
[Pgs. 134-135](#)

VI. Discussion Topics

A. Budget Workshop on Tuesday, March 17th at 6:00PM

VII. Staff Reports

A. Operations Manager

B. District Engineer

1. Status Update of District Ponds

C. District Counsel

D. District Manager

[Exhibit 11](#)

[Pg. 137](#)

VIII. Supervisors' Requests

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

X. Next Meeting Quorum Check: March 10th at 6:30PM

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
REGULAR MEETING**

Notice is hereby given that a regular meeting of the Board of Supervisors of the Trails Community Development District (the "**District**") will be held on Tuesday, January 13, 2026, at 6:30 p.m. at Winchester Ridge Amenity Center, 15431 Spotted Stallion Trail Jacksonville, FL 32234. The purpose of the meeting is to discuss any topics presented to the board for consideration.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (904) 386-0186.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (904) 386-0186. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

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

**Trails Community
Development District**
Howard McGaffney, District
Manager

(904) 386-0186

Jan. 2

00 (26-00041D)

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, October 14, 2025 at 6:37 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	Chantel Douglas	Board Supervisor, Assistant Secretary
12	Emilio Gonzalez	Board Supervisor, Assistant Secretary
13	Richard Bergeron	Board Supervisor, Assistant Secretary

14 Also, present were:

15	Howard McGaffney	District Manager, FCS Management Group
16	Wes Haber	District Counsel, Kutak Rock
17	David Landing	District Engineer, Alliant Engineering, Inc.
18	Harold Burns	Operations Manager, Vesta Property Services
19	Maria	Resident

20 *The following is a summary of the discussions and actions taken at the October 14, 2025 Trails CDD Board*
21 *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 There being none, the next item followed.

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

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

28 A. Exhibit 2: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting
29 Held on September 9, 2025

30 B. Exhibit 3: Consideration for Acceptance – The August 2025 Unaudited Financial Statements

31 C. Exhibit 4: Consideration for Acceptance – The August 2025 Operation & Maintenance
32 Expenditures

33 Discussion ensued regarding the Comcast bill and possible alternatives. The Board approved
34 Supervisor Chantel Douglas to work with staff to find better alternatives.

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

37 **FIFTH ORDER OF BUSINESS – Business Matters**

38 A. Consideration of Pressure Washing Proposal Options

39 Mr. McGaffney provided a brief update on the revised and new proposals. Discussion ensued.

- 40 1. Exhibit 5: Hydro Wash 360
41 a. Revised – Option 1
42 b. Option 2
43 2. Exhibit 6: Jbluds Pressure Washing LLC
44 a. Revised – Option 1
45 b. Option 2

46 On a MOTION by Mr. Bergeron, SECONDED by Mr. Gonzalez, WITH ALL IN FAVOR, the Board
47 approved the revised Hydro Wash 360 proposal, for the Trails Community Development District.

- 48 B. Exhibit 7: Consideration & Adoption of **Resolution 2026-01**, 2026 General Elections
49 Mr. McGaffney provided a brief explanation.

50 On a MOTION by Mr. Douglas, SECONDED by Mr. Bergeron, WITH ALL IN FAVOR, the Board
51 adopted **Resolution 2025-01**, 2026 General Election, for the Trails Community Development District.

- 52 C. Consideration of Audit Committee’s Recommendation for Auditor

53 On a MOTION by Mr. Bergeron, SECONDED by Ms. Douglas, WITH ALL IN FAVOR, the Board
54 accepted the Audit Committee’s Recommendation for Auditor, with DiBartolomeo, McBee, Hartley &
55 Barnes ranking as number 1 with a score of 100 and Grau & Associates ranking as number 2 with a score
56 of 96, for the Trails Community Development District.

- 57 D. Consideration of Painting Project – NTE \$8,000.00 – *To Be Distributed*

58 Mr. McGaffney provided a brief explanation. Discussion ensued. The Board approved Supervisor
59 Chantel Douglas to work with staff to select the color scheme for the Social Hall and for the
60 Chairman to sign off on the lowest qualified price.

61 On a MOTION by Ms. Douglas, SECONDED by Mr. Bergeron, WITH ALL IN FAVOR, the Board
62 appointed Supervisor Chantel Douglas to select the color scheme for the Social Hall and for the Chairman
63 to sign off on the lowest qualified price, at a not-to-exceed of \$8,500.00, for the Trails Community
64 Development District.

65 **The meeting moved to Item B under the Seventh Order of Business – Staff Reports, at this**
66 **time.**

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

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

- 69 A. Exhibit 8: Operations Manager

70 Mr. Burns presented his report for the month. Discussion ensued, and clarification was provided
71 that the pool was not closed by the health inspector, but for repairs to be done between inspections.

- 72 B. District Engineer

- 73 1. Stormwater System Inspection – Update

74 Mr. Landing provided a brief update. Discussion ensued regarding possible reasons for the
75 decline in three of the ponds, and that he would provide the Board with a more comprehensive
76 report at the next meeting.

77 C. District Counsel

78 Mr. Haber noted that he would work with the District Engineer regarding his report for the next
79 meeting. He also provided an update regarding the JEA purchase of the easement and noted that it
80 had been concluded with a wire transfer forthcoming.

81 **The meeting moved back to Item A. Exhibit 8 under the same order of business, at this time.**

82 D. District Manager

83 Discussion ensued regarding what was permissible when using the TVs in the amenity center.

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

85 Supervisor Chantel Douglas expressed her interest in a future long-term plan for the use of the open
86 field at the Amenity Center. Discussion ensued with the Board deciding that the project was not
87 feasible at this time.

88 Supervisor Bergeron asked if the cover for the ADA chair lift could be secured more as he had
89 observed that it had been waving when it was especially windy. He also asked if it was possible to
90 prohibit motor bikes and ATV’s from riding across the wooden foot bridge.

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

93 There being none, the next item followed.

94 **TENTH ORDER OF BUSINESS – Next Meeting Quorum Check: January 13 at 6:00 PM**

95 All four Board members present stated that they would be attending the next Board meeting on
96 January 13 at 6:00 p.m.

97 **ELEVENTH ORDER OF BUSINESS – Adjournment**

98 Mr. McInnes asked for final questions, comments, or corrections before requesting a motion to
99 adjourn the meeting. There being none, Ms. Douglas made a motion to adjourn the meeting.

100 On a MOTION by Ms. Douglas, SECONDED by Mr. Douglas, WITH ALL IN FAVOR, the Board
101 adjourned the meeting at 8:10 p.m. for the Trails Community Development District.

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

105 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
106 **meeting held on January 13, 2026.**

107
108
109

Signature

Signature

Printed Name

Printed Name

110 Title: Secretary Assistant Secretary

Title: Chairman Vice Chairman

EXHIBIT 3

TRAILS
COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS
UNAUDITED

SEPTEMBER 30, 2025



**Trails CDD
Balance Sheet
September 30, 2025**

	General Fund	Reserve Fund	Series 2007 Debt Service Fund	Total
ASSETS:				
Cash:				
Valley Bank - Operating Fund	\$ 195,914	\$ -	\$ -	\$ 195,914
Investments:				
Bank United - Money Market Account	712,984	-	-	712,984
Prepayment Account	-	-	1,637	1,637
Reserve Account	-	-	231,047	231,047
Revenue Account	-	-	210,602	210,602
Due from Other Funds	-	272,270	-	272,270
Prepaid Items	-	-	-	-
Deposits	14,358	-	-	14,358
Undeposited Funds	-	-	4,342	4,342
TOTAL ASSETS:	<u>923,257</u>	<u>272,270</u>	<u>447,629</u>	<u>1,643,156</u>
 LIABILITIES:				
Accounts Payable	\$ 20,610			20,610
Accrued Expenses	8,322			8,322
Sales Tax Payable	-			-
Due to Other Funds	272,270	-		272,270
TOTAL LIABILITIES:	<u>301,203</u>	<u>-</u>	<u>-</u>	<u>301,203</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	-	-	447,629	447,629
Unassigned	207,127	272,270	-	479,397
TOTAL FUND BALANCE:	<u>622,054</u>	<u>272,270</u>	<u>447,629</u>	<u>1,341,953</u>
 TOTAL LIABILITIES AND FUND BALANCE:	 <u>\$ 923,257</u>	 <u>\$ 272,270</u>	 <u>\$ 447,629</u>	 <u>\$ 1,643,156</u>

Trails CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2024 to September 30, 2025

	FY 2025 Adopted Budget	FY 2025 Month of September	FY 2025 Actual Year-to-Date	Over (Under) Amt to FY Budget	% of Budget
Revenues:					
Special Assessments	\$ 542,621	\$ -	\$ 543,965	\$ 1,344	100.25%
Interest	-	2,979	44,014	44,014	0.00%
Room Rentals	-	46	1,115	1,115	0.00%
Other Misc Revenues	-	-	2,413	2,413	0.00%
Access Cards	-	-	123	123	0.00%
Total Revenues:	542,621	3,026	591,631	49,010	109.03%
Expenditures:					
Administration					
P/R - Board of Supervisors	6,000	1,000	7,600	1,600	126.67%
Arbitrage Rebate	500	-	500	-	100.00%
Trustee Fees	4,000	-	4,256	256	106.40%
Assessment Roll	5,906	492	6,890	984	116.67%
Disclosure Report	5,000	-	909	(4,091)	18.18%
District Counsel	35,000	7,248	30,941	(4,059)	88.40%
District Engineer	10,000	1,058	4,798	(5,203)	47.98%
Administrative Services	6,074	506	1,527	(4,547)	25.14%
District Management	30,706	2,559	40,126	9,420	130.68%
Accounting Services	23,283	1,940	5,821	(17,462)	25.00%
Auditing Services	4,200	-	4,200	-	100.00%
Public Officials Insurance	3,675	-	4,264	589	116.03%
Legal Advertising	3,500	197	1,828	(1,672)	52.24%
Miscellaneous Services	1,500	17	1,329	(171)	88.57%
Financial & Revenue Collections	5,906	417	833	(5,073)	14.11%
Website Administration	2,749	675	2,641	(108)	96.06%
Dues, Licenses, Subscriptions	520	-	478	(42)	91.99%
Total Administration	148,519	16,108	118,941	(29,578)	80.08%
Electric Utility Service					
Utility Services	32,000	1,476	17,106	(14,894)	53.46%
Total Electric Utility Service	32,000	1,476	17,106	(14,894)	53.46%
Garbage/Solid Waste Services					
Garbage - Recreation Facility	4,100	1,052	5,124	1,024	124.97%
Total Garbage/Solid Waste Services	4,100	1,052	5,124	1,024	124.97%
Water- Sewer Comb Service					
Utility Services	10,000	510	7,377	(2,623)	73.77%
Total Water- Sewer Comb Service	10,000	510	7,377	(2,623)	73.77%
Stormwater Control					
Contracts - Lake/Pond Bank	14,782	952	11,422	(3,360)	77.27%
Fountain Maintenance	1,900	-	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 September 30, 2025

	FY 2025 Adopted Budget	FY 2025 Month of September	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	19,182	952	15,709	(3,473)	81.89%
Other Physical Environment					
Contracts - Landscape/Irrigation	75,000	7,074	87,092	12,092	116.12%
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	6,446	228.91%
R&M - Entry Lighting, Walls & Fence	4,000	121	971	(3,029)	24.27%
Miscellaneous Expenses	1,000	-	4,050	3,050	405.03%
Total Other Physical Environment	108,229	7,195	124,854	16,625	115.36%
Security Operations					
Security Patrol Services	3,934	-	1,704	(2,230)	43.32%
Security Monitoring Services	8,064	624	8,175	111	101.38%
R&M - Security Cameras	1,000	486	685	(315)	68.50%
Total Security Operations	12,998	1,110	10,564	(2,434)	81.28%
Parks and Recreation					
Pest Control	872	-	1,226	354	140.63%
Amenity Management Service Contract	129,921	16,316	150,084	20,163	115.52%
Janitorial Services & Supplies	5,000	179	1,851	(3,149)	37.02%
Telephone, Cable & Internet Service	4,800	478	6,191	1,391	128.97%
R&M - Fitness Equipment	2,000	-	2,681	681	134.06%
R&M - Amenity Center	8,000	537	21,271	13,271	265.89%
Pool Supplies - Chemical/Permits/Supplies	15,000	1,707	14,694	(306)	97.96%
Miscellaneous Expenses	2,000	-	-	(2,000)	0.00%
Amenity Supplies & Equipment	2,000	263	3,907	1,907	195.34%
Total Parks and Recreation	169,593	19,479	201,905	32,312	119.05%
Special Events					
Special Events	5,000	-	1,503	(3,497)	30.06%
Total Special Events	5,000	-	1,503	(3,497)	30.06%
Reserves					
Misc - Contingency	33,000	-	-	33,000	0.00%
Total Reserves	33,000	-	-	33,000	0.00%
Total Expenditures:	542,621	47,883	503,083	26,462	92.71%
Revenues Over (Under) Expenditures:		(44,857)	88,547		
Other Financing Sources (Uses)					
Transfer In					
Transfers Out					
Total Other Financing Sources (Uses)		-	-		

Trails CDD

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2024 to September 30, 2025

	FY 2025 Adopted Budget	FY 2025 Month of September	FY 2025 Actual Year-to-Date	Over (Under) Amt to FY Budget	% of Budget
Net Change in Fund Balance		(44,857)	88,547		
Fund Balance - Beginning			533,506		
Fund Balance Ending			622,053		

Trails CDD
Reserve Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2024 to September 30, 2025

	FY 2025 Adopted Budget	FY 2025 Month of September	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 September 30, 2025

	<u>FY 2025 Adopted Budget</u>	<u>FY 2025 Month of September</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	20,114	20,114	0.00%
Total Revenues:	<u>459,898</u>	<u>1,462</u>	<u>481,151</u>	<u>21,253</u>	<u>104.62%</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>13,201</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	13,201		
Fund Balance - Beginning			434,428		
Fund Balance Ending			<u>447,629</u>		

Trails CDD
Notes to Financial Statements
September 30, 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. .
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 109% of adopted budget.
- > Total expenditures are 91.22% of adopted budget.
- > Significant variances explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<i>Administrative</i>				
P/R - Board of Supervisors	6,000	7,600	126.67%	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	6,890	116.67%	Assessment roll paid in full. Two Vesta Bills
District Management	30,706	40,126	130.68%	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.
<i>Stormwater Control</i>				
Garbage - Recreation Facility	4,100	5,124	124.97%	Republic Services monthly contract.
<i>Stormwater Control</i>				
Fountain Maintenance	1,900	4,287	225.63%	New 3HP pump, aerator services, and various repairs.
<i>Other Physical Enviroment</i>				
Contracts - Landscape/Irrigation	75,000	87,092	116.12%	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.
<i>Security Operations</i>				
Security Monitoring Services	8,064	8,175	101.38%	Envera Syatems monthly contract, Web Watch Dogs warranty and training.
<i>Parks and Recreation</i>				
Pest Control	872	1,226	140.63%	Hawkins pest control fees YTD and termite bond renewal.
Amenity Management Service Contract	129,921	150,084	115.52%	Inframark & Vesta monthly amenity mgmt fees.
Telephone, Cable & Internet Service	4,800	6,191	128.97%	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	21,271	265.89%	Chase lounge chairs, HVAC repairs, Uline , TV
Amenity Supplies & Equipment	2,000	3,907	195.34%	New TV, Xmas décor and maintenance supplies.
<i>Capital Expenditures - CRF</i>				
Capital Reserve	124,107	41,299	33.28%	Roof replacementm pool chair lift

Trails CDD
Cash & Investment Report
September 30, 2025

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
General Fund					
Checking Account - Operating	Valley Bank	Public Funds Checking	N/A	4.33%	\$ 195,914
Money Market Account	BankUnited	MMA	N/A	3.75%	712,984
			General Fund Subtotal		<u>\$ 908,899</u>
Debt Service Funds					
Series 2007 Prepayment Account	U.S. Bank	First American FD SHS Treasury Note	N/A	3.71%	\$ 1,637
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%	210,602
			Debt Service Fund Subtotal		<u>\$ 443,287</u>
				Total	<u><u>\$ 1,352,186</u></u>

EXHIBIT 4

Trails CDD Check Detail September 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	092425PR1	09/24/2025	Chantel Douglas		1101000 · Operating Account - Valley ...		-200.00
Bill	090925	09/24/2025			1510000 · Board of Supervisors	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	092425PR2	09/24/2025	Corina Kay Buck		1101000 · Operating Account - Valley ...		-200.00
Bill	090925	09/24/2025			1510000 · Board of Supervisors	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	092425PR3	09/24/2025	Emilio Gonzalez		1101000 · Operating Account - Valley ...		-200.00
Bill	090925	09/24/2025			1510000 · Board of Supervisors	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	092425PR4	09/24/2025	Richard A Bergeron		1101000 · Operating Account - Valley ...		-200.00
Bill	090925	09/24/2025			1510000 · Board of Supervisors	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	092425PR5	09/24/2025	Terrance Douglas		1101000 · Operating Account - Valley ...		-200.00
Bill	090925	09/24/2025			1510000 · Board of Supervisors	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	3009	09/16/2025	FCS Management ...		1101000 · Operating Account - Valley ...		-536.86
Bill	TCDD-09-12-2025...	09/12/2025			1580050 · R&M - Amenity Center	-75.74	75.74
					1580050 · R&M - Amenity Center	-418.42	418.42
					1580050 · R&M - Amenity Center	-42.70	42.70
TOTAL						-536.86	536.86
Bill Pmt -Check	3010	09/16/2025	U.S. Bank		1101000 · Operating Account - Valley ...		-4,342.30
Bill	Assess transf	09/16/2025			1207003 · Due to Debt Service Fund	-4,342.30	4,342.30
TOTAL						-4,342.30	4,342.30

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Trails CDD Check Detail September 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	01ACH090825	09/08/2025	Republic Services -...		1101000 · Operating Account - Valley ...		-526.44
Bill	0687-001556353	09/01/2025			1540000 · Garbage - Recreation Facility	-526.44	526.44
TOTAL						-526.44	526.44
Bill Pmt -Check	01ACH091525	09/15/2025	Comcast Business ...		1101000 · Operating Account - Valley ...		-477.85
Bill	082025-5610	08/20/2025			1580030 · Telephone, Cable & Internet Ser	-477.85	477.85
TOTAL						-477.85	477.85
Bill Pmt -Check	01ACH092525	09/25/2025	JEA		1101000 · Operating Account - Valley ...		-1,986.63
Bill	SEP25-007480	09/03/2025			1130000 · Electric Utility	-1,476.44	1,476.44
					1150000 · Water-Sewer Combs Service	-510.19	510.19
TOTAL						-1,986.63	1,986.63
Bill Pmt -Check	01ACH092625	09/26/2025	Valley Bank ACH		1101000 · Operating Account - Valley ...		-1,346.36
Bill	3597- Aug25	08/31/2025			1520020 · R&M Security Cameras	-199.00	199.00
					1580080 · Amenity Supplies & Equipment	-139.74	139.74
					1580020 · Janitorial Services & Supplies	-107.99	107.99
					1580050 · R&M - Amenity Center	-32.84	32.84
					1510150 · Website Administration	-62.00	62.00
					1580060 · Pool Services - Chem/Permit/...	-629.64	629.64
					1580020 · Janitorial Services & Supplies	-175.15	175.15
TOTAL						-1,346.36	1,346.36
Bill Pmt -Check	120029	09/02/2025	Vesta District Servi...		1101000 · Operating Account - Valley ...		-28.40
Bill	428060	07/31/2025			1510130 · Miscellaneous Services	-28.40	28.40
TOTAL						-28.40	28.40
Bill Pmt -Check	120030	09/02/2025	Jacksonville Daily ...		1101000 · Operating Account - Valley ...		-103.50
Bill	25-05046D	08/28/2025			1510120 · Legal Advertising	-103.50	103.50
TOTAL						-103.50	103.50

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Trails CDD Check Detail September 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	120031	09/02/2025	Vesta Property Ser...		1101000 · Operating Account - Valley ...		-19,322.76
Bill	428083	08/01/2025			1580010 · Amenity Management Services	-19,322.76	19,322.76
TOTAL						-19,322.76	19,322.76
Bill Pmt -Check	120032	09/08/2025	Jacksonville Daily ...		1101000 · Operating Account - Valley ...		-96.50
Bill	25-05198D	09/04/2025			1510120 · Legal Advertising	-96.50	96.50
TOTAL						-96.50	96.50
Bill Pmt -Check	120033	09/08/2025	Vesta District Servi...		1101000 · Operating Account - Valley ...		-6,143.17
Bill	428462	09/01/2025			1510080 · District Management	-2,558.83	2,558.83
					1510090 · Accounting Services	-1,940.25	1,940.25
					1510070 · Administrative Services	-506.17	506.17
					1510030 · Assessment Roll	-492.17	492.17
					1510140 · Financial & Revenue Collections	-416.67	416.67
					1510150 · Website Administration	-229.08	229.08
TOTAL						-6,143.17	6,143.17
Bill Pmt -Check	120034	09/08/2025	Allways Improving ...		1101000 · Operating Account - Valley ...		-175.00
Bill	35850	08/27/2025			1580040 · R&M - Fitness Equipment	-175.00	175.00
TOTAL						-175.00	175.00
Bill Pmt -Check	120035	09/08/2025	Bland Landscaping...		1101000 · Operating Account - Valley ...		-14,148.66
Bill	329500	08/01/2025			1570000 · Contracts - Landscape/Irrigatio	-7,074.33	7,074.33
Bill	333051	09/01/2025			1570000 · Contracts - Landscape/Irrigatio	-7,074.33	7,074.33
TOTAL						-14,148.66	14,148.66
Bill Pmt -Check	120036	09/08/2025	Envera Systems		1101000 · Operating Account - Valley ...		-1,109.92
Bill	759893	09/02/2025			1520010 · Security Monitoring Services	-623.92	623.92
Bill	00100432	09/05/2025			1520020 · R&M Security Cameras	-486.00	486.00
TOTAL						-1,109.92	1,109.92

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Trails CDD Check Detail September 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	120037	09/08/2025	Future Horizons Inc		1101000 · Operating Account - Valley ...		-2,095.74
Bill	91284	08/31/2025			1560000 · Contracts - Lake/Pond Bank	-951.82	951.82
Bill	91344	08/29/2025			1570050 · Miscellaneous Expenses	-1,143.92	1,143.92
TOTAL						-2,095.74	2,095.74
Bill Pmt -Check	120038	09/10/2025	Bland Landscaping...		1101000 · Operating Account - Valley ...		-14,148.66
Bill	325996	08/01/2025			1570000 · Contracts - Landscape/Irrigatio	-7,074.33	7,074.33
Bill	322433	08/01/2025			1570000 · Contracts - Landscape/Irrigatio	-7,074.33	7,074.33
TOTAL						-14,148.66	14,148.66
Bill Pmt -Check	120039	09/11/2025	Vesta Property Ser...		1101000 · Operating Account - Valley ...		-13,366.56
Bill	428567	08/31/2025			1580010 · Amenity Management Services	-13,366.56	13,366.56
TOTAL						-13,366.56	13,366.56
Bill Pmt -Check	120040	09/12/2025	Hawkins Inc		1101000 · Operating Account - Valley ...		-3,479.40
Bill	7122228	07/03/2025			1580060 · Pool Services - Chem/Permit/...	-829.60	829.60
Bill	7137468	07/17/2025			1580060 · Pool Services - Chem/Permit/...	-479.20	479.20
Bill	7153285	07/31/2025			1580060 · Pool Services - Chem/Permit/...	-788.80	788.80
Bill	7170171	08/14/2025			1580060 · Pool Services - Chem/Permit/...	-566.80	566.80
Bill	7190020	09/05/2025			1580060 · Pool Services - Chem/Permit/...	-815.00	815.00
TOTAL						-3,479.40	3,479.40
Bill Pmt -Check	120041	09/19/2025	Jacksonville Daily ...		1101000 · Operating Account - Valley ...		-100.00
Bill	25-05688D	09/18/2025			1510120 · Legal Advertising	-100.00	100.00
TOTAL						-100.00	100.00
Bill Pmt -Check	120042	09/22/2025	Hawkins Inc		1101000 · Operating Account - Valley ...		-508.40
Bill	7203399	09/18/2025			1580060 · Pool Services - Chem/Permit/...	-508.40	508.40
TOTAL						-508.40	508.40

EXHIBIT 5

**TRAILS
COMMUNITY DEVELOPMENT DISTRICT**

**FINANCIAL STATEMENTS
UNAUDITED**

OCTOBER 31, 2025



Trails CDD
Balance Sheet
October 31, 2025

	General Fund	Reserve Fund	Series 2007 Debt Service Fund	Total
1 ASSETS				
2 Cash:				
3 Valley Bank - Operating Fund	\$ 261,090	\$ -	\$ -	\$ 261,090
4 Investments:				
5 Bank United - Money Market Account	715,095	-	-	715,095
6 Prepayment Account	-	-	1,642	1,642
7 Reserve Account	-	-	231,047	231,047
8 Revenue Account	-	-	216,326	216,326
9 Assessments Receivable	658,249	143,986	461,506	1,263,741
10 Due from Other Funds	-	402,345	-	402,345
11 Prepaid Items	-	-	-	-
12 Deposits	14,358	-	-	14,358
13 Undeposited Funds	-	-	-	-
14 TOTAL ASSETS:	1,648,791	546,331	910,521	3,105,644
15 LIABILITIES				
16 Accounts Payable	\$ 24,867	\$ -	\$ -	24,867
17 Accrued Expenses	4,069	-	-	4,069
18 Sales Tax Payable	-	-	-	-
19 Deferred Revenue	658,249	143,986	461,506	1,263,741
20 Due to Other Funds	402,345	-	-	402,345
21 TOTAL LIABILITIES:	1,089,530	143,986	461,506	1,695,022
22 FUND BALANCE				
23 Nonspendable:				
24 Prepaid/Deposit Items	14,358			14,358
25 Restricted for:				
26 Capital Projects	264,914			264,914
27 Working Capital (3 months)	135,655			135,655
28 Debt Service	-	-	449,015	449,015
29 Unassigned	144,335	402,345	-	546,680
30 TOTAL FUND BALANCE	559,262	402,345	449,015	1,410,622
31 TOTAL LIABILITIES & FUND BALANCE	\$ 1,648,791	\$ 546,331	\$ 910,521	\$ 3,105,644

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

	FY 2026 Adopted Budget	FY 2026 Month of October	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Budget	% of Budget
1 REVENUES					
2 Special Assessments	\$ 658,249	\$ -	\$ -	\$ (658,249)	0.00%
3 Interest	-	3,053	3,053	3,053	0.00%
4 Room Rentals	-	(4)	(4)	(4)	0.00%
5 Other Misc Revenues	-	-	-	-	0.00%
6 TOTAL REVENUES	658,249	3,049	3,049	(655,200)	0.46%
7 EXPENDITURES					
8 ADMINISTRATION					
9 P/R - Board of Supervisors	8,000	800	800	(7,200)	10.00%
10 Arbitrage Rebate	500	-	-	(500)	0.00%
11 Trustee Fees	4,000	-	-	(4,000)	0.00%
12 Assessment Roll	5,906	492	492	(5,414)	8.33%
13 Disclosure Report	5,000	5,000	5,000	-	100.00%
14 District Counsel	25,000	-	-	(25,000)	0.00%
15 District Engineer	10,000	-	-	(10,000)	0.00%
16 Administrative Services	20,000	1,667	1,667	(18,333)	8.33%
17 District Management	24,000	2,000	2,000	(22,000)	8.33%
18 Accounting Services	20,000	1,667	1,667	(18,333)	8.33%
19 Auditing Services	4,200	-	-	(4,200)	0.00%
20 Public Officials Insurance	5,508	-	-	(5,508)	0.00%
21 Legal Advertising	2,500	118	118	(2,383)	4.70%
22 Website Administration	2,749	613	613	(2,136)	22.32%
23 Dues, Licenses, Subscriptions	590	175	175	(415)	29.66%
24 TOTAL ADMINISTRATION	137,953	12,531	12,531	(125,422)	9.08%
25 SECURITY OPERATIONS					
26 Security Patrol Services	1,000	-	-	(1,000)	0.00%
27 Security Monitoring Services	8,064	624	624	(7,440)	7.74%
28 R&M - Security Cameras	1,000	-	-	(1,000)	0.00%
29 TOTAL SECURITY OPERATIONS	10,064	624	624	(9,440)	6.20%
30 UTILITIES					
31 Electric	25,000	1,866	1,866	(23,134)	7.46%
32 Garbage	4,100	525	525	(3,575)	12.80%
33 Water & Sewer	10,000	684	684	(9,316)	6.84%
34 TOTAL ELECTRIC UTILITY SERVICE	39,100	3,074	3,074	(36,026)	0
35 STORMWATER CONTROL					
36 Contracts - Lake/Pond Bank	15,225	952	952	(14,273)	6.25%
37 Fountain Maintenance	5,000	-	-	(5,000)	0.00%
38 TOTAL STORMWATER CONTROL	20,225	952	952	(19,273)	4.71%
39 OTHER PHYSICAL ENVIRONMENT					
40 Contracts - Landscape/Irrigation	93,532	7,074	7,074	(86,458)	7.56%
41 Liability/Property Insurance	19,783	24,084	24,084	4,301	121.74%
42 R&M - Irrigation	3,500	-	-	(3,500)	0.00%
43 Landscape Replacement	5,000	-	-	(5,000)	0.00%
44 R&M - Entry Lighting, Walls & Fence	4,000	-	-	(4,000)	0.00%
45 TOTAL OTHER PHYSICAL ENVIRONMENT	125,815	31,158	31,158	(94,657)	24.77%
46 PARKS & RECREATION					
47 Pest Control	2,500	94	94	(2,406)	3.75%
48 Amenity Management Service Contract	244,692	16,257	16,257	(228,435)	6.64%
49 Janitorial Services & Supplies	2,500	-	-	(2,500)	0.00%

Trails CDD
General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2025 to October 31, 2025

	FY 2026 Adopted Budget	FY 2026 Month of October	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Budget	% of Budget
50 Telephone, Cable & Internet Service	5,700	478	478	(5,222)	8.39%
51 R&M - Fitness Equipment	2,200	-	-	(2,200)	0.00%
52 R&M - Amenity Center	15,000	-	-	(15,000)	0.00%
53 Pool Supplies - Chemical/Permits/Supplies	15,000	672	672	(14,328)	4.48%
54 Amenity Supplies & Equipment	3,500	-	-	(3,500)	0.00%
55 Pressuree Washing	4,000	-	-	(4,000)	0.00%
56 TOTAL PARKS & RECREATION	295,092	17,502	17,502	(277,590)	5.93%
57 SPECIAL EVENTS					
58 Special Events	5,000	-	-	(5,000)	0.00%
59 TOTAL SPECIAL EVENTS	5,000	-	-	(5,000)	0.00%
60 CONTINGENCY					
61 Misc - Contingency	25,000	-	-	25,000	0.00%
62 TOTAL CONTINGENCY	25,000	-	-	25,000	0.00%
63 TOTAL EXPENITURES	658,249	65,841	65,841	(592,408)	10.00%
64 REVENUES OVER (UNDER) EXPENDITURES	-	(62,792)	(62,792)	(62,792)	
65 OTHER FINANCING SOURCES & USES					
66 Transfer In					
67 Transfers Out					
68 TOTAL OTHER FINANCING SOURCES & USES		-	-		
69 NET CHANGE IN FUND BALANCE		(62,792)	(62,792)		
70 Fund Balance - Beginning			622,054		
71 FUND BALANCE - ENDING			559,262		

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

	FY 2026 Adopted Budget	FY 2026 Month of October	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Budget
1 REVENUES				
2 Special Assessments	143,986	-	-	(143,986)
3 Interest	-	-	-	-
4 Misc.	-	135,000	135,000	135,000
5 TOTAL REVENUES	143,986	135,000	135,000	(143,986)
6 EXPENDITURES				
7 Capital Outlay	33,949	4,925	4,925	(29,024)
8 Capital Reserve Contribution	110,037	-	-	(110,037)
9 TOTAL EXPENDITURES	143,986	4,925	4,925	(139,061)
10 REVENUES OVER (UNDER) EXPENDITURES	-	130,075	130,075	
11 OTHER FINANCING SOURCES & USES				
12 Transfer In				
13 Transfers Out				
14 TOTAL OTHER FINANCING & USES	-	-	-	
15 NET CHANGE IN FUND BALANCE	-	130,075	130,075	
16 Fund Balance - Beginning	-	-	272,270	
17 FUND BALANCE - ENDING	-	130,075	402,345	

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

	FY 2026 Adopted Budget	FY 2026 Month of October	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Budget
1 REVENUES				
2 Special Assessments	461,506	-	-	(461,506)
3 Interest	-	1,386	1,386	1,386
4 TOTAL REVENUES	461,506	1,386	1,386	(460,120)
5 EXPENDITURES				
6 Interest Expense				
7 May 1, 2026	115,428	-	-	(115,428)
8 November 1, 2026	109,113	-	-	(109,113)
9 Principle Payment				
10 May 1, 2026	235,000			
11 November 1, 2026	-			
12 TOTAL EXPNDITURES	459,541	-	-	(224,541)
13 REVENUES OVER (UNDER) EXPENDITURES	1,966	1,386	1,386	
14 OTHER FINANCING SOURCES & USES				
15 Transfer In				
16 Transfers Out				
17 TOTAL OTHER FINANCING SOURCES & USES		-	-	
18 NET CHANGE IN FUND BALANCE		1,386	1,386	
19 Fund Balance - Beginning			447,629	
20 FUND BALANCE - ENDING			449,015	

Trails CDD
Notes to Financial Statements
October 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. .

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 0% collected and total revenue is 0.46% of adopted budget.

> Total expenditures are 10% of adopted budget.

> Significant variances explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<i>Administrative</i>				
P/R - Board of Supervisors	8,000	800	10.00%	Supervisor pay YTD.
Arbitrage Rebate	500	-	0.00%	
Trustee Fees	4,000	-	0.00%	
Assessment Roll	5,906	492	8.33%	Assessment roll monthly fee
District Management	24,000	2,000	8.33%	DM monthly fees
Auditing Services	4,200	-	0.00%	
Public Officials Insurance	5,508	-	0.00%	
<i>Stormwater Control</i>				
Garbage	4,100	525	12.80%	Republic Services monthly contract.
<i>Stormwater Control</i>				

Fountain Maintenance	5,000	-	0.00%
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Other Physical Environment

Contracts - Landscape/Irrigation	93,532	7,074	7.56%	Landscape monthly fee
Liability/Property Insurance	19,783	24,084	121.74%	Egis insurance paid in full. Two bills
Landscape Replacement	5,000	-	0.00%	

Security Operations

Security Monitoring Services	8,064	624	7.74%	Envera Systems monthly fee
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Parks and Recreation

Pest Control	2,500	94	3.75%	Turner Pest Control quarterly
Amenity Management Service Contract	244,692	16,257	6.64%	Vesta monthly amenity mgmt fees.
Telephone, Cable & Internet Service	5,700	478	8.39%	Comcast monthly fee
R&M - Fitness Equipment	2,200	-	0.00%	
R&M - Amenity Center	15,000	-	0.00%	
Amenity Supplies & Equipment	3,500	-	0.00%	

Capital Expenditures - CRF

Capital Outlay	33,949	4,925	14.51%	Paint, supplies and labor for amenity and gym center
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Trails CDD
Cash & Investment Report
October 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%	\$ 261,090
Money Market Account	BankUnited	MMA	N/A	3.75%	715,095
			General Fund Subtotal		<u>\$ 976,184</u>
Debt Service Funds					
Series 2007 Prepayment Account	U.S. Bank	First American FD SHS Treasury Note	N/A	3.71%	\$ 1,642
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%	216,326
			Debt Service Fund Subtotal		<u>\$ 449,015</u>
				Total	<u><u>\$ 1,425,200</u></u>

EXHIBIT 6

2:21 PM
11/04/25

Trails CDD
Check Detail
October 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	120043	10/01/2025	SchoolNow		1101000 · Operating Account - ...		-384.38
Bill	INV-SN-962	09/26/2025			1510150 · Website Administration	-384.38	384.38
TOTAL						-384.38	384.38
Bill Pmt -Check	120044	10/07/2025	Bland Landscaping ...		1101000 · Operating Account - ...		-7,074.33
Bill	336784	10/01/2025			1570000 · Contracts - Landscape/...	-7,074.33	7,074.33
TOTAL						-7,074.33	7,074.33
Bill Pmt -Check	120045	10/07/2025	Envera Systems		1101000 · Operating Account - ...		-623.92
Bill	760979	10/01/2025			1520010 · Security Monitoring Ser...	-623.92	623.92
TOTAL						-623.92	623.92
Bill Pmt -Check	120046	10/07/2025	Future Horizons Inc		1101000 · Operating Account - ...		-951.82
Bill	91729	09/30/2025			1560000 · Contracts - Lake/Pond ...	-951.82	951.82
TOTAL						-951.82	951.82
Bill Pmt -Check	120047	10/07/2025	Jacksonville Daily R...		1101000 · Operating Account - ...		-117.50
Bill	25-05985D	10/02/2025			1510120 · Legal Advertising	-117.50	117.50
TOTAL						-117.50	117.50
Bill Pmt -Check	120048	10/07/2025	Crown Pools, Inc.		1101000 · Operating Account - ...		-383.25
Bill	TW5937	09/24/2025			1580060 · Pool Services - Chem/...	-383.25	383.25
TOTAL						-383.25	383.25

2:21 PM
11/04/25

Trails CDD Check Detail October 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	120049	10/07/2025	Vesta District Services		1101000 · Operating Account - ...		-6,054.58
Bill	428959	10/01/2025		1510080 · District Management		-2,000.00	2,000.00
				1510090 · Accounting Services		-1,666.67	1,666.67
				1510070 · Administrative Services		-1,666.67	1,666.67
				1510030 · Assessment Roll		-492.17	492.17
				1510150 · Website Administration		-229.07	229.07
TOTAL						-6,054.58	6,054.58
Bill Pmt -Check	01ACH100725	10/07/2025	Republic Services - ...		1101000 · Operating Account - ...		-525.29
Bill	0687-001564210	09/16/2025		1540000 · Garbage - Recreation F...		-525.29	525.29
TOTAL						-525.29	525.29
Bill Pmt -Check	120050	10/08/2025	Vesta District Services		1101000 · Operating Account - ...		-5,000.00
Bill	428994	10/07/2025		1510040 · Disclosure Report		-5,000.00	5,000.00
TOTAL						-5,000.00	5,000.00
Bill Pmt -Check	120051	10/08/2025	Vesta Property Servi...		1101000 · Operating Account - ...		-16,316.03
Bill	428838	09/30/2025		1580010 · Amenity Management ...		-16,316.03	16,316.03
TOTAL						-16,316.03	16,316.03
Bill Pmt -Check	3011	10/08/2025	Egis Insurance & Ris...		1101000 · Operating Account - ...		-23,234.00
Bill	29506	10/01/2025		1570010 · Liability/Property Insura...		-23,234.00	23,234.00
TOTAL						-23,234.00	23,234.00
Bill Pmt -Check	120052	10/14/2025	Turner Pest Control ...		1101000 · Operating Account - ...		-93.69
Bill	621267049	10/09/2025		1580000 · Pest Control		-93.69	93.69
TOTAL						-93.69	93.69

2:21 PM
11/04/25

**Trails CDD
Check Detail
October 2025**

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	120053	10/14/2025	Vesta Property Servi...		1101000 · Operating Account - ...		-235.83
Bill	429038	09/30/2025			1580080 · Amenity Supplies & Eq...	-235.83	235.83
TOTAL						-235.83	235.83
Bill Pmt -Check	120054	10/14/2025	Commercial Fitness ...		1101000 · Operating Account - ...		-387.39
Bill	AC06050	06/03/2025			1580020 · Janitorial Services & S...	-179.99	179.99
Bill	AC08200	08/21/2025			1580020 · Janitorial Services & S...	-179.99	179.99
Bill	AC09272	09/25/2025			1580080 · Amenity Supplies & Eq...	-27.41	27.41
TOTAL						-387.39	387.39
Bill Pmt -Check	01ACH101425	10/14/2025	Comcast Business - ...		1101000 · Operating Account - ...		-477.85
Bill	092025-5610	09/20/2025			1580030 · Telephone, Cable & Int...	-477.85	477.85
TOTAL						-477.85	477.85
Bill Pmt -Check	3012	10/17/2025	Egis Insurance & Ris...		1101000 · Operating Account - ...		-850.00
Bill	30562	10/13/2025			1570010 · Liability/Property Insura...	-850.00	850.00
TOTAL						-850.00	850.00
Bill Pmt -Check	120055	10/21/2025	Hawkins Inc		1101000 · Operating Account - ...		-362.40
Bill	7221760	10/09/2025			1580060 · Pool Services - Chem/...	-362.40	362.40
TOTAL						-362.40	362.40
Bill Pmt -Check	120056	10/21/2025	Alliant Engineering Inc		1101000 · Operating Account - ...		-587.50
Bill	82204	08/07/2025			1510060 · District Engineer	-587.50	587.50
TOTAL						-587.50	587.50
Bill Pmt -Check	102425BOS1	10/24/2025	Chantel Douglas		1101000 · Operating Account - ...		-200.00
Bill	101425	10/22/2025			1510000 · Board of Supervisors	-200.00	200.00
TOTAL						-200.00	200.00

2:21 PM
11/04/25

Trails CDD
Check Detail
October 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	102425BOS2	10/24/2025	Emilio Gonzalez		1101000 · Operating Account - ...		-200.00
Bill	101425	10/22/2025			1510000 · Board of Supervisors	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	102425BOS3	10/24/2025	Richard A Bergeron		1101000 · Operating Account - ...		-200.00
Bill	101425	10/22/2025			1510000 · Board of Supervisors	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	102425BOS4	10/24/2025	Terrance Douglas		1101000 · Operating Account - ...		-200.00
Bill	101425	10/22/2025			1510000 · Board of Supervisors	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	01ACH102725	10/27/2025	JEA		1101000 · Operating Account - ...		-2,549.41
Bill	OCT25-007480	10/03/2025			1130000 · Electric Utility	-1,865.86	1,865.86
					1150000 · Water-Sewer Combs S...	-683.55	683.55
TOTAL						-2,549.41	2,549.41
Bill Pmt -Check	120057	10/27/2025	Hawkins Inc		1101000 · Operating Account - ...		-310.00
Bill	7235352	10/23/2025			1580060 · Pool Services - Chem/...	-310.00	310.00
TOTAL						-310.00	310.00
Bill Pmt -Check	120058	10/29/2025	Kutak Rock LLP		1101000 · Operating Account - ...		-3,179.82
Bill	3642515	10/24/2025			1510050 · District Counsel	-3,179.82	3,179.82
TOTAL						-3,179.82	3,179.82



INVOICE

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

Invoice # INV-SN-962
Invoice Date: 9/26/2025
Due Date: 10/26/2025
PO#:

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		\$234.38
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$150.00
Subscription start: 10/1/2025		Subtotal: \$384.38
Subscription end: 9/30/2026		Tax Total:
		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

**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 336784
INVOICE DATE 10/01/2025

INVOICE	TERMS
10/01/2025	NET 30
DESCRIPTION	PRICE
OCTOBER BILLING Grounds Maintenance Contract	\$7,074.33
INVOICE GRAND TOTAL	\$7,074.33

PROPERTY
10941

AMOUNT
\$7,074.33

INVOICE
336784

INVOICE DATE
10/01/2025

**BLAND
LANDSCAPING
CO.**

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



Envera

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

<h1>Invoice</h1>	
Invoice Number 760979	Date 10/01/2025
Customer Number 400481	Due Date 11/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Trails CDD	400481		10/01/2025	11/01/2025

Quantity	Description	Months	Rate	Amount
<i>2539 - CCTV - Trails CDD - 15431 Spotted Stallion Trail, Jacksonville, FL</i>				
1.00	Active Video Monitoring 11/01/2025 - 11/30/2025	1.00	\$425.00	\$425.00
1.00	Service & Maintenance 11/01/2025 - 11/30/2025	1.00	\$198.92	\$198.92
			Subtotal:	\$623.92
			Tax	\$0.00
			Payments/Credits Applied	\$0.00
			Invoice Balance Due:	\$623.92

Date	Invoice #	Description	Amount	Balance Due
10/1/2025	760979	Monitoring Services	\$623.92	\$623.92

Envera

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

<h1>Invoice</h1>	
Invoice Number 760979	Date 10/01/2025
Customer Number 400481	Due Date 11/01/2025

Net Due: \$623.92

Amount Enclosed: _____

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

REMIT TO:

**Envera
PO Box 2086
Hicksville, NY 11802**

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: 91729
 Invoice Date: Sep 30, 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		10/30/25

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.

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

P.O. Box 2177
Jacksonville, FL 32203
(904) 356-2466

INVOICE

October 2, 2025

Date

Attn:

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

Serial # <u>25-05985D</u>	PO/File # _____	<u>\$117.50</u>
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Payment Due

Notice of Board of Supervisors Meeting and Notice of Audit Committee Meeting

\$117.50

Publication Fee

Trails Community Development District

Case Number _____

Amount Paid

Publication Dates 10/2

Payment Due Upon Receipt
For your convenience, you may remit payment online at www.jaxdailyrecord.com/send-payment.

County Duval

If your payment is being mailed, please reference Serial # 25-05985D on your check or remittance advice.

Payment is due before the Proof of Publication is released.

Your notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

Terms: Net 30 days from date of invoice. Past due items will accrue a finance charge of 1.5% per month thereafter. Please remit any payment due upon receipt of this invoice.

Preliminary Proof Of Legal Notice
(This is not a proof of publication.)

Please read copy of this advertisement and advise us of any necessary corrections before further publications.

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

The Audit Review Committee for the Beach 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 Center, 15431 Spotted Stallion Trail Jacksonville, FL 32234. At the meeting, the Audit Review Committee will review, discuss, and approve the selected auditor. The audit committee meeting will be held in conjunction with the regular 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 development districts. A copy of the agendas for the meetings may be obtained from the District Manager, at the office of Vesta District Services, located at 250 International 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 participate by telephone. At the above location will be present a speaker 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 communication.

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 verbatim 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)



3002 PHILIPS HWY
 JACKSONVILLE, FL 32207

Invoice

CROWNPOOLSINC.COM	
Phone #	904-858-4300

PAST DUE

Date	Invoice #
9/24/2025	TW5937
Terms	Due Date
Due upon receipt	9/24/2025

Bill To
Winchester Ridge-Trails CDD Trails-CDD c/o Vesta District services 250 international Pkwy, STE 208 Lake Mary, FL 32746

Ship To
WINCHESTER RIDGE AMENITY CENTER 15431 SPOTTED STALLION TRAIL JACKSONVILLE, FL 32234

Quantity	Description	Rate	Serviced	Amount
1	BUCKET OF TRI-CHLOR	335.25	9/24/2025	335.25
6	SP1019 GRATES	8.00	9/24/2025	48.00
			Total Invoice	\$383.25
All Credit Card Payments will have a 3% processing fee added. BANK Debit Card WILL REMAIN free.		Payment / Credits Applied		\$0.00
A \$25.00 LATE FEE will automatically be added to account.OVER 60 days.		Invoice Balance		\$383.25

Customer Account Balance **\$383.25**



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Date 10/01/2025

Invoice # 428959

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	2,000.00	2,000.00
Accounting	1	1,666.67	1,666.67
Administration	1	1,666.67	1,666.67
Assessment Preparation/Collection	1	492.17	492.17
Website	1	229.07	229.07

Total 6,054.58



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

Account Number 3-0687-0012356
Invoice Number 0687-001564210
Invoice Date September 16, 2025
Previous Balance \$526.44
Payments/Adjustments -\$526.44
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 October 06, 2025
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PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 09/05	5555555	-\$526.44

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 10/01-10/31			\$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 October 06, 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	October 06, 2025
Account Number	3-0687-0012356
Invoice Number	0687-001564210

Return Service Requested

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

For Billing Address Changes,
 Check Box and Complete Reverse.

Make Checks Payable To:

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



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Date 10/07/2025

Invoice # 428994

Bill To

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

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

In Reference To:

Monthly contracted management fees, as follows:

Description	Quantity	Rate	Amount
FY'2026 Dissmination Agent Fee	1	5,000.00	5,000.00
Total			5,000.00



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 428838
Date 09/30/2025
Terms Net 30
Due Date 10/30/2025
Memo Monthly Services

Bill To
Trails C.D.D.
c/o Vesta Property Services
245 Riverside Avenue, STE 300
Jacksonville FL 32202

Description	Quantity	Rate	Amount
September Payroll Fees	1	13,134.11	13,134.11
Subcontracted Fees for Operations Oversight -FCS Management Group	1	3,181.92	3,181.92
Total			16,316.03



Trails Community Development District
 c/o DPFG
 250 International Pkwy, Ste 208
 Celebration, FL 34747

Customer	Trails Community Development District
Acct #	604
Date	09/18/2025
Customer Service	Charisse Bitner
Page	1 of 1

Payment Information	
Invoice Summary	\$ 23,234.00
Payment Amount	
Payment for:	Invoice#29506
100125642	

Thank You

Please detach and return with payment



Customer: Trails Community Development District

Invoice	Effective	Transaction	Description	Amount
29506	10/01/2025	Renew policy	Policy #100125642 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/18/2025	23,234.00

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total
\$ 23,234.00

Thank You

*FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914*

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939	Date
	accounting@egisadvisors.com	09/18/2025



PAYMENT ADDRESS:
 Turner Pest Control LLC • P.O. Box 600323 • Jacksonville, Florida 32260-0323
 904-355-5300 • Toll Free: 800-225-5305 • turnerpest.com

Turner Pest Control LLC
 PO Box 600323
 Jacksonville, FL 32260-0323
 904-355-5300

Service Slip/Invoice

INVOICE:	621267049
DATE:	10/09/2025
ORDER:	621267049

Bill To: [185083]
 Trails CDD
 C/o Vesta District services
 250 International Pkwy
 STE 208
 Lake Mary, FL 32746-5030

Work Location: [178620] 904-748-0051
 Trails CDD
 Main Ctr, Gym, Bathr
 15431 Spotted Stallion Trl
 Jacksonville, FL 32234-2399

Work Date	Time	Target Pest	Technician	Time In
10/09/2025	10:25 AM			10:25 AM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	10/09/2025		11:02 AM

Service	Description	Price
CPCQ	Commercial Pest Control - Quarterly Service	\$93.69
		SUBTOTAL \$93.69
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$93.69
		AMOUNT DUE \$93.69

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 429038
Date 09/30/2025
Terms Net 30
Due Date 10/31/2025
Memo

Bill To

Trails C.D.D.
c/o Vesta Property Services
245 Riverside Avenue, STE 300
Jacksonville FL 32202

Description	Quantity	Rate	Amount
Billable Expenses			
Harold Burns - 2025-09-26 - ELISTWAY ACE HARDWARE - R&M			197.94
Harold Burns - 2025-09-26 - FAMILY DOLLAR - Supplies			37.89
Total Billable Expenses			235.83

Total 235.83

CommercialFitnessProducts

Invoice

5034 N Hiatus Road 954-747-5128 Phone
 Sunrise, FL 33351 954-747-5131 Fax

Date	Invoice #
6/3/2025	AC06050

Sold To	Ship To
---------	---------

Trails-CDD c/o Vesta District services
 250 international Pkwy, STE 208
 Lake Mary, Fl 32746

Trails CDD
 Attn: Manager A/P
 15431 Spotted Stallion Trail
 Jacksonville, FL 32234

Rep	Account #	Sales Order No.	Ship Date	Purchase Order #	Terms	Due Date
EC	TCDD0124	OS7064	6/3/2025	Verbal	Net 30	7/3/2025
Qty	Item Code	Description		Price Each	Amount	
1	Athletix Wipes	Equipment cleaning wipes - 4 rolls/case; 900 wipes/roll		179.99	179.99	

Thank you for your business!	Total	\$179.99
	Payments/Credits	\$0.00
www.commfitnessproducts.com	Balance Due	\$179.99

CommercialFitnessProducts

Invoice

5034 N Hiatus Road 954-747-5128 Phone
 Sunrise, FL 33351 954-747-5131 Fax

Date	Invoice #
8/21/2025	AC08200

Sold To	Ship To
---------	---------

Trails-CDD c/o Vesta District services
 250 international Pkwy, STE 208
 Lake Mary, FL 32746

Trails CDD
 Attn: Manager A/P
 15431 Spotted Stallion Trail
 Jacksonville, FL 32234

Rep	Account #	Sales Order No.	Ship Date	Purchase Order #	Terms	Due Date
MSM	TCDD0124	F0892834M	8/21/2025	Verbal	Net 30	9/20/2025
Qty	Item Code	Description		Price Each	Amount	
1	Athletix Wipes	Equipment cleaning wipes - 4 rolls/case; 900 wipes/roll		179.99	179.99	

Thank you for your business!	Total	\$179.99
	Payments/Credits	\$0.00
www.commfitnessproducts.com	Balance Due	\$179.99

CommercialFitnessProducts

Invoice

5034 N Hiatus Road 954-747-5128 Phone
 Sunrise, FL 33351 954-747-5131 Fax

Date	Invoice #
9/25/2025	AC09272

Sold To	Ship To
---------	---------

Trails-CDD c/o Vesta District services
 250 international Pkwy, STE 208
 Lake Mary, Fl 32746

Winchester Ridge
 15431 Spotted Stallion Trail
 Jacksonville, FL 32234

Rep	Account #	Sales Order No.	Ship Date	Purchase Order #	Terms	Due Date
EC	TCDD0124	WO#2727	9/25/2025	Verbal	Net 30	10/25/2025
Qty	Item Code	Description		Price Each	Amount	
2	Part	Hang Clips		5.00	10.00	
		Subtotal			10.00	
1	Freight	Inbound Shipping		17.41	17.41	

Thank you for your business!	Total	\$27.41
	Payments/Credits	\$0.00
www.commfitnessproducts.com	Balance Due	\$27.41

Hello Trails Cdd,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		\$477.85
EFT Payment - thank you	Sep 12	-\$477.85
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 Oct 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 **Oct 11, 2025**

Please pay \$477.85

Electronic payment will be applied Oct 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 Internet.	\$24.95	
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.



INVOICE

Customer	Trails Community Development District
Acct #	604
Date	10/13/2025
Customer Service	Charisse Bitner
Page	1 of 1

Trails Community Development District
 c/o DPFG
 250 International Pkwy, Ste 208
 Celebration, FL 34747

Payment Information	
Invoice Summary	\$ 850.00
Payment Amount	
Payment for:	Invoice#30562
WC100125642	

Thank You

Please detach and return with payment



Customer: Trails Community Development District

Invoice	Effective	Transaction	Description	Amount
30562	10/01/2025	Renew policy	Policy #WC100125642 10/01/2025-10/01/2026 FIA WC Workers Compensation - Renew policy Terrorism Coverage - Renew policy Expense Constant - Renew policy Due Date: 10/13/2025	689.77 0.23 160.00

Please Remit Payment To: Egis Insurance and Risk Advisors P.O. Box 748555	Total \$ 850.00
---	---------------------------

Thank You

*FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914*

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939 accounting@egisadvisors.com	Date 10/13/2025
---	--	---------------------------



Hawkins, Inc.
 2381 Rosegate
 Roseville, MN 55113
 Phone: (612) 331-6910

Original

INVOICE

Total Invoice	\$362.40
Invoice Number	7221760
Invoice Date	10/9/25
Sales Order Number/Type	4960371 SL
Branch Plant	74
Shipment Number	5950465

Sold To: 485905
 ACCOUNTS PAYABLE
 TRAILS CDD
 250 International Parkway
 Suite 208
 Lake Mary FL 32746

Ship To: 593650
 TRAIL CDD
 15431 Spotted Stallion Trail
 Jacksonville FL 32234

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
11/8/25	Net 30	PPD Origin	HWTG			385

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	120.0000	GA	\$2.9200	GA	1,160.4 LB	\$350.40
		1 LB BLK (Mini-Bulk)		120.0000	GA			1,160.4 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

***** Receive Your Invoice Via Email *****

Please contact our Accounts Receivable Department via email at Credit.Dept@HawkinsInc.com or call 612-331-6910 to get it setup on your account.

Page 1 of 1

Tax Rate Sales Tax
 0 % \$0.00

Invoice Total \$362.40

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:
 Hawkins, Inc.
 P.O. Box 860263
 Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:
 Email: Credit.Dept@Hawkinsinc.com

Phone Number: (612) 331-6910
 Fax Number: (612) 225-6702

FINANCIAL INSTITUTION:
 US Bank
 800 Nicollet Mall
 Minneapolis, MN 55402

Account Name: Hawkins, Inc.
 Account #: 180120759469
 ABA/Routing #: 091000022
 Swift Code#: USBKUS44IMT
 Type of Account: Corporate Checking

ACH PAYMENTS:
 CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
 For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

CASH IN ADVANCE/EFT PAYMENTS:
 Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

10475 Fortune Pkwy Ste 101
 Jacksonville, FL 32256
 904.240.1351 MAIN
 www.alliant-inc.com



Remit to:
 733 Marquette Ave Ste 700
 Minneapolis, MN 55402
 612.758.3080 MAIN
 www.alliant-inc.com

Trails Community Development District
 250 International Pkwy, Ste. 208
 Lake Mary, FL 32746

August 07, 2025
 Invoice No: 82204
 Due Date: September 06, 2025

Project Contact **Howard "Mac" McGaffney**
 Project 4000434-00 Trails CDD General Services
 Email Invoice to: districtap@vestapropertyservices.com

Professional Services through July 31, 2025

Task 001 General services

Professional Personnel

			Hours	Rate	Amount
Employee					
Landing, David	6/30/2025		1.00	235.00	235.00
	research CDD history to update CDD Manager (Mac) on history of pond drainage, access issues and easement acquisition from JEA				
Landing, David	7/2/2025		1.50	235.00	352.50
	research past CDD correspondence and transmit documentation to new CDD Manager				
	Totals		2.50		587.50
	Total Labor				587.50
				Total this Task	\$587.50

Task 002 Engineer's Certification

Fee

Total Fee	2,305.00				
Percent Complete	100.00	Total Earned		2,305.00	
		Previous Fee Billing		2,305.00	
		Current Fee Billing		0.00	
		Total Fee			0.00
				Total this Task	0.00
		Total this Invoice			\$587.50



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



TRAILS COMMUNITY DEVELOPMENT DISTRICT

Phone: (904) 665-6000

Online: jea.com

Business Customers: (904) 665-6250

Account #: 0715007480
Bill Date: 10/03/25
Cycle: 06

Amount Due
\$2,549.41

Do not pay. AutoPay will process your payment on 10/27/25.

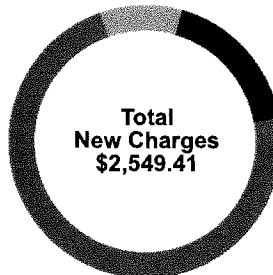
TOTAL SUMMARY OF CHARGES

Electric	\$	1,865.86
Water		217.21
Sewer		439.34
Irrigation		27.00
Total New Charges	\$	2,549.41

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

Previous Balance	\$	1,986.63
Payment(s) Received		-1,986.63
Balance Before New Charges		0.00
New Charges		2,549.41

Do not pay. AutoPay will process your payment on 10/27/25. \$ **2,549.41**



- Electric \$1,865.86
- Water \$217.21
- Sewer \$439.34
- Irrigation \$27.00

MESSAGES



Consider an HVAC tune-up this fall to ensure it operates safely and efficiently before cold weather arrives.



Stay connected this storm season. Verify the correct mobile phone number and email address are up to date on your commercial JEA online account.

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: **10/03/25**

Do not pay. AutoPay will process your payment on 10/27/25.	TOTAL AMOUNT PAID
\$2,549.41	

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



TRAILS COMMUNITY DEVELOPMENT DISTRICT

Account #: 0715007480 Bill Date: 10/03/25 Cycle: 06

Phone: (904) 665-6000

Online: jea.com

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 15431 SPOTTED STALLION TRL
 Service Period: 08/29/25 - 09/30/25 Reading Date: 09/30/25
 Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22953185	32	13242	Regular	40	6120 KWH
22953185	32	.55	Regular	40	22 KW

Basic Monthly Charge \$ 23.00
 Energy Charge (\$0.0667 per kWh) 408.20
 Tax Exempt Fuel Cost (\$0.03659 per kWh) 223.93
 Taxable Fuel Cost (\$0.00511 per kWh) 31.27
 City of Jacksonville Franchise Fee 20.59
 Gross Receipts Tax 18.13

Total Current Electric Charges \$ 725.12

WATER SERVICE

Billing Rate: Commercial Water Service
 Service Address: 15431 SPOTTED STALLION TRL
 Service Period: 08/28/25 - 09/29/25 Reading Date: 09/29/25
 Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
85979421	32	4336	Regular	1 1/2	53000 GAL

Basic Monthly Charge \$ 48.70
 Water Consumption Charge 162.18
 City of Jacksonville Franchise Fee 6.33

Total Current Water Charges \$ 217.21

SEWER SERVICE

Billing Rate: Commercial Sewer Service
 Service Address: 15431 SPOTTED STALLION TRL
 Service Period: 08/28/25 - 09/29/25 Reading Date: 09/29/25
 Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
85979421	32	4336	Regular	1 1/2	53000 GAL

Basic Monthly Charge \$ 167.90
 Sewer Usage Charge 258.64
 City of Jacksonville Franchise Fee 12.80

Total Current Sewer Charges \$ 439.34

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 15796 NORMANDY BV APT SL01
 Service Period: 08/29/25 - 09/30/25 Reading Date: 09/30/25
 Service Point: Arealight 01- Metered

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24111930	32	73	Regular	1	3 KWH

Basic Monthly Charge \$ 23.00
 Energy Charge (\$0.0667 per kWh) 0.20
 Tax Exempt Fuel Cost (\$0.03659 per kWh) 0.11
 Taxable Fuel Cost (\$0.00511 per kWh) 0.02
 City of Jacksonville Franchise Fee 0.70
 Gross Receipts Tax 0.62

Total Current Electric Charges \$ 24.65

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 15796 NORMANDY BV APT SL02
 Service Period: 08/29/25 - 09/30/25 Reading Date: 09/30/25
 Service Point: Arealight 02 - Metered

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24067363	32	4068	Regular	1	74 KWH

Basic Monthly Charge \$ 23.00
 Energy Charge (\$0.0667 per kWh) 4.94
 Tax Exempt Fuel Cost (\$0.03659 per kWh) 2.71
 Taxable Fuel Cost (\$0.00511 per kWh) 0.38
 City of Jacksonville Franchise Fee 0.93
 Gross Receipts Tax 0.82

Total Current Electric Charges \$ 32.78

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 6021 WINDING MARE BV APT IR01
 Service Period: 08/29/25 - 09/30/25 Reading Date: 09/30/25
 Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24065140	32	16390	Regular	1	1586 KWH

Basic Monthly Charge \$ 23.00
 Energy Charge (\$0.0667 per kWh) 105.79
 Tax Exempt Fuel Cost (\$0.03659 per kWh) 58.03
 Taxable Fuel Cost (\$0.00511 per kWh) 8.10
 City of Jacksonville Franchise Fee 5.85
 Gross Receipts Tax 5.15

Total Current Electric Charges \$ 205.92



TRAILS COMMUNITY DEVELOPMENT DISTRICT

Account #: 0715007480 Bill Date: 10/03/25 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: 08/29/25 - 09/30/25 Reading Date: 09/30/25
 Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24067347	32	34036	Regular	1	622 KWH

Basic Monthly Charge	\$	23.00
Energy Charge (\$0.0667 per kWh)		41.49
Tax Exempt Fuel Cost (\$0.03659 per kWh)		22.76
Taxable Fuel Cost (\$0.00511 per kWh)		3.18
City of Jacksonville Franchise Fee		2.71
Gross Receipts Tax		2.39

Total Current Electric Charges \$ 95.53

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 6187 WINDING MARE BV APT FS01
 Service Period: 08/29/25 - 09/30/25 Reading Date: 09/30/25
 Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24319269	32	57408	Regular	1	2417 KWH

Basic Monthly Charge	\$	23.00
Energy Charge (\$0.0667 per kWh)		161.21
Tax Exempt Fuel Cost (\$0.03659 per kWh)		88.44
Taxable Fuel Cost (\$0.00511 per kWh)		12.35
City of Jacksonville Franchise Fee		8.55
Gross Receipts Tax		7.53

Total Current Electric Charges \$ 301.08

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 6070 WINDING MARE BV APT IR01
 Service Period: 08/29/25 - 09/30/25 Reading Date: 09/30/25
 Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
26020424	32	18857	Regular	1	1586 KWH

Basic Monthly Charge	\$	23.00
Energy Charge (\$0.0667 per kWh)		105.79
Tax Exempt Fuel Cost (\$0.03659 per kWh)		58.03
Taxable Fuel Cost (\$0.00511 per kWh)		8.10
City of Jacksonville Franchise Fee		5.85
Gross Receipts Tax		5.15

Total Current Electric Charges \$ 205.92

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
 Service Address: 8145 MCCLELLAND RD APT IR01
 Service Period: 09/03/25 - 10/03/25 Reading Date: 10/03/25
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
91398507	30	300	Regular	3/4	2000 GAL

Basic Monthly Charge	\$	18.23
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		7.98
City of Jacksonville Franchise Fee		0.79

Total Current Irrigation Charges \$ 27.00

ELECTRIC SERVICE

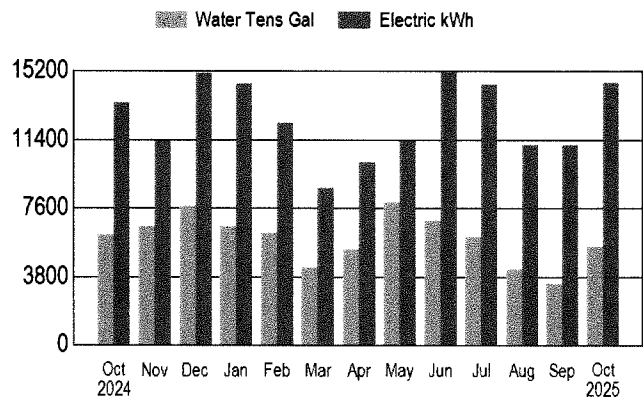
Billing Rate: General Service
 Service Address: 6186 WINDING MARE BV APT FS01
 Service Period: 08/29/25 - 09/30/25 Reading Date: 09/30/25
 Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24319193	32	37757	Regular	1	2188 KWH

Basic Monthly Charge	\$	23.00
Energy Charge (\$0.0667 per kWh)		145.94
Tax Exempt Fuel Cost (\$0.03659 per kWh)		80.06
Taxable Fuel Cost (\$0.00511 per kWh)		11.18
City of Jacksonville Franchise Fee		7.81
Gross Receipts Tax		6.87

Total Current Electric Charges \$ 274.86

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used	13,446	11,138	14,596	456
Total Gallons Used	61,000	34,000	55,000	1,719

Original



Hawkins, Inc.
2381 Rosegate
Roseville, MN 55113
Phone: (612) 331-6910

INVOICE

Total Invoice	\$310.00
Invoice Number	7235352
Invoice Date	10/23/25
Sales Order Number/Type	4972259 SL
Branch Plant	74
Shipment Number	5965913

Sold To: 485905
ACCOUNTS PAYABLE
TRAILS CDD
 250 International Parkway
 Suite 208
 Lake Mary FL 32746

Ship To: 593650
TRAIL CDD
 15431 Spotted Stallion Trail
 Jacksonville FL 32234

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
11/22/25	Net 30	PPD Origin	HWTG			385

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	935	Hydrochloric Acid 20'	N	2.0000	DD	\$134.0000	DD	290.0 LB	\$268.00
		145 LB DD ACID MURIATIC 20'		2.0000	DD			318.0 GW	
1.001	699922	15 GA Blu/Black Deldrum	N	2.0000	DD	\$15.0000	RD	20.0 LB	\$30.00
		DELDROM 1H1/X1.9/250		2.0000	RD			20.0 GW	
Related Order #: 04972259									
1.010	Fuel Surcharge	Freight	N	1.0000	EA	\$12.0000			\$12.00

***** Receive Your Invoice Via Email *****

Please contact our Accounts Receivable Department via email at Credit.Dept@HawkinsInc.com or call 612-331-6910 to get it setup on your account.

Page 1 of 1

Tax Rate Sales Tax
 0 % \$0.00

Invoice Total \$310.00

No Discounts on Freight
IMPORTANT: All products are sold without warranty of any kind and purchasers will, by their own tests, determine suitability of such products for their own use. Seller warrants that all goods covered by this invoice were produced in compliance with the requirements of the Fair Labor Standards Act of 1938, as amended. Seller specifically disclaims and excludes any warranty of merchantability and any warranty of fitness for a particular purpose.
NO CLAIMS FOR LOSS, DAMAGE OR LEAKAGE ALLOWED AFTER DELIVERY IS MADE IN GOOD CONDITION.

CHECK REMITTANCE:
 Hawkins, Inc.
 P.O. Box 860263
 Minneapolis, MN 55486-0263

WIRING CONTACT INFORMATION:
 Email: Credit.Dept@Hawkinsinc.com

Phone Number: (612) 331-6910
 Fax Number: (612) 225-6702

FINANCIAL INSTITUTION:
 US Bank
 800 Nicollet Mall
 Minneapolis, MN 55402

Account Name: Hawkins, Inc.
 Account #: 180120759469
 ABA/Routing #: 091000022
 Swift Code#: USBKUS44IMT
 Type of Account: Corporate Checking

ACH PAYMENTS:
 CTX (Corporate Trade Exchange) is our preferred method. Please remember to include in the addendum the document numbers pertaining to the payment.
 For other than CTX, the remit to information may be emailed to Credit.Dept@Hawkinsinc.com

CASH IN ADVANCE/EFT PAYMENTS:
 Please list the Hawkins, Inc. sales order number or your purchase order number if the invoice has not been processed yet.

This contractor and subcontractor shall abide by the requirements of 41 CFR §§60-1.4(a), 60-300.5(a) and 60-741.5(a). These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, or national origin. Moreover, these regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, national origin, protected veteran status or disability.

www.hawkinsinc.com

Job# 1862509

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

October 24, 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. 3642515

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. 3642515

20723-1

Re: The Trails CDD - General Counsel

For Professional Legal Services Rendered

07/01/25	W. Haber	0.30	100.50	Review agenda; confer with MacGaffney
07/02/25	W. Haber	1.10	368.50	Prepare for Board meeting; confer with MacGaffney; confer with counsel for Vesta regarding agreements
07/07/25	W. Haber	0.50	167.50	Prepare for Board meeting; review correspondence regarding various matters
07/08/25	W. Haber	3.90	1,306.50	Prepare for and participate in Board meeting
07/14/25	W. Haber	0.50	167.50	Confer with MacGaffney regarding easements for fences and management agreements; review documents regarding same
07/16/25	A. Cox	0.90	153.00	Prepare revised Resident Easement Variance Form and Resident Easement, Variance Agreement and confer with Haber regarding same
07/16/25	W. Haber	0.20	67.00	Review correspondence regarding alleged claim against the District

KUTAK ROCK LLP

Trails CDD (The)
October 24, 2025
Client Matter No. 20723-1
Invoice No. 3642515
Page 2

07/24/25	A. Cox	0.40	68.00	Review and revise Resident Easement Variance Agreement and Variance Form and confer with district manager regarding same
07/24/25	W. Haber	0.30	100.50	Review and revise agreements for management and amenity services
07/24/25	W. Haber	0.60	201.00	Participate in call to discuss management and amenity agreements; review same
07/25/25	W. Haber	0.40	134.00	Review correspondence regarding JEA easement; review public records request
07/30/25	W. Haber	0.60	201.00	Review and revise agreements for management and amenity services

TOTAL HOURS 9.70

TOTAL FOR SERVICES RENDERED \$3,035.00

DISBURSEMENTS

Meals 13.55
Travel Expenses 131.27

TOTAL DISBURSEMENTS 144.82

TOTAL CURRENT AMOUNT DUE \$3,179.82

EXHIBIT 7

**TRAILS
COMMUNITY DEVELOPMENT DISTRICT**

**FINANCIAL STATEMENTS
UNAUDITED**

NOVEMBER 30, 2025



Trails CDD
Balance Sheet
November 30, 2025

	General Fund	Reserve Fund	Series 2007 Debt Service Fund	Total
1 ASSETS				
2 Cash:				
3 Valley Bank - Operating Fund	\$ 243,839	\$ -	\$ -	\$ 243,839
4 Investments:				
5 Bank United - Money Market Account	717,091	-	-	717,091
6 Prepayment Account	-	-	1,648	1,648
7 Reserve Account	-	-	231,047	231,047
8 Revenue Account	-	-	102,304	102,304
9 Assessments Receivable	640,952	140,202	449,379	1,230,534
10 Due from Other Funds	-	406,129	12,127	418,256
11 Prepaid Items	-	-	-	-
12 Deposits	14,358	-	-	14,358
13 Undeposited Funds	-	-	-	-
14 TOTAL ASSETS:	1,616,240	546,331	796,504	2,959,075
15 LIABILITIES				
16 Accounts Payable	\$ 26,644	\$ -	\$ -	26,644
17 Accrued Expenses	-	-	-	-
18 Sales Tax Payable	-	-	-	-
19 Deferred Revenue	640,952	140,202	449,379	1,230,534
20 Due to Other Funds	418,256	-	-	418,256
21 TOTAL LIABILITIES:	1,085,852	140,202	449,379	1,675,434
22 FUND BALANCE				
23 Nonspendable:				
24 Prepaid/Deposit Items	14,358			14,358
25 Restricted for:				
26 Capital Projects	264,914			264,914
27 Working Capital (3 months)	135,655			135,655
28 Debt Service	-	-	347,125	347,125
29 Unassigned	115,461	406,129	-	521,590
30 TOTAL FUND BALANCE	530,388	406,129	347,125	1,283,642
31 TOTAL LIABILITIES & FUND BALANCE	\$ 1,616,240	\$ 546,331	\$ 796,504	\$ 2,959,075

**Trails CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2025 to November 30, 2025**

	FY 2026 Adopted Budget	FY 2026 Month of November	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Budget	% of Budget
1 REVENUES					
2 Special Assessments	\$ 658,249	\$ 17,297	\$ 17,297	\$ (640,952)	2.63%
3 Interest	-	2,821	5,874	5,874	0.00%
4 Room Rentals	-	50	46	46	0.00%
5 Other Misc Revenues	-	-	-	-	0.00%
6 TOTAL REVENUES	658,249	20,168	23,217	(635,032)	3.53%
7 EXPENDITURES					
8 ADMINISTRATION					
9 P/R - Board of Supervisors	8,000	-	800	(7,200)	10.00%
10 Arbitrage Rebate	500	-	-	(500)	0.00%
11 Trustee Fees	4,000	-	-	(4,000)	0.00%
12 Assessment Roll	5,906	492	984	(4,922)	16.67%
13 Disclosure Report	5,000	-	5,000	-	100.00%
14 District Counsel	25,000	1,208	1,208	(23,792)	4.83%
15 District Engineer	10,000	588	588	(9,413)	5.88%
16 Administrative Services	20,000	1,667	3,333	(16,667)	16.67%
17 District Management	24,000	2,000	4,000	(20,000)	16.67%
18 Accounting Services	20,000	1,667	3,333	(16,667)	16.67%
19 Auditing Services	4,200	-	-	(4,200)	0.00%
20 Public Officials Insurance	5,508	-	-	(5,508)	0.00%
21 Legal Advertising	2,500	-	118	(2,383)	4.70%
22 Website Administration	2,749	353	967	(1,782)	35.16%
23 Dues, Licenses, Subscriptions	590	-	175	(415)	29.66%
24 TOTAL ADMINISTRATION	137,953	7,974	20,505	(117,448)	14.86%
25 SECURITY OPERATIONS					
26 Security Patrol Services	1,000	-	-	(1,000)	0.00%
27 Security Monitoring Services	8,064	624	1,248	(6,816)	15.47%
28 R&M - Security Cameras	1,000	-	-	(1,000)	0.00%
29 TOTAL SECURITY OPERATIONS	10,064	624	1,248	(8,816)	12.40%
30 UTILITIES					
31 Electric	25,000	1,671	3,537	(21,463)	14.15%
32 Garbage	4,100	703	1,228	(2,872)	29.94%
33 Water & Sewer	10,000	642	1,325	(8,675)	13.25%
34 TOTAL ELECTRIC UTILITY SERVICE	39,100	3,016	6,090	(33,010)	1
35 STORMWATER CONTROL					
36 Contracts - Lake/Pond Bank	15,225	952	1,904	(13,321)	12.50%
37 Fountain Maintenance	5,000	961	961	(4,039)	19.22%
38 TOTAL STORMWATER CONTROL	20,225	1,913	2,865	(17,360)	14.16%
39 OTHER PHYSICAL ENVIRONMENT					
40 Contracts - Landscape/Irrigation	93,532	7,074	14,149	(79,383)	15.13%
41 Liability/Property Insurance	19,783	-	24,084	4,301	121.74%
42 R&M - Irrigation	3,500	-	-	(3,500)	0.00%
43 Landscape Replacement	5,000	269	269	(4,731)	5.37%
44 R&M - Entry Lighting, Walls & Fence	4,000	-	-	(4,000)	0.00%
45 TOTAL OTHER PHYSICAL ENVIRONMENT	125,815	7,343	38,501	(87,314)	30.60%
46 PARKS & RECREATION					
47 Pest Control	2,500	-	94	(2,406)	3.75%
48 Amenity Management Service Contract	244,692	16,544	32,801	(211,891)	13.41%
49 Janitorial Services & Supplies	2,500	1,091	1,091	(1,409)	43.63%

Trails CDD
General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2025 to November 30, 2025

	FY 2026 Adopted Budget	FY 2026 Month of November	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Budget	% of Budget
50 Telephone, Cable & Internet Service	5,700	629	1,107	(4,593)	19.42%
51 R&M - Fitness Equipment	2,200	354	354	(1,846)	16.09%
52 R&M - Amenity Center	15,000	3,056	3,056	(11,944)	20.37%
53 Pool Supplies - Chemical/Permits/Supplies	15,000	465	1,137	(13,863)	7.58%
54 Amenity Supplies & Equipment	3,500	2,443	2,443	(1,057)	69.81%
55 Pressuree Washing	4,000	3,590	3,590	(410)	89.76%
56 TOTAL PARKS & RECREATION	295,092	28,172	45,674	(249,418)	15.48%
57 SPECIAL EVENTS					
58 Special Events	5,000	-	-	(5,000)	0.00%
59 TOTAL SPECIAL EVENTS	5,000	-	-	(5,000)	0.00%
60 CONTINGENCY					
61 Misc - Contingency	25,000	-	-	25,000	0.00%
62 TOTAL CONTINGENCY	25,000	-	-	25,000	0.00%
63 TOTAL EXPENITURES	658,249	49,042	114,883	(543,366)	17.45%
64 REVENUES OVER (UNDER) EXPENDITURES	-	(28,874)	(91,666)	(91,666)	
65 OTHER FINANCING SOURCES & USES					
66 Transfer In					
67 Transfers Out					
68 TOTAL OTHER FINANCING SOURCES & USES		-	-		
69 NET CHANGE IN FUND BALANCE		(28,874)	(91,666)		
70 Fund Balance - Beginning			622,054		
71 FUND BALANCE - ENDING			530,388		

Trails CDD
Reserve Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2024 to November 30, 2025

	FY 2026 Adopted Budget	FY 2026 Month of November	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Budget
1 REVENUES				
2 Special Assessments	143,986	3,784	3,784	(140,202)
3 Interest	-	-	-	-
4 Misc.	-	-	135,000	135,000
5 TOTAL REVENUES	143,986	3,784	138,784	(140,202)
6 EXPENDITURES				
7 Capital Outlay	33,949	-	4,925	(29,024)
8 Capital Reserve Contribution	110,037	-	-	(110,037)
9 TOTAL EXPENDITURES	143,986	-	4,925	(139,061)
10 REVENUES OVER (UNDER) EXPENDITURES	-	3,784	133,859	
11 OTHER FINANCING SOURCES & USES				
12 Transfer In				
13 Transfers Out				
14 TOTAL OTHER FINANCING & USES	-	-	-	
15 NET CHANGE IN FUND BALANCE	-	3,784	133,859	
16 Fund Balance - Beginning	-	-	272,270	
17 FUND BALANCE - ENDING	-	3,784	406,129	

Trails CDD
Series 2007 Debt Service Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2024 to November 30, 2025

	FY 2026 Adopted Budget	FY 2026 Month of November	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Budget
1 REVENUES				
2 Special Assessments	461,506	12,127	12,127	(449,379)
3 Interest	-	1,411	2,797	2,797
4 TOTAL REVENUES	461,506	13,538	14,924	(446,582)
5 EXPENDITURES				
6 Interest Expense				
7 May 1, 2026	115,428	-	-	(115,428)
8 November 1, 2026	109,113	115,428	115,428	6,316
9 Principle Payment				
10 May 1, 2026	235,000			
11 November 1, 2026	-			
12 TOTAL EXPNDITURES	459,541	115,428	115,428	(109,113)
13 REVENUES OVER (UNDER) EXPENDITURES	1,966	(101,890)	(100,504)	
14 OTHER FINANCING SOURCES & USES				
15 Transfer In				
16 Transfers Out				
17 TOTAL OTHER FINANCING SOURCES & USES		-	-	
18 NET CHANGE IN FUND BALANCE		(101,890)	(100,504)	
19 Fund Balance - Beginning			447,629	
20 FUND BALANCE - ENDING			347,125	

Trails CDD
Notes to Financial Statements
November 30, 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. .

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 2.63% collected and total revenue is 3.53% of adopted budget.

> Total expenditures are 17.45% of adopted budget.

> Significant variances explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<i>Administrative</i>				
P/R - Board of Supervisors	8,000	800	10.00%	Supervisor pay YTD.
Arbitrage Rebate	500	-	0.00%	
Trustee Fees	4,000	-	0.00%	
Assessment Roll	5,906	984	16.67%	Assessment roll monthly fee
District Management	24,000	4,000	16.67%	DM monthly fees
Auditing Services	4,200	-	0.00%	
Public Officials Insurance	5,508	-	0.00%	
<i>Stormwater Control</i>				
Garbage	4,100	1,228	29.94%	Republic Services monthly contract.
<i>Stormwater Control</i>				

Fountain Maintenance	5,000	961	19.22%	Quarterly fee & Aerator service
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Other Physical Enviroment

Contracts - Landscape/Irrigation	93,532	14,149	15.13%	Landscape monthly fee
Liability/Property Insurance	19,783	24,084	121.74%	Egis insurance paid in full. Two bills
Landscape Replacement	5,000	269	5.37%	Power Spike for Palm Trees

Security Operations

Security Monitoring Services	8,064	1,248	15.47%	Envera Systems monthly fee
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Parks and Recreation

Pest Control	2,500	94	3.75%	Turner Pest Control quarterly
Amenity Management Service Contract	244,692	32,801	13.41%	Vesta monthly amenity mgmt fees.
Telephone, Cable & Internet Service	5,700	1,107	19.42%	Comcast monthly fee
R&M - Fitness Equipment	2,200	354	16.09%	Allways Improving monthly fees & Cleaning wipes
R&M - Amenity Center	15,000	3,056	20.37%	Various purchases from Home Depot, GT Electrical
Amenity Supplies & Equipment	3,500	2,443	69.81%	Chairs and chair dolly, holiday lights and tools

Capital Expenditures - CRF

Capital Outlay	33,949	4,925	14.51%	Paint, supplies and labor for amenity and gym center
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Trails CDD
Cash & Investment Report
November 30, 2025

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
General Fund					
Checking Account - Operating	Valley Bank	Public Funds Checking	N/A	4.33%	\$ 243,839
Money Market Account	BankUnited	MMA	N/A	3.75%	717,091
			General Fund Subtotal		<u>\$ 960,930</u>
Debt Service Funds					
Series 2007 Prepayment Account	U.S. Bank	First American FD SHS Treasury Note	N/A	3.71%	\$ 1,648
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%	102,304
			Debt Service Fund Subtotal		<u>\$ 334,998</u>
				Total	<u><u>\$ 1,295,928</u></u>

EXHIBIT 8

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Trails CDD Check Detail November 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	01ACH110325	11/03/2025	US Bank		3110102 · Interest Account - DS 2007		-115,428.13
Bill	2025NovINT	11/03/2025			2517710 · Interest Expense	-115,428.13	115,428.13
TOTAL						-115,428.13	115,428.13
Bill Pmt -Check	120059	11/04/2025	Alliant Engineering Inc		1101000 · Operating Account - Valley...		-1,057.50
Bill	83124	10/23/2025			1510060 · District Engineer	-1,057.50	1,057.50
TOTAL						-1,057.50	1,057.50
Bill Pmt -Check	120060	11/04/2025	Vesta District Services		1101000 · Operating Account - Valley...		-6,054.58
Bill	429295	11/01/2025			1510090 · Accounting Services	-1,666.67	1,666.67
					1510080 · District Management	-2,000.00	2,000.00
					1510070 · Administrative Services	-1,666.67	1,666.67
					1510030 · Assessment Roll	-492.17	492.17
					1510150 · Website Administration	-229.07	229.07
TOTAL						-6,054.58	6,054.58
Bill Pmt -Check	120061	11/04/2025	Future Horizons Inc		1101000 · Operating Account - Valley...		-951.82
Bill	92240	10/31/2025			1560000 · Contracts - Lake/Pond Bank	-951.82	951.82
TOTAL						-951.82	951.82
Bill Pmt -Check	120062	11/04/2025	Vesta Property Service...		1101000 · Operating Account - Valley...		-16,257.10
Bill	429143	10/30/2025			1580010 · Amenity Management Servi...	-16,257.10	16,257.10
TOTAL						-16,257.10	16,257.10
Bill Pmt -Check	01ACH110625	11/06/2025	Republic Services - ACH		1101000 · Operating Account - Valley...		-524.73
Bill	0687-001572...	10/16/2025			1540000 · Garbage - Recreation Facility	-524.73	524.73
TOTAL						-524.73	524.73

Trails CDD
Check Detail
November 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	3013	11/11/2025	Bland Landscaping Co...		1101000 · Operating Account - Valley...		-7,074.33
Bill	341574	11/01/2025			1570000 · Contracts - Landscape/Irriga...	-7,074.33	7,074.33
TOTAL						-7,074.33	7,074.33
Bill Pmt -Check	3014	11/11/2025	Envera Systems		1101000 · Operating Account - Valley...		-623.92
Bill	762104	11/03/2025			1520010 · Security Monitoring Services	-623.92	623.92
TOTAL						-623.92	623.92
Bill Pmt -Check	3015	11/14/2025	Hawkins Inc		1101000 · Operating Account - Valley...		-464.60
Bill	7249136	11/06/2025			1580060 · Pool Services - Chem/Permi...	-464.60	464.60
TOTAL						-464.60	464.60
Bill Pmt -Check	3016	11/14/2025	M&M Brush Masters & ...		1101000 · Operating Account - Valley...		-4,925.00
Bill	1227	10/08/2025			2200001 · Capital Outlay	-4,925.00	4,925.00
TOTAL						-4,925.00	4,925.00
Bill Pmt -Check	01ACH111425	11/14/2025	Comcast Business - ACH		1101000 · Operating Account - Valley...		-478.43
Bill	102025-5610	10/20/2025			1580030 · Telephone, Cable & Internet ...	-478.43	478.43
TOTAL						-478.43	478.43
Bill Pmt -Check	3017	11/21/2025	FLORIDA DEPT OF EC...		1101000 · Operating Account - Valley...		-175.00
Bill	93037	10/01/2025			1510160 · Dues, Licenses, Subscriptions	-175.00	175.00
TOTAL						-175.00	175.00
Bill Pmt -Check	120063	11/21/2025	Commercial Fitness Pr...		1101000 · Operating Account - Valley...		-179.00
Bill	AC11157	11/19/2025			1580040 · R&M - Fitness Equipment	-179.00	179.00
TOTAL						-179.00	179.00

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Trails CDD
Check Detail
November 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	120064	11/21/2025	Vesta District Services		1101000 · Operating Account - Valley...		-16.59
Bill	429449	10/31/2025			1510130 · Miscellaneous Services	-16.59	16.59
TOTAL						-16.59	16.59
Bill Pmt -Check	120065	11/21/2025	Always Improving LLC		1101000 · Operating Account - Valley...		-175.00
Bill	36558	11/19/2025			1580040 · R&M - Fitness Equipment	-175.00	175.00
TOTAL						-175.00	175.00
Bill Pmt -Check	120066	11/25/2025	Kutak Rock LLP		1101000 · Operating Account - Valley...		-5,276.25
Bill	3657433	11/20/2025			1510050 · District Counsel	-1,207.75	1,207.75
					1510050 · District Counsel	-4,068.50	4,068.50
TOTAL						-5,276.25	5,276.25
Bill Pmt -Check	01ACH112525	11/25/2025	JEA		1101000 · Operating Account - Valley...		-2,312.90
Bill	NOV25-007480	11/03/2025			1130000 · Electric Utility	-1,671.13	1,671.13
					1150000 · Water-Sewer Combs Service	-641.77	641.77
TOTAL						-2,312.90	2,312.90
Bill Pmt -Check	01CC112625	11/26/2025	Valley Bank ACH		1101000 · Operating Account - Valley...		-4,786.48
Bill	0659- OCT25	11/01/2025			1570030 · Landscape Replacement	-268.70	268.70
					1580050 · R&M - Amenity Center	-715.78	715.78
					1580050 · R&M - Amenity Center	-335.72	335.72
					1580050 · R&M - Amenity Center	-823.99	823.99
					1580080 · Amenity Supplies & Equipm...	-73.95	73.95
					1580050 · R&M - Amenity Center	-208.17	208.17
					1580050 · R&M - Amenity Center	-24.11	24.11
					1580080 · Amenity Supplies & Equipm...	-1,775.66	1,775.66
					1580050 · R&M - Amenity Center	-99.96	99.96
					1580050 · R&M - Amenity Center	-19.81	19.81
					1580050 · R&M - Amenity Center	-159.09	159.09
					1510150 · Website Administration	-62.00	62.00
					1580050 · R&M - Amenity Center	-152.59	152.59
					1580050 · R&M - Amenity Center	-66.95	66.95
TOTAL						-4,786.48	4,786.48

10475 Fortune Pkwy Ste 101
 Jacksonville, FL 32256
 904.240.1351 MAIN
 www.alliant-inc.com



Remit to:
 733 Marquette Ave Ste 700
 Minneapolis, MN 55402
 612.758.3080 MAIN
 www.alliant-inc.com

Trails Community Development District
 250 International Pkwy, Ste. 208
 Lake Mary, FL 32746

October 23, 2025
 Invoice No: 83124
 Due Date: November 22, 2025

Project Contact **Howard "Mac" McGaffney**
 Project 4000434-00 Trails CDD General Services
 Email Invoice to: Districtap@vestapropertyservices.com

Professional Services through September 30, 2025

Task	001	General services			
Professional Personnel					
			Hours	Rate	Amount
Employee					
Landing, David	9/24/2025		1.00	235.00	235.00
		Coordinate site visit, research past data and reporting and schedule meeting to review draw down of storm water ponds			
Landing, David	9/25/2025		.50	235.00	117.50
		Coordinate site visit, research past data and reporting and schedule meeting to review draw down of storm water ponds			
Landing, David	9/30/2025		3.00	235.00	705.00
		Site visit to meet with Mac McGaffney to review low ponds 25 & 26 at back of CDD, follow up research and emails			
		Totals	4.50		1,057.50
		Total Labor			1,057.50
				Total this Task	\$1,057.50

Task	002	Engineer's Certification			
Fee					
Total Fee		2,305.00			
Percent Complete	100.00	Total Earned		2,305.00	
		Previous Fee Billing		2,305.00	
		Current Fee Billing		0.00	
		Total Fee			0.00
				Total this Task	0.00
				Total this Invoice	<u><u>\$1,057.50</u></u>



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Date 11/01/2025

Invoice # 429295

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	2,000.00	2,000.00
Accounting	1	1,666.67	1,666.67
Administration	1	1,666.67	1,666.67
Assessment Preparation/Collection	1	492.17	492.17
Website	1	229.07	229.07

Total 6,054.58

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: 92240
 Invoice Date: Oct 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		11/30/25

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.



Invoice

Vesta Property Services, Inc.
245 Riverside Avenue
Suite 300
Jacksonville FL 32202

Invoice # 429143
Date 10/30/2025
Terms Net 30
Due Date 11/29/2025
Memo Monthly Services

Bill To
Trails C.D.D.
c/o Vesta Property Services
245 Riverside Avenue, STE 300
Jacksonville FL 32202

Description	Quantity	Rate	Amount
October Payroll Fees	1	13,075.18	13,075.18
Subcontracted Fees for Operations Oversight -FCS Management Group	1	3,181.92	3,181.92
Total			16,257.10



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

Account Number 3-0687-0012356
Invoice Number 0687-001572634
Invoice Date October 16, 2025
Previous Balance \$525.29
Payments/Adjustments -\$525.29
Current Invoice Charges \$524.73

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 \$524.73	Payment Due Date November 05, 2025
--------------------------------	--

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 10/06	5555555	-\$525.29

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 11/01-11/30			\$315.38	\$315.38
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$128.37
Total Franchise - Local				\$75.03
CURRENT INVOICE CHARGES, AutoPayment due on November 05, 2025				\$524.73

Simple account access at your fingertips.

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



8619 Western Way
 Jacksonville FL 32256-03606

Do not Pay
 * Thank You For Your Automatic Payment *

Autopayment	\$524.73
Payment Due Date	November 05, 2025
Account Number	3-0687-0012356
Invoice Number	0687-001572634

Return Service Requested

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

For Billing Address Changes,
 Check Box and Complete Reverse.

Make Checks Payable To:

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

**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 c/o Vesta District Services 250 International Parkway Suite 208 Lake Mary, FL 32746
Phone:

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

INVOICE 341574
INVOICE DATE 11/01/2025

INVOICE	TERMS
11/01/2025	NET 30
DESCRIPTION	PRICE
NOVEMBER BILLING Grounds Maintenance Contrct	\$7,074.33
INVOICE GRAND TOTAL	\$7,074.33

PROPERTY 10941	AMOUNT \$7,074.33	INVOICE 341574	INVOICE DATE 11/01/2025
-------------------	----------------------	-------------------	----------------------------

**BLAND
LANDSCAPING
CO.**

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



Envera

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

<h1>Invoice</h1>	
Invoice Number 762104	Date 11/03/2025
Customer Number 400481	Due Date 12/01/2025

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Trails CDD	400481		11/03/2025	12/01/2025

Quantity	Description	Months	Rate	Amount
<i>2539 - CCTV - Trails CDD - 15431 Spotted Stallion Trail, Jacksonville, FL</i>				
1.00	Active Video Monitoring 12/01/2025 - 12/31/2025	1.00	\$425.00	\$425.00
1.00	Service & Maintenance 12/01/2025 - 12/31/2025	1.00	\$198.92	\$198.92
			Subtotal:	\$623.92
Tax				\$0.00
Payments/Credits Applied				\$0.00
			Invoice Balance Due:	\$623.92

Date	Invoice #	Description	Amount	Balance Due
11/3/2025	762104	Monitoring Services	\$623.92	\$623.92

Envera

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

<h1>Invoice</h1>	
Invoice Number 762104	Date 11/03/2025
Customer Number 400481	Due Date 12/01/2025

Net Due: \$623.92

Amount Enclosed: _____

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

REMIT TO:

Envera
PO Box 2086
Hicksville, NY 11802

M&M BRUSHMASTERS

157 Casa Sevilla Ave
Saint Augustine, FL 32092 USA
mark_visconti@aol.com



INVOICE

BILL TO
Mr Harold Burns
Trails CDD/Vesta Property Services
250 international parkway ste.208
lake mary, fl 32746

SHIP TO
Mr Harold Burns
Trails CDD/Vesta Property Services
250 international parkway ste.208
lake mary, fl 32746

INVOICE 1227
DATE 10/08/2025
TERMS Net 30
DUE DATE 11/07/2025

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Custom Amount	<p>Cost for paint, supplies and labor to complete entire amenity center and gym center at Winchester Ridge Trails. Paint used will be Promar400 for all ceilings.</p> <p>Paint used will be Promar200 interior Matte for all walls</p> <p>Paint used will be pro classic interior semi gloss for all trim, doors and baseboards.</p> <p>-All ceilings will be painted FLAT WHITE and all drywall around vents will be patched as best as possible.</p> <p>*Please note, we will try our best to match the knockdown texture as needed but it is impossible to get exact match.</p> <p>-All walls will be repaired as needed, nail holes will be patched and orange peel texture will be applied in areas of walls that are damaged. 2 coats of promar200 interior matte will be applied to all walls in main areas and bathrooms.</p> <p>-All trim will be sanded, and be painted in semi gloss extra white sheen. Trim includes, baseboards, door trim, doors, window seals ect.</p> <p>-The 6 exterior doors will be in a semi gloss finish as well using Latitude exterior paint from Sherwin Williams.</p> <p>***Will take approx 5-6 days to complete entire project.</p>	1	4,350.00	4,350.00
Custom Amount	<p>**ADD ON ITEM</p> <p>Cost for paint supplies and labor to complete main mens and women's bathroom at amenity center.</p>	1	575.00	575.00

Paint used will be promar200 interior
matte.

SUBTOTAL	4,925.00
TAX	0.00
TOTAL	4,925.00

BALANCE DUE	\$4,925.00
-------------	-------------------

[Pay invoice](#)

Hello Trails Cdd,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		\$477.85
EFT Payment - thank you	Oct 12	-\$477.85
Balance forward		\$0.00
Regular monthly charges	Page 3	\$440.85
Taxes, fees and other charges	Page 3	\$37.58
New charges		\$478.43

Amount due \$478.43

! Thanks for paying by Automatic Payment

Your automatic payment on Nov 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 **Nov 11, 2025**

Please pay \$478.43

Electronic payment will be applied Nov 11, 2025

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120169561000478438

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	-\$10.00	
Including Paperless Billing		

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

Taxes, fees and other charges		\$37.58
Other charges		\$7.57
Federal Universal Service Fund	\$3.43	
Regulatory Cost Recovery	\$4.14	

Taxes & government fees		\$30.01
Sales Tax	\$2.77	
State Communications Services	\$14.62	
Tax		
Local Communications Services	\$11.82	
Tax		
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.

FloridaCommerce, Special District Accountability Program

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93037
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

Trails Community Development District

Mr. Howard McGaffney

250 International Parkway, Suite 208

Lake Mary, Florida 32725



- 2. Telephone:** 904-386-0186 Ext:
- 3. Fax:**
- 4. Email:** howard@fcsmanagementgroup.com
- 5. Status:** Independent
- 6. Governing Body:** Elected
- 7. Website Address:** trailscdd.org
- 8. County(ies):** Duval
- 9. Special Purpose(s):** Community Development
- 10. Boundary Map on File:** 10/09/2006
- 11. Creation Document on File:** 10/09/2006
- 12. Date Established:** 09/15/2006
- 13. Creation Method:** Local Ordinance
- 14. Local Governing Authority:** City of Jacksonville
- 15. Creation Document(s):** City Ordinance 2006-861-E
- 16. Statutory Authority:** Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds:** Yes
- 18. Revenue Source(s):** Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: _____ Date _____

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. ___ This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. ___ This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: ___ Denied: ___ Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.

CommercialFitnessProducts

Invoice

5034 N Hiatus Road 954-747-5128 Phone
 Sunrise, FL 33351 954-747-5131 Fax

Date	Invoice #
11/19/2025	AC11157

Sold To	Ship To
---------	---------

Trails-CDD c/o Vesta District services
 250 international Pkwy, STE 208
 Lake Mary, Fl 32746

Trails CDD
 Attn: Manager A/P
 15431 Spotted Stallion Trail
 Jacksonville, FL 32234

Rep	Account #	Sales Order No.	Ship Date	Purchase Order #	Terms	Due Date
MSM	TCDD0124	F11190525M	11/19/2025	Verbal	Net 30	12/19/2025
Qty	Item Code	Description		Price Each	Amount	
1	Athletix Wipes	Equipment cleaning wipes - 4 rolls/case; 900 wipes/roll		179.00	179.00	

Thank you for your business!	Total	\$179.00
	Payments/Credits	\$0.00
www.commfitnessproducts.com	Balance Due	\$179.00



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

Invoice

Date 10/31/2025
Invoice # 429449

Bill To

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

In Reference To:

Billable Expenses - Oct 2025

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
Billable Expenses			
Vesta- U.S. Bank N.A. -CDD 1200 Energy Park Drive, Lockbox Services 12-2657, SAINT PAUL, MN 55108 Brett Sawyer (651) 466-6191			16.59
Total Billable Expenses			16.59

Total 16.59

INVOICE

Allways Improving LLC dba
Fitness Pro
1400 Village Square Blvd #3-293
Tallahassee, FL 32312

tracy@wearefitnesspro.com
+1 (850) 523-8882
www.wearefitnesspro.com



1400 Village Square #3-293
Tallahassee, FL 32312
850-523-8882

Bill to

Winchester Ridge - Trails CDD
Trails-CDD c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746

Ship to

Winchester Ridge - Trails CDD
15431 Spotted Stallion Trail
Jacksonville, FL 32234

Invoice details

Invoice no.: 36558
Terms: Net 15
Invoice date: 11/19/2025
Due date: 12/04/2025

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 45296 - NOVEMBER PREVENTATIVE MAINTENANCE			
2.	PM		Preventative Maintenance: Cleaned, Lubed, Calibrated, Inspected and Tested. - Winchester Ridge SERVICES PERFORMED 1. Tech checked/updated all equipment in BF. 2. Lubed and dusted all guide rods, weight stacks, and adjustment knobs. 3. Inspected 1x Strength Unit (4 Station Multi Gym) and 1x Bench. Inspected all pulleys, cables, attachments, connections, pads, adjustments, and weight stacks. SEE BELOW 4. Inspected 2x Elliptical, 1x Upright Bike, and 1x Recumbent Bike. Checked all pedals, sensors, cup holders, fans, handles, adjustments, buttons and general function. SEE BELOW 5. Inspected 2x Treadmills Checked belt and deck tightness and wear, checked strength and function of motor, checked incline functions, HR sensors, controls, general function. Dusted for debris around belt and under hoods around motor and electrical	1	\$175.00	\$175.00

components. SEE BELOW

ISSUES FOUND

1. Matrix Multigym G1-MG30 sn:
G1GM167DE2404G015 lat pull
down/row station lower cable sheath
has been stripped off exposing steel
wire. Should replace cable
2. ALL UNITS TEST CORRECT.

Total

\$175.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

November 20, 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. 3657433

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. 3657433
20723-1

Re: The Trails CDD - General Counsel

For Professional Legal Services Rendered

08/01/25	W. Haber	0.80	268.00	Review correspondence regarding ADA issue; research issue
08/01/25	K. Magee	0.20	58.00	Correspondence with Haber regarding ADA pool lift issue
08/02/25	M. Rigoni	0.10	30.50	Review applicability of worker's compensation statute to supervisors
08/03/25	K. Haber	0.60	162.00	Research ADA compliance requirements for temporary equipment failures at places of public accommodation
08/04/25	W. Haber	0.50	167.50	Confer with JEA representative regarding easements; review appraisal
08/04/25	K. Magee	0.50	145.00	Review ADA pool lift guidance regarding repairs

KUTAK ROCK LLP

Trails CDD (The)
November 20, 2025
Client Matter No. 20723-1
Invoice No. 3657433
Page 2

08/06/25	W. Haber	0.80	268.00	Prepare for and participate in call to discuss JEA easement; confer with JEA representative; confer with MacGaffney regarding management agreement; review and respond to inquiry regarding termination provision in Envera agreement
08/08/25	W. Haber	0.70	234.50	Prepare for and participate in call with JEA representatives; research issue regarding same; confer with MacGaffney regarding agreement
08/15/25	W. Haber	0.60	201.00	Review management agreements and confer with counsel for Vesta regarding revisions to same
08/20/25	W. Haber	0.20	67.00	Begin preparation of agreement for ADA lift
08/21/25	A. Cox	1.10	187.00	Prepare agreement for portable ADA chair lift installation and confer with Haber regarding same
08/22/25	W. Haber	0.40	134.00	Review and revise agreement for pool lift
08/27/25	W. Haber	0.90	301.50	Participate in multiple calls with JEA representatives regarding easement and payment for same; confer with McGaffney regarding same
08/29/25	W. Haber	0.70	234.50	Confer with JEA representative regarding status; review easement and related documents; prepare resolution appointing registered agent
09/02/25	W. Haber	0.40	134.00	Review agenda for September meeting; confer with Leger regarding same
09/05/25	W. Haber	0.60	201.00	Review JEA easement acquisition closing documents; confer with McGaffney regarding same
09/08/25	W. Haber	0.40	134.00	Prepare for Board meeting; confer with McGaffney
09/09/25	W. Haber	2.40	804.00	Prepare for and participate in Board meeting; review JEA closing documents

KUTAK ROCK LLP

Trails CDD (The)
November 20, 2025
Client Matter No. 20723-1
Invoice No. 3657433
Page 3

09/17/25	A. Cox	0.80	136.00	Review proposal for tree services estimate and prepare agreement for tree services with Taylor Tree Services and confer with Haber regarding same
09/19/25	W. Haber	0.20	67.00	Review and revise agreement with Taylor Tree Services
09/22/25	W. Haber	0.30	100.50	Review and respond to inquiry regarding fee for easement request
09/25/25	W. Haber	0.50	167.50	Confer with JEA representative regarding closing documents and payment status; confer with McGaffney regarding same
09/26/25	W. Haber	0.20	67.00	Review closing documents and confer with JEA representative regarding same
09/30/25	W. Haber	0.30	100.50	Prepare general election resolution
10/01/25	W. Haber	0.30	100.50	Confer with McGaffney regarding towing policies; review same
10/07/25	W. Haber	0.20	67.00	Review correspondence and confer with McGaffney regarding JEA payment
10/14/25	W. Haber	1.70	569.50	Prepare for and participate in Board meeting
10/17/25	W. Haber	0.30	100.50	Review and revise agreement for power washing services
10/22/25	W. Haber	0.20	67.00	Revise pressure washing agreement; confer with McGaffney regarding same
TOTAL HOURS		16.90		

KUTAK ROCK LLP

Trails CDD (The)
November 20, 2025
Client Matter No. 20723-1
Invoice No. 3657433
Page 4

TOTAL FOR SERVICES RENDERED		\$5,274.50
DISBURSEMENTS		
Computer Research	1.75	
TOTAL DISBURSEMENTS		<u>1.75</u>
TOTAL CURRENT AMOUNT DUE		<u>\$5,276.25</u>



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

TRAILS COMMUNITY DEVELOPMENT DISTRICT

Phone: (904) 665-6000

Online: jea.com

Business Customers: (904) 665-6250

Account #: 0715007480	Amount Due \$2,312.90 Do not pay. AutoPay will process your payment on 11/25/25.
Bill Date: 11/03/25	
Cycle: 06	

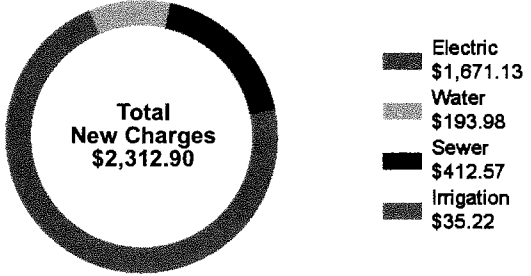
TOTAL SUMMARY OF CHARGES

Electric	\$	1,671.13
Water		193.98
Sewer		412.57
Irrigation		35.22
Total New Charges	\$	2,312.90

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

Previous Balance	\$	2,549.41
Payment(s) Received		-2,549.41
Balance Before New Charges		0.00
New Charges		2,312.90

Do not pay. AutoPay will process your payment on 11/25/25. \$ **2,312.90**



MESSAGES

Stay connected when it matter most. Verify the correct mobile phone number and email address are up to date on your commercial JEA online account.

JEA's Commercial Fats, Oils, and Grease (FOG) program helps ensure that your business is in compliance with the JEA rules and regulations. Learn more at jea.com/fog

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: 11/03/25
Do not pay. AutoPay will process your payment on 11/25/25.	TOTAL AMOUNT PAID
\$2,312.90	

TRAILS COMMUNITY DEVELOPMENT DISTRICT

250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062



TRAILS COMMUNITY DEVELOPMENT DISTRICT

Account #: 0715007480 Bill Date: 11/03/25 Cycle: 06

Phone: (904) 665-6000

Online: jea.com

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 15431 SPOTTED STALLION TRL
 Service Period: 09/30/25 - 10/30/25 Reading Date: 10/30/25
 Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22953185	30	13362	Regular	40	4800 KWH
22953185	30	.48	Regular	40	19.20 KW

Basic Monthly Charge \$ 25.00
 Energy Charge (\$0.06813 per kWh) 327.02
 Tax Exempt Fuel Cost (\$0.03484 per kWh) 167.23
 Taxable Fuel Cost (\$0.00511 per kWh) 24.53
 City of Jacksonville Franchise Fee 16.31
 Gross Receipts Tax 14.36

Total Current Electric Charges \$ 574.45

WATER SERVICE

Billing Rate: Commercial Water Service
 Service Address: 15431 SPOTTED STALLION TRL
 Service Period: 09/29/25 - 10/29/25 Reading Date: 10/29/25
 Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
85979421	30	4381	Regular	1 1/2	45000 GAL

Basic Monthly Charge \$ 50.63
 Water Consumption Charge 137.70
 City of Jacksonville Franchise Fee 5.65

Total Current Water Charges \$ 193.98

SEWER SERVICE

Billing Rate: Commercial Sewer Service
 Service Address: 15431 SPOTTED STALLION TRL
 Service Period: 09/29/25 - 10/29/25 Reading Date: 10/29/25
 Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
85979421	30	4381	Regular	1 1/2	45000 GAL

Basic Monthly Charge \$ 167.90
 Sewer Usage Charge 232.65
 City of Jacksonville Franchise Fee 12.02

Total Current Sewer Charges \$ 412.57

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 15796 NORMANDY BV APT SL01
 Service Period: 09/30/25 - 10/30/25 Reading Date: 10/30/25
 Service Point: Arealight 01- Metered

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24111930	30	77	Regular	1	4 KWH

Basic Monthly Charge \$ 25.00
 Energy Charge (\$0.06813 per kWh) 0.27
 Tax Exempt Fuel Cost (\$0.03484 per kWh) 0.14
 Taxable Fuel Cost (\$0.00511 per kWh) 0.02
 City of Jacksonville Franchise Fee 0.76
 Gross Receipts Tax 0.67

Total Current Electric Charges \$ 26.86

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 15796 NORMANDY BV APT SL02
 Service Period: 09/30/25 - 10/30/25 Reading Date: 10/30/25
 Service Point: Arealight 02 - Metered

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24067363	30	4143	Regular	1	75 KWH

Basic Monthly Charge \$ 25.00
 Energy Charge (\$0.06813 per kWh) 5.11
 Tax Exempt Fuel Cost (\$0.03484 per kWh) 2.61
 Taxable Fuel Cost (\$0.00511 per kWh) 0.38
 City of Jacksonville Franchise Fee 0.99
 Gross Receipts Tax 0.87

Total Current Electric Charges \$ 34.96

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 6021 WINDING MARE BV APT IR01
 Service Period: 09/30/25 - 10/30/25 Reading Date: 10/30/25
 Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24065140	30	17879	Regular	1	1489 KWH

Basic Monthly Charge \$ 25.00
 Energy Charge (\$0.06813 per kWh) 101.45
 Tax Exempt Fuel Cost (\$0.03484 per kWh) 51.88
 Taxable Fuel Cost (\$0.00511 per kWh) 7.61
 City of Jacksonville Franchise Fee 5.58
 Gross Receipts Tax 4.91

Total Current Electric Charges \$ 196.43



TRAILS COMMUNITY DEVELOPMENT DISTRICT

Account #: 0715007480 Bill Date: 11/03/25 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: 09/30/25 - 10/30/25 Reading Date: 10/30/25
 Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24067347	30	34579	Regular	1	543 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		36.99
Tax Exempt Fuel Cost (\$0.03484 per kWh)		18.92
Taxable Fuel Cost (\$0.00511 per kWh)		2.77
City of Jacksonville Franchise Fee		2.51
Gross Receipts Tax		2.21

Total Current Electric Charges \$ 88.40

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 6187 WINDING MARE BV APT FS01
 Service Period: 09/30/25 - 10/30/25 Reading Date: 10/30/25
 Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24319269	30	59734	Regular	1	2326 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		158.47
Tax Exempt Fuel Cost (\$0.03484 per kWh)		81.04
Taxable Fuel Cost (\$0.00511 per kWh)		11.89
City of Jacksonville Franchise Fee		8.29
Gross Receipts Tax		7.30

Total Current Electric Charges \$ 291.99

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 6070 WINDING MARE BV APT IR01
 Service Period: 09/30/25 - 10/30/25 Reading Date: 10/30/25
 Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
26020424	30	20344	Regular	1	1487 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		101.31
Tax Exempt Fuel Cost (\$0.03484 per kWh)		51.81
Taxable Fuel Cost (\$0.00511 per kWh)		7.60
City of Jacksonville Franchise Fee		5.57
Gross Receipts Tax		4.90

Total Current Electric Charges \$ 196.19

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
 Service Address: 8145 MCCLELLAND RD APT IR01
 Service Period: 10/03/25 - 11/01/25 Reading Date: 11/01/25
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
91398507	29	304	Regular	3/4	4000 GAL

Basic Monthly Charge	\$	18.23
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		15.96
City of Jacksonville Franchise Fee		1.03

Total Current Irrigation Charges \$ 35.22

ELECTRIC SERVICE

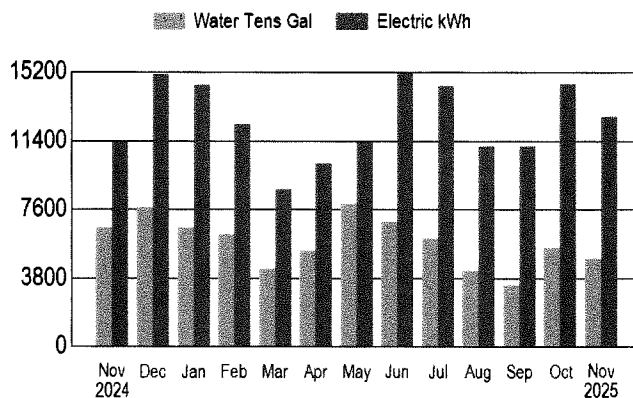
Billing Rate: General Service
 Service Address: 6186 WINDING MARE BV APT FS01
 Service Period: 09/30/25 - 10/30/25 Reading Date: 10/30/25
 Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24319193	30	39819	Regular	1	2062 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		140.48
Tax Exempt Fuel Cost (\$0.03484 per kWh)		71.84
Taxable Fuel Cost (\$0.00511 per kWh)		10.54
City of Jacksonville Franchise Fee		7.44
Gross Receipts Tax		6.55

Total Current Electric Charges \$ 261.85

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used	11,329	14,596	12,786	426
Total Gallons Used	66,000	55,000	49,000	1,833



0 0

Account Number: XXXX XXXX XXXX 0659

ACCOUNT SUMMARY

Credit Limit \$7,000.00
 Credit Available \$2,213.00
 Statement Closing Date October 31, 2025
 Days in Billing Cycle 31
 Previous Balance \$0.00
 Payments & Credits \$0.00
 Purchases & Other Charges \$4,786.48
 Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
 New Balance \$4,786.48

Questions? Call Customer Service
 Toll Free - 1-844-626-6581
 International Collect - 1-301-665-4442
 TTY 1-301-665-4443

PAYMENT INFORMATION

New Balance \$4,786.48
Minimum Payment Due \$4,786.48
Payment Due Date November 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
		HAROLD BURNS	TOTAL XXXXXXXXXXXX 8807	\$4,786.48
10/02	10/02	55432868K635G2GPB	AMAZON MKTPL*NV5L47C71 AMZN.COM/BILL WA MCC: 5942 MERCHANT ZIP:	268.70
10/02	10/02	12302028K00Q4QWSB	CORNERSTONE SOLUTION JACKSONVILLE FL MCC: 1520 MERCHANT ZIP:	715.78
10/07	10/07	55432868R5VH71FJK	SQ *PAVER REPAIRS LLC GOSQ.COM FL MCC: 780 MERCHANT ZIP: 32221	335.72
10/07	10/07	52707158T09FVBPYH	THE HOME DEPOT #6346 JACKSONVILLE FL MCC: 5200 MERCHANT ZIP: 32205000	823.99
10/09	10/09	02305378VEHZK2PFF	OFFICE DEPOT #24 JACKSONVILLE FL MCC: 5943 MERCHANT ZIP: 32205	73.95
10/09	10/09	52707158V09FVAARD	THE HOME DEPOT #6346 JACKSONVILLE FL MCC: 5200 MERCHANT ZIP: 32205000	208.17
10/09	10/09	52707158V09FVA689	THE HOME DEPOT #6346 JACKSONVILLE FL MCC: 5200 MERCHANT ZIP: 32205000	24.11
10/11	10/11	55432868W5WMT1GTG	ULINE *SHIP SUPPLIES 800-295-5510 WI	1,775.66

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope



Valley Bank
 Commercial Services
 180 Fountain Parkway N
 St Petersburg FL 33716

PAYMENT INFORMATION

Account Number: XXXX XXXX XXXX 0659
Payment Due Date November 25, 2025
New Balance \$4,786.48
 Minimum Payment Due \$4,786.48
 Past Due Amount \$0.00
 Amount Enclosed: \$

Make Check Payable to:

0 0

TRAILS COMMUNITY DEVELOPMENT DISTR
 5645 CORAL RIDGEW DR # 407
 CORAL SPRING FL 33076

Valley Bank
 PLEASE DO NOT MAIL CHECKS
 St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
10/14	10/14	52707159009FJ6NZ8	MCC: 5964 MERCHANT ZIP: 30518 HOMEDEPOT.COM 800-430-3376 GA	99.96
10/14	10/14	52707159009FK8HG1	MCC: 5200 MERCHANT ZIP: 303390000 HOMEDEPOT.COM 800-430-3376 GA	19.81
10/16	10/16	52707159209FPXFSH	MCC: 5200 MERCHANT ZIP: 303390000 THE HOME DEPOT #6346 JACKSONVILLE FL	159.09
10/21	10/21	75418239670TXDPTQ	MCC: 5200 MERCHANT ZIP: 32205000 CCI*CONSTANT-CONTACT WALTHAM MA	62.00
10/22	10/22	827111698EHM7NZH7	MCC: 5968 MERCHANT ZIP: SP TOTAL RESTROOM BROOMFIELD CO	152.59
10/29	10/29	52707159F09FVEJJR	MCC: 5712 MERCHANT ZIP: THE HOME DEPOT #6346 JACKSONVILLE FL	66.95
			MCC: 5200 MERCHANT ZIP: 32205000	

IMPORTANT ACCOUNT INFORMATION

\$0 - \$4,786.48 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 11/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$6.25	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$11.97	\$0-\$500,000 = 0.25%
New Cashback Balance	\$18.22	\$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	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.

Beginning August 1, 2019, the cash reward tiers on your Valley OneCard will be changing. See the table below:

<i>Tiers</i>	<i>Cashback %</i>
<i>\$0 - \$500,000</i>	<i>0.25</i>
<i>\$500,001 - \$1,500,000</i>	<i>0.60</i>
<i>\$1,500,001 - \$4,000,000</i>	<i>0.75</i>
<i>\$4,000,001 - \$12,500,000</i>	<i>0.90</i>
<i>\$12,500,001 +</i>	<i>1.00</i>

Your accumulated rewards will not change, however beginning August 1, rewards on additional spend will be calculated using the percentages above.

This change will not impact the timing of your rewards credit (i.e. if you were due to receive your rewards in September, you will still receive them in September).

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.

Ship To:

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

OCT 25

Order ID: 113-4885551-6903444

Thank you for buying from JVH Consumer Products Inc. on Amazon Marketplace.

Shipping Address: Harold burns 7083 PLYMOUTH GROVE CT JACKSONVILLE, FL 32220-5017	Order Date: Thu, Oct 2, 2025	Shipping Service: Standard
	Buyer Name: Harold	
	Seller Name: JVH Consumer Products Inc.	

Quantity	Product Details	Unit price	Order Totals
5	Power Spike for Palm Trees, Palm Tree Fertilizer Spike. Nutrient Spike specifically formulated to Feed and fertilize All Types of Palm Trees and Address Deficiencies. Triple Pack 9.6 LBS (30 Spikes) SKU: Power Spike for Palm Trees Triple Pack ASIN: B0DYR8HTK8 Condition: New Order Item ID: 141108266428121	\$49.99	Item subtotal \$249.95 Tax \$18.75 Item total \$268.70

Grand total: \$268.70

Returning your item:

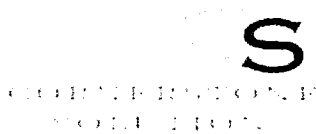
Go to "Your Account" on Amazon.com, click "Your Orders" and then click the "seller profile" link for this order to get information about the return and refund policies that apply.

Visit <https://www.amazon.com/returns> to print a return shipping label. Please have your order ID ready.

Thanks for buying on Amazon Marketplace. To provide feedback for the seller please visit www.amazon.com/feedback. To contact the seller, go to Your Orders in Your Account. Click the seller's name under the appropriate product. Then, in the "Further Information" section, click "Contact the Seller."

From: cornerstonesolution@buildertrend.com
Sent: Thursday, October 2, 2025 8:26 AM
To: Harold T. Burns
Subject: Thank you for your payment to Cornerstone Solution — Harold Burns

You don't often get email from cornerstonesolution@buildertrend.com. [Learn why this is important](#)



Payment confirmation

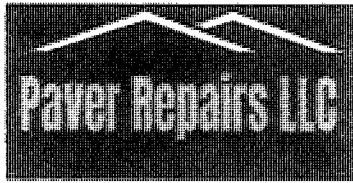
Hi Harold Burns,

Your payment to Cornerstone Solution for Harold Burns is complete.

Payment information

Invoice ID	Down Payment
Payment amount	\$695.00
Processing fee	\$20.78
Payment total	\$715.78
Payment date	Oct 2, 2025, 8:26 AM
Payment method	Credit Card
Authorization code	002964

[View invoice](#)



You accepted an estimate from Paver Repairs LLC

Estimate accepted October 2, 2025

Confirmation sent to hburns@vestapropertyservices.com

We look forward to working with you.

Customer

Harold Burns

Vesta Property Services

hburns@vestapropertyservices.com

+1 (904) 748-0051

15431 Spotted Stallion Trail

Jacksonville, FL 32234

Repair lifted pavers from roots near aminity club house	\$325.00
Credit card processing fee <i>(please ignore this fee if paying by cash or check)</i>	\$10.72
Subtotal	\$335.72
Total	\$335.72

855 LANE AVE SOUTH
JACKSONVILLE, FL 32205 (904)7816208

6346 00090 24399 10/07/25 03:21 PM

ORDER ID: H6346-687901

RECALL AMOUNT 773.41

SUBTOTAL 773.41

SALES TAX 50.58

TOTAL \$823.99

XXXXXXXXXXXX8807 MASTERCARD

USD\$ 823.99

AUTH CODE 007585/1904683

AID A000000041010 Mastercard

P.O.#/JOB NAME: TraiIs CDD

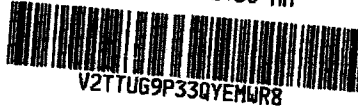
6346 90 24399 10/07/2025 3380

Wed Oct 08 23:14:29 EDT 2025

Thu Oct 09 03:15:24 EDT 2025

Office DEPOT OfficeMax

JACKSONVILLE - (904) 695-9754
10/09/2025 8:30 AM



SALE	24-2-3538-1079943-24.8.1	
523959 INK,HP 61XL,BL		68.79 SS
Subtotal:		68.79
FL 7.0% Sales Tax	5 16	
Total:		73.95
MasterCard 8807:		73.95

AUTH CODE 009718
TDS Contactless
AID A0000000041010 Mastercard
TVR 0000008001
CVS No Signature Required

HAROLD BURNS 58****435
Please create your online rewards
account at officedepot.com/rewards.
You must complete your account to
claim your rewards and view your
status.

Shop online at www.officedepot.com

WE WANT TO HEAR FROM YOU!
Visit survey.officedepot.com
and enter the survey code below

A76Y 0ZVJ PFJR
or scan the below QR code



855 LANE AVE SOUTH
JACKSONVILLE, FL 32205 (904)7816208

6346 00090 29265 10/09/25 08:16 AM

KEYTAG# 901935800

ORDER ID: H6346-688285

RECALL AMOUNT 208.17

SUBTOTAL 208.17

SALES TAX 0.00

TOTAL \$208.17

XXXXXXXXXXXX8807 MASTERCARD

USD\$ 208.17

AUTH CODE 009823/9905115

AID A000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

KEYTAG# 901935800

PRO XTRA ###-###-3075 SUMMARY

THIS RECEIPT PO/JOB NAME: Trails CDD

PRO XTRA SPEND THIS VISIT: \$208.17

2025 PRO XTRA SPEND 10/08: \$0.00

Get the CREDIT LINE your business needs
PLUS earn Perks 4X FASTER when you join
Pro Xtra, register, & use your Pro Xtra
Credit Card. Apply and SAVE UP TO \$100.

855 LANE AVE SOUTH
JACKSONVILLE, FL 32205 (904)7816208

6346 00039 88870 10/09/25 03:22 PM
SALE CASHIER JANICE

6937358395837 GB MIR 13X49 <A> 12.97
GB 13"WX49" WHITE FRAMED DOOR MIRROR
887480320718 SHEET METAL <A>
SDRL SCRW SS PHL PAN #10 X 1
2@1.47 2.94
058060004117 WDPLUS #8 <A> 6.52
WALLDRILLER PLUS #8 W/ SCREWS 8 PK

SUBTOTAL 22.43
SALES TAX 1.68
TOTAL \$24.11

XXXXXXXXXXXX8807 MASTERCARD
USD\$ 24.11
AUTH CODE 009076/9391705 TA
Contactless
AID A000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-3075 SUMMARY
THIS RECEIPT PO/JOB NAME: Trails CDD

2025 PRO XTRA SPEND 10/08: \$208.17

Get the CREDIT LINE your business needs
PLUS earn Perks 4X FASTER when you join
Pro Xtra, register, & use your Pro Xtra
Credit Card. Apply and SAVE UP TO \$100.
Learn more at homedepot.com/credit

6346 10/09/25 03:22 PM

6346 39 88870 10/09/2025 0962

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	01/07/2026



1-800-295-5510

uline.com

PO Box 88741 • Chicago, IL 60680-1741

DUPLICATE INVOICE

ULINE FED ID#: 36-3684738

INVOICE #: 197984451

ORDER #: 41481660

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

Table with columns: CUSTOMER NO., PURCHASE ORDER NO., SHIP VIA, ORDER DATE, DATE SHIPPED, TERMS, INVOICE DATE, QTY ORDERED, U/M, BACK ORDERED, ITEM NUMBER, DESCRIPTION, UNIT PRICE, EXTENDED PRICE. Includes line items for chairs, dolly, gloves, and a gravity chair.

ORDER PLACED BY: HAROLD BURNS
INTERNET PRO #: 121303347005

Summary table with columns: SUB-TOTAL, SALES TAX, SHIPPING/HANDLING, AMOUNT DUE. Values: 1,511.00, .00, 264.66, \$ 1,775.66

PLEASE PAY FROM THIS INVOICE REFER TO THIS INVOICE NUMBER WHEN CONTACTING US REGARDING THIS TRANSACTION

Table with columns: CUSTOMER NAME, CUSTOMER NUMBER, INVOICE NUMBER, INVOICE DATE, AMOUNT DUE. Values: WINCHESTER RIDGE TRAILS CDD, 29835324, 197984451, 09/16/25, 1,775.66

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

MAKE CHECK PAYABLE AND MAIL TO:

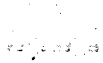
ULINE
ATTN: ACCOUNTS RECEIVABLE
PO Box 88741
Chicago IL 60680-1741

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

2983532401979844512509160001775663



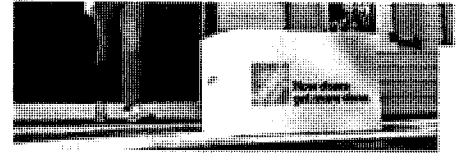
W.



DELIVERY ON YOUR SCHEDULE

Bring the Store to Your Doorstep

[Learn More](#)



Order #WH11840905

Placed on: Oct 13, 2025

Billing Information

Harold Burns

15431 Spotted Stallion Trail
Jacksonville FL 32234

Payment Method: MC ***8807

Item	Price/Item	Qty	Line Total
Delivery (1 item) 15431 Spotted Stallion Trl , Jacksonville, FL 32234			
PETRAMAX 1 Gal. Outdoor Mulch and Rock Glue Ready to Use for Landscaping Expect it on Oct 16 - Oct 17	\$49.98	2	\$99.96
Delivery (1 item) 15431 Spotted Stallion Trl , Jacksonville, FL 32234			
Chapin 2 Gal. Lawn, Garden and Multi-Purpose Poly Tank Sprayer with Foaming and Adjustable Nozzles Expect it on Oct 17	\$19.81	1	\$19.81
	Subtotal		\$119.77
	Sales Tax		\$0.00
	Total		\$119.77

Need help?

Online Customer Support:
1-800-430-3376

Call 7 days a week:
6 a.m. to 2 a.m. EST

Feedback

855 LANE AVE SOUTH
JACKSONVILLE, FL 32205 (904)7816208

6346 00090 49941 10/16/25 08:34 AM

KEYTAG# 901935800

ORDER ID: H6346-689881

RECALL AMOUNT 159.09

SUBTOTAL 159.09

SALES TAX 0.00

TOTAL \$159.09

XXXXXXXXXXXX8807 MASTERCARD

USD\$ 159.09

AUTH CODE 016617/2900955

AID A000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

KEYTAG# 901935800

PRO XTRA ###-###-3075 SUMMARY

THIS RECEIPT PO/JOB NAME: tails cdd

PRO XTRA SPEND THIS VISIT: \$159.09

2025 PRO XTRA SPEND 10/15: \$1,024.78

Get the CREDIT LINE your business needs
PLUS earn Perks 4X FASTER when you join
Pro Xtra, register, & use your Pro Xtra
Credit Card. Apply and SAVE UP TO \$100.
Learn more at homedepot.com/credit

6346 90 49941 10/16/2025 8516

Harold T. Burns

From: Constant Contact Billing <notification@constantcontact.com>
Sent: Tuesday, October 21, 2025 4:21 AM
To: Harold T. Burns
Subject: Constant Contact Payment Receipt for Harold Burns



Payment Receipt for October 21, 2025

Thank you for your recent payment. Your payment receipt is found below.

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

User Name: trailsconstant@gmail.com

Today's Date: October 21, 2025

Payment Date: October 21, 2025

Payment Method: MC (last 4 digits: 8807)

Amount: \$62.00

Thank you for your payment!

Harold T. Burns

From: Total Restroom <support@totalrestroom.com>
Sent: Wednesday, October 22, 2025 12:30 PM
To: Harold T. Burns
Subject: Order TR - 30393982 confirmed

You don't often get email from support@totalrestroom.com. [Learn why this is important](#)



Order TR - 30393982

Thank you for your purchase!

Hi Harold, we're getting your order ready to be shipped. We will notify you when it has been sent.

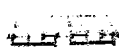
Order summary



Zurn P6000-ECA-WS-RK Water Closet Rebuild Kit for 3.5 GPF AquaVantage Diaphragm Flush Valve × 2 **\$83.98**



ASI R-002 Commercial Theft Resistant Spindle × 2 **\$14.80**



Bradley 5241-00 Commercial Toilet Paper Dispenser, Surface-Mounted, Aluminum × 2 **\$43.16**

Subtotal **\$141.94**

Shipping **\$0.00**

Florida State Tax **\$8.52**

Duval County Tax **\$2.13**

Total **\$152.59 USD**

855 LANE AVE SOUTH
JACKSONVILLE, FL 32205 (904)7816208

6346 00002 46876 10/29/25 07:51 AM
SALE CASHIER LAURA

098168402798 BALUSTER <A>
2X2-42" PT BEVEL 1 END BALUSTER
16@1.47 23.52N
4005014730239 2X6-12 HT WW <A> 13.48N
2X6-12FT PREMIUM SPF
644323999346 TOOL BAG <A> 19.98N
HUSKY 15" TOOL BAG
764666528642 PTN4S1 <A> 9.97N
4" PG10 EXT SCREW 1 LB

SUBTOTAL 66.95
SALES TAX 0.00

TAX EXEMPT
TOTAL \$66.95

XXXXXXXXXXXX8807 MASTERCARD
USD\$ 66.95

AUTH CODE 029540/9022894 TA
Contactless

AID A0000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

PRO XTRA ###-###-3075 SUMMARY
THIS RECEIPT PO/JOB NAME: cdd

2025 PRO XTRA SPEND 10/28: \$1,183.87

Get the CREDIT LINE your business needs
PLUS earn Perks 4X FASTER when you join
Pro Xtra, register, & use your Pro Xtra
Credit Card. Apply and SAVE UP TO \$100.
Learn more at homedepot.com/credit

6346 10/29/25 07:51 AM

6346 02 46876 10/29/2025 0641

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	01/27/2026

EXHIBIT 9

ADDENDUM TO PAINTING SERVICES PROPOSAL BETWEEN THE TRAILS COMMUNITY DEVELOPMENT DISTRICT AND FLASHPOINT PAINTING LLC

District:	Trails Community Development District	Contractor:	Flashpoint Painting, LLC
Mailing Address:	250 International Pkwy, Suite 208, Lake Mary, Florida 32746	Mailing Address:	14304 Creekbluff Way Jacksonville, Florida 32234
Phone:	(904) 748-0051	Phone:	(904) 923-6118

The following provisions govern the proposal dated December 1, 2025, submitted by the Contractor, and attached hereto as **Exhibit A** (hereinafter referred to as the “Proposal,” and as modified by this Addendum, the “Agreement”) for painting services:

1. Compensation due from the District for the painting services and materials identified in the Proposal shall total **Four Thousand Eight Hundred Dollars and 00/100 Cents (\$4,800.00)**. 50% of this amount (\$2,400.00) shall be paid at the time the agreement is signed and the remaining amount shall be paid at the completion of the services and acceptance by the District. Payment shall be made, and invoices shall be rendered in accordance with Florida’s Prompt Payment Act, sections 218.70 through 218.80, *Florida Statutes*. Any increases in price must be approved in writing by the District.
2. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
 - a. Workers’ Compensation Insurance in accordance with the laws of the State of Florida.
 - b. Commercial General Liability Insurance covering the Contractor’s legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors’ operation.
 - c. If any automobiles are to be used on the District’s property, Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

3. To the extent that the Contractor provides any materials or workmanship under this Agreement to the District, the Contractor warrants to the District that the materials that are furnished under this Agreement shall be new, and that the workmanship and materials shall be of good quality, and free from faults and defects. If any such workmanship or materials are found to be defective, deficient, or not in accordance with the Agreement, and without intending to limit any other remedies, the Contractor shall correct, remove, and replace such workmanship or materials promptly at the Contractor’s expense after receipt of a written notice from the District. To the extent that manufacturers’ warranties are available, such manufacturers’ warranties shall extend for the duration of their respective terms, and the Contractor hereby assigns all manufacturers’ warranties, if any, to the District, and shall provide evidence of the same. None of the warranties set forth herein shall cover abuse or abnormal damage occurring after completion of the services and not as a result of the acts or omissions of Contractor (or manufacturers, as applicable). In addition to all manufacturers’ warranties for materials purchased for purposes of this Agreement, which Contractor shall assign to the District, the Services, all labor, and materials provided by the Contractor pursuant to this Agreement shall be warranted for workmanship for a period of ninety (90) days after final completion and acceptance by the District.
4. Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor’s actions or inactions. Contractor shall defend, indemnify, and hold harmless the District and the District’s officers, staff, representatives, and agents, from any and all liabilities,

damages, claims, losses, costs, or harm of any kind, including, but not limited to, reasonable attorney's fees, paralegal fees and expert witness fees and costs, to the extent caused, wholly or in part, by any acts or omissions of the Contractor and persons employed or utilized by the Contractor in the performance of the Agreement.

5. In all matters relating to the Agreement, the Contractor shall be acting as an independent contractor. Neither the Contractor nor employees of the Contractor, if any, are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Contractor agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Contractor, if there are any, in the performance of the Agreement. The Contractor shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Contractor shall have no authority to represent the District as an agent, employee, or in any other capacity.
6. In performing its obligations under the Agreement, Contractor and each of its employees, agents, subcontractors, or anyone directly or indirectly employed by Contractor shall comply with, and all services rendered shall comply with, all applicable laws, ordinances, rules, regulations, and orders of any public or governmental authority having appropriate jurisdiction. Contractor shall initiate, maintain, and supervise all safety precautions and programs in connection with its obligations herein. Contractor shall take all reasonable precautions for the safety of and shall provide all reasonable protection to prevent damage, injury, or loss to all of its employees, agents and subcontractors performing its obligations herein and other persons who may be affected, and any material, equipment, and other property.
7. Contractor agrees that nothing in the Agreement shall be deemed as a waiver of the District's sovereign immunity or the District's limits of liability as set forth in Section 768.28, *Florida Statutes* or other law, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under such limitations of liability or by operation of law.
8. Contractor understands and agrees that all documents of any kind provided to the District in connection with the Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is Howard McGaffney ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (904) 386-0186; HOWARD@FCSMANAGEMENTGROUP.COM; OR 250 INTERNATIONAL PARKWAY, SUITE 208, LAKE MARY, FLORIDA 32746.

9. The District may terminate the Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.091, *Florida Statutes*. By entering into the Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of the Agreement.


10. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review or hearing pursuant such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.
11. The Contractor acknowledges that, in addition to all laws and regulations that apply to this Agreement, the following provisions of Florida law (“Public Integrity Laws”) apply to this Agreement:
- a. Section 287.133, Florida Statutes, titled Public entity crime; denial or revocation of the right to transact business with public entities;
 - b. Section 287.134, Florida Statutes, titled Discrimination; denial or revocation of the right to transact business with public entities;
 - c. Section 287.135, Florida Statutes, titled Prohibition against contracting with scrutinized companies;
 - d. Section 287.137, Florida Statutes, titled Antitrust violations; denial or revocation of the right to transact business with public entities; denial of economic benefits; and
 - e. Section 287.138, Florida Statutes, titled Contracting with entities of foreign countries of concern prohibited.

The Contractor acknowledges that the Public Integrity Laws prohibit entities that meet certain criteria from bidding on or entering into or renewing a contract with governmental entities, including with the District (“Prohibited Criteria”). The Contractor acknowledges that the District may terminate this Agreement if the Contractor is found to have met the Prohibited Criteria or violated the Public Integrity Laws.

The Contractor certifies that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity, meets any of the Prohibited Criteria, and in the event such status changes, Contractor shall immediately notify the District. By entering into this Agreement, Contractor agrees that any renewal or extension of this Contract shall be deemed a recertification of such status.

12. The Contractor does not use coercion for labor or services as defined in Section 787.06, Florida Statutes, and the Contractor has complied, and agrees to comply, with the provisions of Section 787.06, Florida Statutes.
13. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Proposal, this Addendum controls.
14. The Agreement shall be deemed effective as of the date of the full execution of this Addendum.

FLASHPOINT PAINTING, LLC


 By: David O'Steen
 Its: Owner
 Date: 12/19/2025

TRAILS COMMUNITY DEVELOPMENT DISTRICT



 Chairperson, Board of Supervisors
 Date: 12/19/2025

Exhibit A

ESTIMATE

Prepared For

Winchester Ridge

Flashpoint Painting, LLC

14304 Creekbluff Way
Jacksonville, Florida 32234
Phone: (904) 923-6118
Email: flashpointpaintingllc@gmail.com

Estimate # 179

Date 12/01/2025

Description

Interior Painting

Remove/reinstall all wall plates and blinds as needed.

Patch and repair all walls in rooms/areas discussed.

Caulk all trim and baseboard as needed.

Repair knockdown around AC vents and all rooms and areas discussed

Paint all ceilings, walls, doors, and trim and all rooms and areas discussed

This includes two exterior bathrooms, gym and amenity center.

Product on walls will be Sherwin-Williams super paint, satin (colors of choice)

Product on ceiling will be Sherwin Williams premium ceiling paint flat white

Trim paint will be Sherwin-Williams emerald urethane semi gloss white

Subtotal	\$4,800.00
Total	\$4,800.00
Deposit Due	\$2,400.00

EXHIBIT 10

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TRAILS COMMUNITY DEVELOPMENT DISTRICT AMENDING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025-2026 AND PROVIDING FOR 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*; and

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located.

WHEREAS, the Board desires to amend the Fiscal Year 2025-2026 meeting schedule attached as **Exhibit A**.

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

1. **AMENDING ANNUAL MEETING SCHEDULE.** The Fiscal Year 2025-2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

2. **EFFECTIVE DATE.** This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 13th day of January, 2026.

ATTEST:

TRAILS COMMUNITY DEVELOPMENT DISTRICT

Secretary/Assistant Secretary

Chairperson/Vice Chairperson, Board of Supervisors

Comp. Exhibit A: Fiscal Year 2025-2026 Annual Meeting Schedule

EXHIBIT "A"

**BOARD OF SUPERVISORS MEETING DATES
TRAILS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026**

The Board of Supervisors of the Trails Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at Winchester Ridge Amenity Center, 15431 Spotted Stallion Trail Jacksonville, FL 32234, at 6:30 p.m. unless otherwise indicated as follows:

Tuesday, January 13, 2026
Tuesday, March 10, 2026 – Draft Budget
Tuesday, April 14, 2026 – Approve Budget
Tuesday, July 14, 2026 – Adopt Budget
Tuesday, September 14, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from 250 International Parkway, Suite 208, Lake Mary, Florida 32746 or by calling (321) 263-0132.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (321) 263-0132 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

EXHIBIT 11



January 6, 2026	Operations Manager's Report
Operations Manager	Harold Burns
Community	Winchester Ridge-Trails CDD
Created Work Orders Last 30 Days	50
Completed Work Orders Last 30 Days	50
Current Open Work Orders	0

FALL DEPARTMENTAL & OPERATIONAL UPDATES

LANDSCAPE AND IRRIGATION:

- Fall Mowing assignments phase 1&2 with bland checked and documented twice a month while onsite.
- Bland near misses and discrepancies relayed to account management and district manager for the months Oct-Dec.
- Fall site inspections of property landscaping were done by me twice monthly, action plan created if needed in work order system district manager briefed daily

POND AND FOUNTAIN MAINTENANCE:

- Fountains working and maintaining proper functions (3) pond 13 fountain main breaker keeps tripping.
- Future Horizons briefed monthly on pond issues (Oct-Dec)

AMENITY CENTER

- Pressure washing project completed (November)
- Deck Paver repairs completed (November)
- District Manager Quarterly inspection completed. (December)
- Holiday Lighting approved and installed (December)

Residents Suggestions & Comments

- None