

TRAILS
COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Tuesday

March 10, 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, March 10, 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, March 10, 2026

Time: 6:30 PM

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

Agenda

- I. Roll Call**
- II. Audience Comments** – *(limited to 3 minutes per individual for agenda items)*
- III. Presentation of Proof of Publication(s)** [Exhibit 1](#)
[Pg. 6](#)
- IV. Consent Agenda**
 - A. Consideration for Approval – The Minutes of the Board of Supervisors Regular Meeting Held on January 13, 2026 [Exhibit 2](#)
[Pgs. 8-10](#)
 - B. Consideration for Acceptance – The December 2025 Unaudited Financial Statements [Exhibit 3](#)
[Pgs. 12-21](#)
 - C. Consideration for Acceptance – The December 2025 Operation & Maintenance Expenditures [Exhibit 4](#)
[Pgs. 23-63](#)
 - D. Consideration for Acceptance – The January 2026 Unaudited Financial Statements [Exhibit 5](#)
[Pgs. 65-74](#)
 - E. Consideration for Acceptance – The January 2026 Operation & Maintenance Expenditures [Exhibit 6](#)
[Pgs. 76-104](#)
- V. Business Items**
 - A. Consideration of Bland Landscaping Co. Mulching Proposal - \$8,250.00 [Exhibit 7](#)
[Pg. 106](#)
 - B. Discussion & Consideration of HOA Proposed Fence- Chuckwagon Trail
- VI. Discussion Topics**
- VII. Staff Reports**
 - A. Operations Manager [Exhibit 8](#)
[Pg. 108](#)
 - B. District Engineer
 - 1. Scope/Specifications for Pond Bank Repairs [Exhibit 9](#)
[Pgs. 110-124](#)
 - C. District Counsel
 - 1. Legislative Reports [Exhibit 10](#)
[Pgs. 126-129](#)
 - D. District Manager

VIII. Supervisors' Requests

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

X. Budget Workshop Reminder – March 24th at 6:00 PM

XI. Next Meeting Quorum Check: April 14th 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

XII. 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, March 10, 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

Feb. 26

00 (26-01107D)

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, January 13, 2026 at 6:30 p.m., at the Winchester Ridge Amenity Center, 15431
6 Spotted Stallion Trail Jacksonville, FL 32234.

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

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

9 Present and constituting a quorum were:

10	Terence Douglas	Board Supervisor, Chairman
11	Corina Buck	Board Supervisor, Vice Chairperson
12	Chantel Douglas	Board Supervisor, Assistant Secretary
13	Emilio Gonzalez	Board Supervisor, Assistant Secretary
14	Richard Bergeron	Board Supervisor, Assistant Secretary

15 Also, present were:

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

20

21 *The following is a summary of the discussions and actions taken at the January 13, 2026 Trails CDD Board*
22 *of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by*
23 *emailing PublicRecords@vestapropertyservices.com.*

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

26 There being none, the next item followed.

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

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

29 A. Exhibit 2: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting
30 Held on October 14, 2025

31 B. Exhibit 3: Consideration for Acceptance – The September 2025 Unaudited Financial Statements

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

34 D. Exhibit 5: Consideration for Acceptance – The October 2025 Unaudited Financial Statements

35 E. Exhibit 6: Consideration for Acceptance – The October 2025 Operation & Maintenance
36 Expenditures

37 F. Exhibit 7: Consideration for Acceptance – The November 2025 Unaudited Financial Statements

38 G. Exhibit 8: Consideration for Acceptance – The November 2025 Operation & Maintenance
39 Expenditures

40 H. Ratification of District Manager’s Actions Related to Holiday Lighting

41 Mr. McGaffney provided a brief reminder of why the holiday lighting was being ratified.

42 I. Exhibit 9: Ratification of Flashpoint Painting Agreement

43 Discussion ensued regarding hiring local vendors for projects in the community.

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

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

47 A. Exhibit 10: Consideration & Adoption of **Resolution 2026-02**, Amending FY 2025-2026 Meeting
48 Schedule

49 Discussion ensued regarding the scheduling of a budget workshop in March. The Board decided
50 on March 24th at 6:00 p.m.

51 On a MOTION by Mr. Douglas, SECONDED by Ms. Douglas, WITH ALL IN FAVOR, the Board adopted
52 **Resolution 2026-02**, Amending FY 2025-2026 Meeting Schedule, as amended to add a budget workshop
53 on March 24th at 6:00 p.m., for the Trails Community Development District.

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

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

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

57 **The staff reports were presented out of order.**

58 A. Exhibit 11: Operations Manager

59 Mr. Burns provided further updates. Discussion ensued regarding cleaning of the ponds.

60 B. District Engineer

61 1. Status Update of District Ponds

62 Mr. Landing provided updates regarding the status of the ponds due to the dry weather.
63 Discussion ensued regarding the possible causes and solutions.

64 On a MOTION by Mr. Bergeron, SECONDED by Mr. Gonzalez, WITH ALL IN FAVOR, the Board
65 approved and directed the District Engineer to draft the scope and specifications for the pond bank repairs,
66 for the Trails Community Development District.

67 C. District Counsel

68 Mr. Haber had nothing to report.

69 D. District Manager

70 Mr. McGaffney requested that the Board allow him to work with one Supervisor to draft the FY
71 2027 proposed budget for the workshop.

72 On a MOTION by Ms. Douglas, SECONDED by Mr. Gonzalez, WITH ALL IN FAVOR, the Board
73 appointed Supervisor Bergeron to work with the District Manager to draft the proposed FY 2027 budget,
74 for the Trails Community Development District.

75

76

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

78 Ms. Douglas expressed her concerns regarding the new development and its effect on the district.
79 Discussion ensued.

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

82 A resident asked for clarification on how the parking in the district works and was directed to the HOA.

83 **TENTH ORDER OF BUSINESS – Next Meeting Quorum Check: March 10 at 6:30 PM**

84 All five Board members stated that they would be attending the next Board meeting on March 10
85 at 6:30 p.m.

86 **ELEVENTH ORDER OF BUSINESS – Adjournment**

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

89 On a MOTION by Mr. Douglas, SECONDED by Ms. Douglas, WITH ALL IN FAVOR, the Board
90 adjourned the meeting at 7:34 p.m. for the Trails Community Development District.

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

94 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed**
95 **meeting held on March 10, 2026.**

96
97
98
99

Signature

Signature

Printed Name

Printed Name

100 **Title:** **Secretary** **Assistant Secretary**

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

EXHIBIT 3

**TRAILS
COMMUNITY DEVELOPMENT DISTRICT**

**FINANCIAL STATEMENTS
UNAUDITED**

DECEMBER 31, 2025



Trails CDD
Balance Sheet
December 31, 2025

	General Fund	Reserve Fund	Series 2007 Debt Service Fund	Total
1 <u>ASSETS</u>				
2 Cash:				
3 Valley Bank - Operating Fund	\$ 1,406,394	\$ -	\$ -	\$ 1,406,394
4 Investments:				
5 Bank United - Money Market Account	719,097	-	-	719,097
6 Prepayment Account	-	-	1,652	1,652
7 Reserve Account	-	-	231,047	231,047
8 Revenue Account	-	-	103,307	103,307
9 Assessments Receivable	18,265	3,995	12,806	35,066
10 Due from Other Funds	-	542,657	449,890	992,547
11 Prepaid Items	-	-	-	-
12 Deposits	14,358	-	-	14,358
13 Undeposited Funds	-	-	-	-
14 <u>TOTAL ASSETS:</u>	<u>2,158,114</u>	<u>546,652</u>	<u>798,703</u>	<u>3,503,469</u>
15 <u>LIABILITIES</u>				
16 Accounts Payable	\$ 26,763	\$ -	\$ -	26,763
17 Accrued Expenses	-	-	-	-
18 Sales Tax Payable	-	-	-	-
19 Deferred Revenue	18,265	3,995	12,806	35,066
20 Due to Other Funds	992,547	-	-	992,547
21 <u>TOTAL LIABILITIES:</u>	<u>1,037,575</u>	<u>3,995</u>	<u>12,806</u>	<u>1,054,376</u>
22 <u>FUND BALANCE</u>				
23 Nonspendable:				
24 Prepaid/Deposit Items	16,841			16,841
25 Restricted for:				
26 Capital Projects	264,914			264,914
27 Working Capital (3 months)	135,655			135,655
28 Debt Service	-	-	785,897	785,897
29 Unassigned	703,129	542,657	-	1,245,786
30 <u>TOTAL FUND BALANCE</u>	<u>1,120,539</u>	<u>542,657</u>	<u>785,897</u>	<u>2,449,093</u>
31 <u>TOTAL LIABILITIES & FUND BALANCE</u>	<u>\$ 2,158,114</u>	<u>\$ 546,652</u>	<u>\$ 798,703</u>	<u>\$ 3,503,469</u>

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

	FY 2026 Adopted Budget	FY 2026 Month of December	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Budget	% of Budget
1 REVENUES					
2 Special Assessments	\$ 658,249	\$ 624,205	\$ 639,984	\$ (18,265)	97.23%
3 Interest	-	6,163	12,036	12,036	0.00%
4 Room Rentals	-	96	143	143	0.00%
5 Other Misc Revenues	-	-	-	-	0.00%
6 TOTAL REVENUES	658,249	630,464	652,163	(6,086)	99.08%
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	-	2,483	(1,517)	62.07%
12 Assessment Roll	5,906	492	1,477	(4,429)	25.00%
13 Disclosure Report	5,000	-	5,000	-	100.00%
14 District Counsel	25,000	-	1,208	(23,792)	4.83%
15 District Engineer	10,000	1,198	1,785	(8,215)	17.85%
16 Administrative Services	20,000	1,667	5,000	(15,000)	25.00%
17 District Management	24,000	2,000	6,000	(18,000)	25.00%
18 Accounting Services	20,000	1,667	5,000	(15,000)	25.00%
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	675	1,642	(1,107)	59.73%
23 Dues, Licenses, Subscriptions	590	-	175	(415)	29.66%
24 TOTAL ADMINISTRATION	137,953	7,698	30,687	(107,266)	22.24%
25 SECURITY OPERATIONS					
26 Security Patrol Services	1,000	-	-	(1,000)	0.00%
27 Security Monitoring Services	8,064	624	1,872	(6,192)	23.21%
28 R&M - Security Cameras	1,000	-	-	(1,000)	0.00%
29 TOTAL SECURITY OPERATIONS	10,064	624	1,872	(8,192)	18.60%
30 UTILITIES					
31 Electric	25,000	1,653	5,190	(19,810)	20.76%
32 Garbage	4,100	528	1,756	(2,344)	42.83%
33 Water & Sewer	10,000	794	2,120	(7,880)	21.20%
34 TOTAL ELECTRIC UTILITY SERVICE	39,100	2,975	9,065	(30,035)	1
35 STORMWATER CONTROL					
36 Contracts - Lake/Pond Bank	15,225	-	1,904	(13,321)	12.50%
37 Fountain Maintenance	5,000	-	961	(4,039)	19.22%
38 TOTAL STORMWATER CONTROL	20,225	-	2,865	(17,360)	14.16%
39 OTHER PHYSICAL ENVIRONMENT					
40 Contracts - Landscape/Irrigation	93,532	7,074	21,223	(72,309)	22.69%
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	1,100	1,369	(3,631)	27.37%
44 R&M - Entry Lighting, Walls & Fence	4,000	-	-	(4,000)	0.00%
45 TOTAL OTHER PHYSICAL ENVIRONMENT	125,815	8,174	46,676	(79,139)	37.10%
46 PARKS & RECREATION					
47 Pest Control	2,500	-	94	(2,406)	3.75%
48 Amenity Management Service Contract	244,692	17,051	49,853	(194,839)	20.37%
49 Janitorial Services & Supplies	2,500	99	1,190	(1,310)	47.60%

Trails CDD
General Fund

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

	FY 2026 Adopted Budget	FY 2026 Month of December	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Budget	% of Budget
50 Telephone, Cable & Internet Service	5,700	643	1,750	(3,950)	30.70%
51 R&M - Fitness Equipment	2,200	395	749	(1,451)	34.04%
52 R&M - Amenity Center	15,000	12	3,068	(11,932)	20.45%
53 Pool Supplies - Chemical/Permits/Supplies	15,000	716	2,573	(12,427)	17.16%
54 Amenity Supplies & Equipment	3,500	1,090	3,534	34	100.96%
55 Pressure Washing	4,000	-	3,590	(410)	89.76%
56 TOTAL PARKS & RECREATION	295,092	20,007	66,401	(228,691)	22.50%
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 EXPENDITURES	658,249	39,479	157,565	(500,684)	23.94%
64 REVENUES OVER (UNDER) EXPENDITURES	-	590,985	494,598	494,598	
65 OTHER FINANCING SOURCES & USES					
66 Transfer In					
67 Transfers Out					
68 TOTAL OTHER FINANCING SOURCES & USES		-	-		
69 NET CHANGE IN FUND BALANCE		590,985	494,598		
70 Fund Balance - Beginning			625,940		
71 FUND BALANCE - ENDING			1,120,539		

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

	FY 2026 Adopted Budget	FY 2026 Month of December	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Budget
1 REVENUES				
2 Special Assessments	143,986	136,539	139,991	(3,995)
3 Interest	-	-	-	-
4 Misc.	-	-	135,000	135,000
5 TOTAL REVENUES	143,986	136,539	274,991	(3,995)
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	-	136,539	270,066	
11 OTHER FINANCING SOURCES & USES				
12 Transfer In				
13 Transfers Out				
14 TOTAL OTHER FINANCING & USES	-	-	-	
15 NET CHANGE IN FUND BALANCE	-	136,539	270,066	
16 Fund Balance - Beginning	-	-	272,591	
17 FUND BALANCE - ENDING	-	136,539	542,657	

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

	FY 2026 Adopted Budget	FY 2026 Month of December	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Budget
1 REVENUES				
2 Special Assessments	461,506	437,638	448,701	(12,806)
3 Interest	-	1,009	3,806	3,806
4 TOTAL REVENUES	461,506	438,646	452,507	(9,000)
5 EXPENDITURES				
6 Interest Expense				
7 *November 1, 2025		-	115,428	
8 May 1, 2026	115,428	-	-	(115,428)
9 November 1, 2026	109,113	-	-	(109,113)
10 Principle Payment				
11 May 1, 2026	235,000			
12 November 1, 2026	-			
13 TOTAL EXPNDITURES	459,541	-	115,428	(224,541)
14 REVENUES OVER (UNDER) EXPENDITURES	1,966	438,646	337,078	
15 OTHER FINANCING SOURCES & USES				
16 Transfer In				
17 Transfers Out				
18 TOTAL OTHER FINANCING SOURCES & USES		-	-	
19 NET CHANGE IN FUND BALANCE		438,646	337,078	
20 Fund Balance - Beginning			448,819	
21 FUND BALANCE - ENDING			785,897	

Trails CDD
Notes to Financial Statements
December 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 97.23% collected and total revenue is 99.08% of adopted budget.

> Total expenditures are 23.56% 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	#REF!	62.07%	
Assessment Roll	5,906	1,477	25.00%	Assessment roll monthly fee
District Management	24,000	6,000	25.00%	DM monthly fee
Auditing Services	4,200	-	0.00%	
Public Officials Insurance	5,508	-	0.00%	
<i>Stormwater Control</i>				
Garbage	4,100	1,756	42.83%	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	21,223	22.69%	Landscape monthly fee
Liability/Property Insurance	19,783	24,084	121.74%	Egis insurance paid in full. Two bills
Landscape Replacement	5,000	1,369	27.37%	Power Spike for Palm Trees

Security Operations

Security Monitoring Services	8,064	1,872	23.21%	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	49,853	20.37%	Vesta monthly amenity mgmt fees.
Telephone, Cable & Internet Service	5,700	1,750	30.70%	Comcast monthly fee
R&M - Fitness Equipment	2,200	749	34.04%	Allways Improving monthly fees & Cleaning wipes
R&M - Amenity Center	15,000	3,068	20.45%	Various purchases from Home Depot, GT Electrical
Amenity Supplies & Equipment	3,500	3,534	100.96%	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
December 31, 2025

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
General Fund					
Checking Account - Operating	Valley Bank	Public Funds Checking	N/A	3.82%	\$ 1,406,394
Money Market Account	BankUnited	MMA	N/A	3.75%	719,097
				General Fund Subtotal	<u>\$ 2,125,491</u>
Debt Service Funds					
Series 2007 Prepayment Account	U.S. Bank	First American FD SHS Treasury Note	N/A	3.71%	\$ 1,652
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%	103,307
				Debt Service Fund Subtotal	<u>\$ 336,007</u>
				Total	<u><u>\$ 2,461,498</u></u>

EXHIBIT 4

11:04 AM
01/05/26

Trails CDD
Check Detail
December 2025

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	120067	12/01/2025	Alliant Engineering Inc		1101000 · Operating Account - Valley...		-587.50
Bill	83438	11/20/2025			1510060 · District Engineer	-587.50	587.50
TOTAL						-587.50	587.50
Bill Pmt -Check	120068	12/04/2025	Envera Systems		1101000 · Operating Account - Valley...		-623.92
Bill	763217	12/01/2025			1520010 · Security Monitoring Services	-623.92	623.92
TOTAL						-623.92	623.92
Bill Pmt -Check	120069	12/04/2025	Vesta Property Service...		1101000 · Operating Account - Valley...		-16,544.21
Bill	429745	11/30/2025			1580010 · Amenity Management Servi...	-16,544.21	16,544.21
TOTAL						-16,544.21	16,544.21
Bill Pmt -Check	120070	12/04/2025	Hydro Wash 360		1101000 · Operating Account - Valley...		-3,590.42
Bill	258	11/25/2025			1580085 · Pressure Washing	-3,590.42	3,590.42
TOTAL						-3,590.42	3,590.42
Bill Pmt -Check	120071	12/05/2025	Bland Landscaping Co...		1101000 · Operating Account - Valley...		-7,074.33
Bill	345143	12/01/2025			1570000 · Contracts - Landscape/Irriga...	-7,074.33	7,074.33
TOTAL						-7,074.33	7,074.33
Bill Pmt -Check	120072	12/05/2025	Future Horizons Inc		1101000 · Operating Account - Valley...		-951.82
Bill	92640	11/30/2025			1560000 · Contracts - Lake/Pond Bank	-951.82	951.82
TOTAL						-951.82	951.82
Bill Pmt -Check	120073	12/08/2025	Future Horizons Inc		1101000 · Operating Account - Valley...		-686.00
Bill	92679	11/30/2025			1560010 · Fountain Maintenance	-686.00	686.00
TOTAL						-686.00	686.00

**Trails CDD
Check Detail
December 2025**

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	120074	12/08/2025	SchoolNow		1101000 · Operating Account - Valley...		-384.38
Bill	INV-SN-559	10/01/2025			1510150 · Website Administration	-384.38	384.38
TOTAL						-384.38	384.38
Bill Pmt -Check	01ACH120925	12/09/2025	Republic Services - ACH		1101000 · Operating Account - Valley...		-702.93
Bill	0687-0012356	11/16/2025			1540000 · Garbage - Recreation Facility	-702.93	702.93
TOTAL						-702.93	702.93
Bill Pmt -Check	120075	12/15/2025	Taylor Tree Services, Inc.		1101000 · Operating Account - Valley...		-1,100.00
Bill	20985	12/10/2025			1570030 · Landscape Replacement	-1,100.00	1,100.00
TOTAL						-1,100.00	1,100.00
Bill Pmt -Check	01ACH121525	12/15/2025	Comcast Business - ACH		1101000 · Operating Account - Valley...		-628.66
Bill	112025-5610	11/20/2025			1580030 · Telephone, Cable & Internet ...	-628.66	628.66
TOTAL						-628.66	628.66
Bill Pmt -Check	120076	12/19/2025	Future Horizons Inc		1101000 · Operating Account - Valley...		-275.00
Bill	92671	11/28/2025			1560010 · Fountain Maintenance	-275.00	275.00
TOTAL						-275.00	275.00
Bill Pmt -Check	120077	12/19/2025	Hawkins Inc		1101000 · Operating Account - Valley...		-310.00
Bill	7286105	12/17/2025			1580060 · Pool Services - Chem/Permi...	-310.00	310.00
TOTAL						-310.00	310.00
Bill Pmt -Check	120078	12/23/2025	Allways Improving LLC		1101000 · Operating Account - Valley...		-394.91
Bill	276756	12/17/2025			1580040 · R&M - Fitness Equipment	-394.91	394.91
TOTAL						-394.91	394.91

**Trails CDD
Check Detail
December 2025**

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	120079	12/24/2025	Alliant Engineering Inc		1101000 · Operating Account - Valley...		-1,197.50
Bill	83836	12/18/2025			1510060 · District Engineer	-1,197.50	1,197.50
TOTAL						-1,197.50	1,197.50
Bill Pmt -Check	01ACH122625	12/26/2025	Valley Bank ACH		1101000 · Operating Account - Valley...		-2,196.63
Bill	0659- NOV25	11/28/2025			1580050 · R&M - Amenity Center	-350.00	350.00
					1580020 · Janitorial Services & Supplies	-1,013.30	1,013.30
					1580080 · Amenity Supplies & Equipm...	-20.00	20.00
					1580020 · Janitorial Services & Supplies	-77.53	77.53
					1580050 · R&M - Amenity Center	-100.00	100.00
					1510150 · Website Administration	-62.00	62.00
					1580080 · Amenity Supplies & Equipm...	-573.80	573.80
TOTAL						-2,196.63	2,196.63
Bill Pmt -Check	01ACH123025	12/30/2025	JEA		1101000 · Operating Account - Valley...		-2,447.27
Bill	007480 Dec 25	12/04/2025			1130000 · Electric Utility	-1,652.92	1,652.92
					1150000 · Water-Sewer Combs Service	-794.35	794.35
TOTAL						-2,447.27	2,447.27
Bill Pmt -Check	120080	12/31/2025	SchoolNow		1101000 · Operating Account - Valley...		-384.38
Bill	INV-SN-1196	12/26/2025			1510150 · Website Administration	-384.38	384.38
TOTAL						-384.38	384.38

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

Howard "Mac" McGaffney
 Trails Community Development District
 250 International Pkwy, Ste. 208
 Lake Mary, FL 32746

November 20, 2025
 Invoice No: 83438
 Due Date: December 20, 2025

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

Professional Services through October 31, 2025

Task 001 General services

Professional Personnel

		Hours	Rate	Amount
Employee				
Landing, David	10/1/2025	.50	235.00	117.50
Draining of Storm Water Ponds, correspondence and history research				
Landing, David	10/14/2025	2.00	235.00	470.00
Attend Board meeting to discuss pond and drainage issues				
	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

Envera

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

<h1>Invoice</h1>	
Invoice Number 763217	Date 12/01/2025
Customer Number 400481	Due Date 01/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Trails CDD	400481		12/01/2025	01/01/2026

Quantity	Description	Months	Rate	Amount
<i>2539 - CCTV - Trails CDD - 15431 Spotted Stallion Trail, Jacksonville, FL</i>				
1.00	Active Video Monitoring 01/01/2026 - 01/31/2026	1.00	\$425.00	\$425.00
1.00	Service & Maintenance 01/01/2026 - 01/31/2026	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
12/1/2025	763217	Monitoring Services	\$623.92	\$623.92

Envera

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

<h1>Invoice</h1>	
Invoice Number 763217	Date 12/01/2025
Customer Number 400481	Due Date 01/01/2026

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



Invoice

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

Invoice # 429745
Date 11/30/2025
Terms Net 30
Due Date 12/30/2025
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
November Payroll Fees	1	13,362.29	13,362.29
Subcontracted Fees for Operations Oversight -FCS Management Group	1	3,181.92	3,181.92
Total			16,544.21



Hydro Wash 360

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

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



Hydro Wash 360

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

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

Thank you for your business. Please contact us with any questions regarding this invoice.

Total	\$3,590.42
Account balance	\$3,590.42

[Pay Now](#)



Hydro Wash 360

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

RECIPIENT:

Winchester Ridge Trails-CDD

15431 spotted stallion trail
Jacksonville, FL 32234

Invoice #258

Issued Nov 25, 2025

Due Nov 25, 2025

Total \$3,590.42

Account Balance \$3,590.42

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Nov 24, 2025				



Hydro Wash 360

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

Product/Service	Description	Qty.	Unit Price	Total																
Winchester Ridge Entrance	<p>Scope of Work:</p> <p>1. Sidewalk Pressure Washing</p> <p>Total Area: 3,662 sq. ft.</p> <p>Service Details:</p> <p>High-pressure surface cleaning using commercial-grade equipment.</p> <p>Removal of dirt, algae, mildew, and general buildup from all common-area sidewalks.</p> <p>Post-cleaning rinse to ensure walkable surfaces are left clean and safe.</p> <p>2. Fence & Entrance Sign Softwashing</p> <p>Linear Footage: 802 linear feet</p> <p>Service Details:</p> <p>Softwash application using low-pressure, biodegradable detergents.</p> <p>Safe and effective cleaning for vinyl, painted, or treated surfaces.</p> <p>Focus on removing organic growth such as mildew, mold, and algae while preserving surface integrity.</p> <p>Careful attention to signage to avoid damage and leave a streak-free finish.</p> <p>Pricing Summary:</p> <table><tr><td>Service</td><td>Quantity</td><td>Rate</td><td>Total</td></tr><tr><td>Sidewalk Pressure Washing</td><td>3,662 sq. ft.</td><td>\$.25 / sq. ft.</td><td>\$915.50</td></tr><tr><td>Fence & Sign Softwashing</td><td>802 linear ft.</td><td>\$.75 / linear ft.</td><td>\$601</td></tr><tr><td>Total Investment</td><td></td><td></td><td>\$1516.50</td></tr></table>	Service	Quantity	Rate	Total	Sidewalk Pressure Washing	3,662 sq. ft.	\$.25 / sq. ft.	\$915.50	Fence & Sign Softwashing	802 linear ft.	\$.75 / linear ft.	\$601	Total Investment			\$1516.50	1	\$1,516.50	\$1,516.50
Service	Quantity	Rate	Total																	
Sidewalk Pressure Washing	3,662 sq. ft.	\$.25 / sq. ft.	\$915.50																	
Fence & Sign Softwashing	802 linear ft.	\$.75 / linear ft.	\$601																	
Total Investment			\$1516.50																	

**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 345143
 INVOICE DATE 12/01/2025

INVOICE	TERMS
12/01/2025	NET 30
DESCRIPTION	PRICE
DECEMBER BILLING Grounds Maintenance Contract	\$7,074.33
INVOICE GRAND TOTAL	\$7,074.33

PROPERTY 10941	AMOUNT \$7,074.33	INVOICE 345143	INVOICE DATE 12/01/2025
--------------------------	-----------------------------	--------------------------	-----------------------------------

**BLAND
LANDSCAPING
CO.**

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



Future Horizons, Inc

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

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

INVOICE

Invoice Number: 92640
 Invoice Date: Nov 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		12/30/25

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.

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: 92679
 Invoice Date: Nov 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:
Quarterly Fountain Maintenance

Customer ID	Customer PO	Payment Terms	
Trails01	Per Contract	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
	Hand Deliver		12/30/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aerator Service	Quarterly Fountain maintenance within Trails CDD performed on November 13, 2025	475.00	475.00
1.00	345500	Light Fixture Assy, LEDC11, 1m cord	211.00	211.00

Subtotal	686.00
Sales Tax	
Freight	
Total Invoice Amount	686.00
Payment/Credit Applied	
TOTAL	686.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



INVOICE

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

Invoice # INV-SN-559
Invoice Date: 1/17/2025
Due Date: 2/16/2025
PO#: Quarterly Invoice

Item	Description	AMOUNT
SchoolNow CDD ADA-PDF		\$234.38
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$150.00
Subtotal:		\$384.38
Tax Total:		
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



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

Account Number 3-0687-0012356
Invoice Number 0687-001580345
Invoice Date November 16, 2025
Previous Balance \$524.73
Payments/Adjustments -\$524.73
Current Invoice Charges \$702.93

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 \$702.93	Payment Due Date December 06, 2025
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PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment- Thank You 11/05	5555555	-\$524.73

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				
Waste/Recycling Overage 11/06		1.0000	\$106.70	\$106.70
Pickup Service 12/01-12/31			\$315.38	\$315.38
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$173.98
Total Franchise - Local				\$100.92
CURRENT INVOICE CHARGES, AutoPayment due on December 06, 2025				\$702.93

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8619 Western Way
 Jacksonville FL 32256-036060

Do not Pay
 * Thank You For Your Automatic Payment *

Autopayment	\$702.93
Payment Due Date	December 06, 2025
Account Number	3-0687-0012356
Invoice Number	0687-001580345

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



UNDERSTANDING YOUR BILL

Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES

Visit Republicservices.com/customer-support/fee-disclosures

Responsible Party

All waste services are managed, performed, and billed for by individual operating subsidiaries of Republic Services, Inc. Republic Services, Inc. itself does not perform any waste services, nor does it contract for such services. The operating entity providing your waste service is identified on your invoice. Accordingly, all obligations to you, including providing quality service and billing you for service, rests with the operating entity identified on your invoice.

Residential Customers

If you are a residential customer receiving service without a signed customer service agreement, your service is subject to and governed by the Service Terms for Residential Customers located at Republicservices.com/customer-support/residential-service-terms, which include a **CLASS ACTION WAIVER** and **ARBITRATION CLAUSE**, and our right to charge you a container removal fee upon termination of service, among other terms. These terms are subject to change so please review them upon receipt of your invoice. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice. Please note that some or all of the Service Terms for Residential Customers may not apply if your services are subject to terms mandated by a governmental entity in your locality.

Check Processing

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. When we make an electronic transfer, funds may be withdrawn from your account the same day we receive your payment or check and you will not receive your check back from your financial institution.

Cancellation & Payment Policy

Unless prohibited by applicable law, regulation, or franchise or other agreement: (1) we reserve the right to require that payment for services be made only by check, credit card or money order; and (2) if service is canceled during a billing cycle, you will remain responsible for all charges, fees and taxes through the end of the billing cycle. You will not be entitled to proration of billing or a refund for the period between the notice of termination and the end of the current billing cycle.

Understanding Our Rates, Charges and Fees

If you are receiving service without a signed customer service agreement, please visit RepublicServices.com/Fees to review the financial terms and conditions relating to your service. If you are receiving service pursuant to a written contract, but have questions relating to any charges or fees, RepublicServices.com/Fees provides a detailed description of our most common charges and fees. If you do not have access to a computer, you may request that a copy be mailed to you by calling Customer Service at the number on the front of this invoice.

Please fill out the form below if your billing address has changed and return this portion of your statement to us using the envelope enclosed. Thank you!

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	



Taylor Tree Services, Inc.
 4600 Ave B
 St. Augustine, FL 32095 US
 +19046922008
 taylorreeservicesinc@gmail.com

Invoice

BILL TO
 Trails CDD
 c/o Vesta Property Services
 250 International pkwy #208
 Lake Mary, FL 32746

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
20985	12/10/2025	\$1,100.00	12/10/2025	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
Trails CDD	15	40.00	600.00
Winchester Ridge			
Prune 15 Sabal Palm Trees @ Amenity/Pool.			
NOTE: We will remove seed Pods and Completely dead fronds Only.			
NOTE: Map Provided In Separate Email.			
Haul away debris.			
We propose to remove palm tree at Amenity	1	500.00	500.00

BALANCE DUE **\$1,100.00**

Pay invoice

Our mailing address recently changed, please make changes to our vendor information and please use mailing address above. New mailing address is
 4600 Ave B, St. Augustine, FL 32095.

Hello Trails Cdd,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		\$478.43
EFT Payment - thank you	Nov 12	-\$478.43
Balance forward		\$0.00
Regular monthly charges	Page 3	\$584.80
Taxes, fees and other charges	Page 3	\$43.86
New charges		\$628.66

Amount due \$628.66

! Thanks for paying by Automatic Payment

Your automatic payment on Dec 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

- Taxes, fees & other charges have increased by \$6.28 on your account as a result of changes to your services.
- 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 **Dec 11, 2025**

Please pay \$628.66

Electronic payment will be applied Dec 11, 2025

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

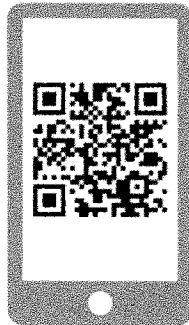
849574120169561000628669

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- Pay your bill and customize billing options
- View upcoming appointments

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Comcast Business now offers **NEW** packages with faster speeds and innovative Voice and security solutions – at a better value.

Call today for a FREE account review at 877-564-0318.

Need help? We're here for you



Visit us online

Get help and support at business.comcast.com/help



Call us anytime

800-391-3000
Open 24 hours, 7 days a week for billing and technical support

Useful information

Moving?

We can help ensure it's a smooth transition. Visit business.comcast.com/learn/moving to learn more.

Accessibility:

If you are hearing impaired, call 711. For issues affecting customers with disabilities, call **1-855-270-0379**, chat live at support.xfinity.com/accessibility, email accessibility@comcast.com, fax **1-866-599-4268** or write to Comcast at 1701 JFK Blvd., Philadelphia, PA 19103-2838 Attn: M. Gifford.

Ways to pay



No more mailing monthly checks

Set up Auto Pay to save time, energy and stamps. It's easy to enroll, just visit business.comcast.com/myaccount



Go paperless and say goodbye to clutter

Sign up for Paperless Billing to view and pay your bill online. It's faster, easier and helps cut down on clutter. Visit business.comcast.com/myaccount to get started.

Additional billing information

More ways to pay:



Online

Visit My Account at business.comcast.com/myaccount



Comcast Business App

Download the Comcast Business App



In-Store

Visit business.comcast.com/servicecenter to find a store near you

Regular monthly charges		\$584.80
Comcast Business		\$562.80
Bundled services		\$334.95
Data, Voice Package	\$334.95	
Package Includes: Business Internet 300+ and 1 Mobility Voice Line.		
TV services		\$125.00
TV Basic	\$75.95	
Business Video.		
TV Box + Remote	\$11.95	
Broadcast TV Fee	\$37.10	
Internet services		\$67.90
Static IP - 5	\$39.95	
Equipment Fee	\$27.95	
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		\$22.00
Directory Listing Management	\$11.00	
Fee		
Voice Network Investment	\$11.00	

Taxes, fees and other charges		\$43.86
Other charges		\$9.23
Federal Universal Service Fund	\$4.22	
Regulatory Cost Recovery	\$5.01	

Taxes & government fees		\$34.63
Sales Tax	\$3.00	
State Communications Services	\$17.04	
Tax		
Local Communications Services	\$13.79	
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 \$10.00 this month with your automatic payments discount.

Additional information

UPCOMING CHANGES TO YOUR BILL: At Comcast Business, we work hard to keep prices stable for our customers, but because of increases in programming fees and other service-related fees, you'll see new pricing on your upcoming billing statement. Effective November 18, 2025, the service charge for your Business Video service will increase to \$75.95 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

UPCOMING CHANGES TO YOUR BILL: At Comcast Business, we continue to invest in our technology to ensure we maintain a high-quality network for our Internet customers. Effective November 18, 2025, you'll see new pricing reflected on your upcoming billing statement. Your Static IP service will increase to \$39.95 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

UPCOMING CHANGES TO YOUR BROADCAST TV (BTV) FEE: At Comcast Business, we're committed to delivering reliable service and work hard to keep prices stable for our customers. To continue to deliver the programming you enjoy, your BTV fee may change up to \$12.60 per month, effective December 18, 2025, due to increases in programming and service-related costs. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

EQUIPMENT FEE CHANGE NOTICE: At Comcast Business, we work hard to keep prices stable for our customers, but from time to time our pricing structure changes. Effective November 18, 2025, you'll see new pricing reflected on your upcoming billing statement. The equipment fee associated with your Business Voice and/or Business Internet services will increase to \$27.95 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

UPDATE TO YOUR DIRECTORY LISTING MANAGEMENT FEE: At Comcast Business, we're committed to enhancing our services and technology. As a result, we periodically review our pricing structure to meet the evolving needs of our customers. Effective November 18, 2025, the charge for your Business Voice Directory Listing Management fee will change to \$11.00 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

UPDATE TO YOUR VOICE NETWORK INVESTMENT FEE: At Comcast Business, we continue to invest in our network and technology to ensure we maintain a high-quality network for our Voice customers. As a result, you'll see new pricing reflected on your upcoming billing statement. Effective November 18, 2025, the charge for your Business Voice Network Investment fee will change to \$11.00 per month. To learn more about Comcast Business fees, please visit <https://business.comcast.com/understand-your-bill> or call us at 800-391-3000.

The Regulatory Cost Recovery fee is neither government mandated nor a tax, but is assessed by Comcast to recover certain federal, state, and local regulatory costs.

We've made updates to our Comcast Business Services Customer Terms and Conditions, including changes to the arbitration provisions. You can review the updated agreement at business.comcast.com/terms-conditions-smb.

Parental Controls: With parental controls, you can choose and manage the programming that is right for your family. Learn more at: business.comcast.com/support/article/tv/x1-parental-controls-safe-browse.

Comcast Business Update: Starting November 7, 2025, Willow TV will no longer be available for purchase as a standalone channel. If you're already subscribed to Willow TV, your subscription will stay active until you make a change to video service or receive further notice.

Recent and Upcoming Programming Changes: Information on recent and upcoming programming changes can be found at xfinity.com/programmingchanges/ or by calling 866-216-8634.

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: 92671
 Invoice Date: Nov 28, 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 Vesta Property Services 250 International Parkway, Ste 208 Lake Mary, FL 32746

Customer ID	Customer PO	Payment Terms	
Trails01	Verbal	Net 30 Days	
Sales Rep ID	Shipping Method	Ship Date	Due Date
Willoughby01	Hand Deliver	11/24/25	12/28/25

Quantity	Item	Description	Unit Price	Amount
1.00	Aerator Service	Aerator Service call to remove and reinstall fountain on back left pond, serial # 9138J517843 Parts and Bench Labor covered under warranty	275.00	275.00

Subtotal	275.00
Sales Tax	
Freight	
Total Invoice Amount	275.00
Payment/Credit Applied	
TOTAL	275.00

Check/Credit Memo No:

Overdue invoices are subject to finance charges.

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.: 276756
Terms: Net 15
Invoice date: 12/17/2025
Due date: 01/01/2026

#	Product or service	SKU	Description	Qty	Rate	Amount
1.			SERVICE REQUEST 45467 - REPAIR IDENTIFIED DURING NOVEMBER PREVENTATIVE MAINTENANCE			
2.	1. CS Return Labor with Contract/Purchase		Estimated Labor - Tech replaced lower cable. Upper cable left on site for bench stock.	1	\$95.00	\$95.00
3.	2a. Parts		Parts for Repair: Lower Steel Rope GM167D;	1	\$148.18	\$148.18
4.	2a. Parts		Parts for Repair: Upper Steel Rope Set;;;Press Rope Hand;GM167D;	1	\$133.88	\$133.88
5.	2b. Shipping/ Handling		Shipping and Handling Estimate:	1	\$17.85	\$17.85
6.			Service Request Details/Notes: 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			

Total

\$394.91



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 \$2,447.27 Do not pay. AutoPay will process your payment on 12/26/25.
Bill Date: 12/04/25	
Cycle: 06	

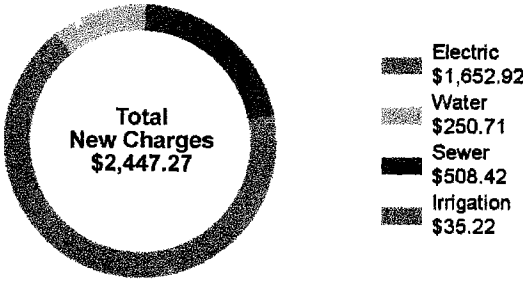
TOTAL SUMMARY OF CHARGES

Electric	\$	1,652.92
Water		250.71
Sewer		508.42
Irrigation		35.22
Total New Charges	\$	2,447.27

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

Previous Balance	\$	2,312.90
Payment(s) Received		-2,312.90
Balance Before New Charges		0.00
New Charges	\$	2,447.27

Do not pay. AutoPay will process your payment on 12/26/25. \$ 2,447.27



RECEIVED DEC 17 2025

MESSAGES

- During the day, find where lights have been left on in unoccupied spaces like restrooms and storage areas. Turning them off can reduce your energy usage and utility costs.
- Identify and fix dripping taps and leaky pipes immediately. Even a small leak can waste thousands of gallons of water annually.

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: 12/04/25
Do not pay. AutoPay will process your payment on 12/26/25.	TOTAL AMOUNT PAID
\$2,447.27	

015790 000000089

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



Visit jea.com to:



Pay Your Bill



Manage Your Alerts



Transfer Service



Report or View Outages



Email Us



Update Your Information



Learn About Rates



Understand Your Bill

Stay Storm-Ready

It's officially hurricane season. Learn how JEA prepares for storms and what you can do to keep your family, home or business safe in case one heads our way.



Scan to explore our Storm Center.



Solutions to Help You Save

We want to help you use less and save more. From simple tips to efficiency assessments and rebates, we have something for everyone.

Scan to find more ways to save.



STATEMENT INFORMATION

APPLICATION AND CONTRACT FOR SERVICE—Customers may review terms and conditions of service and policies on jea.com, or may call, write or email JEA to request a copy. Requesting of utility service and JEA's acceptance to provide utility service, including the rendering of a bill, constitutes a binding contractual agreement between JEA and the customer, including each financially responsible person or entity as defined by applicable State, City and Utility regulations and policies, whether or not services is listed in that individual's name.

Please review your billing statement. Should you suspect a billing or payment error, please notify us immediately at 665-6000. Commercial customers can call us at 665-6250. You have 90 days from the statement date to request a JEA review for correction or credit.

ADDRESS CORRECTION

Account # 0715007480

Tel: 665-6000 665-6250 665-6000

Address: 1000 W. 10th St. Jacksonville, FL 32209

1000 W. 10th St. Jacksonville, FL 32209

City: Jacksonville State: FL Zip Code: 32209

E-mail: customerservice@jea.com



TRAILS COMMUNITY DEVELOPMENT DISTRICT

Account #: 0715007480 Bill Date: 12/04/25 Cycle: 06

Phone: (904) 665-6000

Online: jea.com

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 15431 SPOTTED STALLION TRL
 Service Period: 10/30/25 - 12/02/25 Reading Date: 12/02/25
 Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22953185	33	13480	Regular	40	4720 KWH
22953185	33	.71	Regular	40	28.40 KW

Basic Monthly Charge \$ 25.00
 Energy Charge (\$0.06813 per kWh) 321.57
 Tax Exempt Fuel Cost (\$0.03535 per kWh) 166.85
 Taxable Fuel Cost (\$0.00511 per kWh) 24.12
 City of Jacksonville Franchise Fee 16.13
 Gross Receipts Tax 14.20
Total Current Electric Charges \$ 567.87

WATER SERVICE

Billing Rate: Commercial Water Service
 Service Address: 15431 SPOTTED STALLION TRL
 Service Period: 10/29/25 - 12/01/25 Reading Date: 12/01/25
 Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu. ft = 7.48 gal)
85979421	33	4444	Regular	1 1/2	63000 GAL

Basic Monthly Charge \$ 50.63
 Water Consumption Charge 192.78
 City of Jacksonville Franchise Fee 7.30
Total Current Water Charges \$ 250.71

SEWER SERVICE

Billing Rate: Commercial Sewer Service
 Service Address: 15431 SPOTTED STALLION TRL
 Service Period: 10/29/25 - 12/01/25 Reading Date: 12/01/25
 Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu. ft = 7.48 gal)
85979421	33	4444	Regular	1 1/2	63000 GAL

Basic Monthly Charge \$ 167.90
 Sewer Usage Charge 325.71
 City of Jacksonville Franchise Fee 14.81
Total Current Sewer Charges \$ 508.42

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 15796 NORMANDY BV APT SL01
 Service Period: 10/30/25 - 12/02/25 Reading Date: 12/02/25
 Service Point: Arealight 01 - Metered

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24111930	33	81	Regular	1	4 KWH

Basic Monthly Charge \$ 25.00
 Energy Charge (\$0.06813 per kWh) 0.27
 Tax Exempt Fuel Cost (\$0.03535 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: 10/30/25 - 12/02/25 Reading Date: 12/02/25
 Service Point: Arealight 02 - Metered

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24067363	33	4225	Regular	1	82 KWH

Basic Monthly Charge \$ 25.00
 Energy Charge (\$0.06813 per kWh) 5.59
 Tax Exempt Fuel Cost (\$0.03535 per kWh) 2.90
 Taxable Fuel Cost (\$0.00511 per kWh) 0.42
 City of Jacksonville Franchise Fee 1.02
 Gross Receipts Tax 0.90
Total Current Electric Charges \$ 35.83

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 6021 WINDING MARE BV APT IR01
 Service Period: 10/30/25 - 12/02/25 Reading Date: 12/02/25
 Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24065140	33	19533	Regular	1	1654 KWH

Basic Monthly Charge \$ 25.00
 Energy Charge (\$0.06813 per kWh) 112.69
 Tax Exempt Fuel Cost (\$0.03535 per kWh) 58.47
 Taxable Fuel Cost (\$0.00511 per kWh) 8.45
 City of Jacksonville Franchise Fee 6.14
 Gross Receipts Tax 5.40
Total Current Electric Charges \$ 216.15





TRAILS COMMUNITY DEVELOPMENT DISTRICT

Account #: 0715007480 Bill Date: 12/04/25 Cycle: 06

Phone: (904) 665-6000

Online: jea.com

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 6040 WINDING MARE BV APT IR01
 Service Period: 10/30/25 - 12/02/25 Reading Date: 12/02/25
 Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24067347	33	35054	Regular	1	475 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		32.36
Tax Exempt Fuel Cost (\$0.03535 per kWh)		16.79
Taxable Fuel Cost (\$0.00511 per kWh)		2.43
City of Jacksonville Franchise Fee		2.30
Gross Receipts Tax		2.02
Total Current Electric Charges	\$	80.90

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 6187 WINDING MARE BV APT FS01
 Service Period: 10/30/25 - 12/02/25 Reading Date: 12/02/25
 Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24319269	33	61449	Regular	1	1715 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		116.84
Tax Exempt Fuel Cost (\$0.03535 per kWh)		60.63
Taxable Fuel Cost (\$0.00511 per kWh)		8.76
City of Jacksonville Franchise Fee		6.34
Gross Receipts Tax		5.58
Total Current Electric Charges	\$	223.15

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 6070 WINDING MARE BV APT IR01
 Service Period: 10/30/25 - 12/02/25 Reading Date: 12/02/25
 Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
26020424	33	21974	Regular	1	1630 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		111.05
Tax Exempt Fuel Cost (\$0.03535 per kWh)		57.62
Taxable Fuel Cost (\$0.00511 per kWh)		8.33
City of Jacksonville Franchise Fee		6.06
Gross Receipts Tax		5.33
Total Current Electric Charges	\$	213.39

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
 Service Address: 8145 MCCLELLAND RD APT IR01
 Service Period: 11/01/25 - 12/04/25 Reading Date: 12/04/25
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
91398507	33	308	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

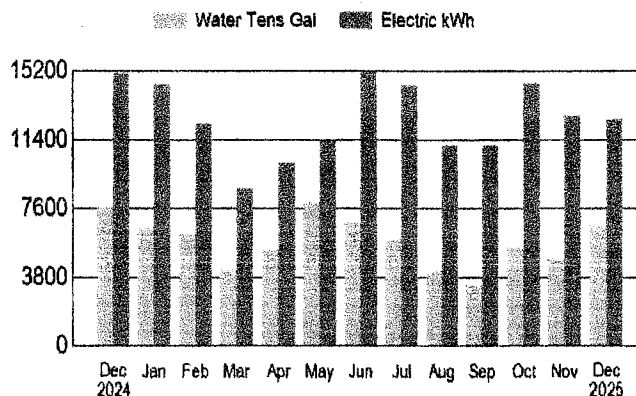
ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 6186 WINDING MARE BV APT FS01
 Service Period: 10/30/25 - 12/02/25 Reading Date: 12/02/25
 Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24319193	33	42106	Regular	1	2287 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		155.81
Tax Exempt Fuel Cost (\$0.03535 per kWh)		80.85
Taxable Fuel Cost (\$0.00511 per kWh)		11.69
City of Jacksonville Franchise Fee		8.20
Gross Receipts Tax		7.22
Total Current Electric Charges	\$	288.77

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used	15,129	12,788	12,567	381
Total Gallons Used	77,000	49,000	67,000	2,030



0 0

Account Number: XXXX XXXX XXXX 0659

ACCOUNT SUMMARY

Credit Limit \$7,000.00
 Credit Available \$4,803.00
 Statement Closing Date November 30, 2025
 Days in Billing Cycle 30
 Previous Balance \$4,786.48
 Payments & Credits \$4,786.48
 Purchases & Other Charges \$2,196.63
 Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
 New Balance \$2,196.63
 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 \$2,196.63
Minimum Payment Due \$2,196.63
Payment Due Date December 25, 2025

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX 0659	\$4,786.48-
11/25	11/25	F151500A900CHGDDA	AUTOMATIC PAYMENT - THANK YOU	4,786.48-
		HAROLD BURNS	TOTAL XXXXXXXXXXXX 8807	\$2,196.63
11/04	11/04	55432869L5VQJHQT	IN *GT ELECTRICAL CONT SAINT JOHNS FL	350.00
			MCC: 1731 MERCHANT ZIP:	
11/05	11/05	55432869M5VELD0Y8	ULINE *SHIP SUPPLIES PLEASANT PRAI WI	1,013.30
			MCC: 5964 MERCHANT ZIP: 30517	
11/06	11/06	12302029N00BX9YZ6	STAMPS ADD FUNDS EL SEGUNDO CA	20.00
			MCC: 4215 MERCHANT ZIP:	
11/07	11/07	02305379REJ1GKRVD	OFFICE DEPOT #24 JACKSONVILLE FL	77.53
			MCC: 5943 MERCHANT ZIP: 32205	
11/18	11/18	5543286A25ZX4SFD	IN *GT ELECTRICAL CONT SAINT JOHNS FL	100.00
			MCC: 1731 MERCHANT ZIP:	
11/21	11/21	7541823A5730V7XDY	CCI*CONSTANT-CONTACT WALTHAM MA	62.00

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 December 25, 2025
New Balance \$2,196.63
 Minimum Payment Due \$2,196.63
 Past Due Amount \$0.00

Make Check
 Payable to:

Amount Enclosed:

\$

0 0

TRAILS COMMUNITY DEVELOPMENT DISTR
 250 INTERNATIONAL PARKWAY STE 208
 LAKE MARY FL 32746

Valley Bank
 PLEASE DO NOT MAIL CHECKS
 St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
11/25	11/25	5270715AA09FYL0DX	MCC: 5968 MERCHANT ZIP: THE HOME DEPOT #6346 JACKSONVILLE FL MCC: 5200 MERCHANT ZIP: 32205000	573.80

IMPORTANT ACCOUNT INFORMATION

\$0 - \$2,196.63 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 12/25/25. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$18.22	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$5.49	\$0-\$500,000 = 0.25%
New Cashback Balance	\$23.71	\$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	30	\$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.

Harold T. Burns

From: customer.service@uline.com
Sent: Tuesday, November 4, 2025 10:40 AM
To: Harold T. Burns
Subject: Uline Internet A/R Payment Confirmation

Dear HAROLD BURNS,

Thank you for your online payment of \$1013.30. We will process your request immediately. Your confirmation # is 200008521973.

If you have any questions or concerns, please call our customer service department at 1-800-295-5510 or email us at customer.service@ULINE.COM. We will be happy to assist you.

HAROLD BURNS/OPERATIONS MGR
WINCHESTER RIDGE TRAILS CDD
VESTA PROPERTY SERVICES
15431 SPOTTED STALLION TRL
JACKSONVILLE, FL 32234

Uline Customer Service Department



Payment receipt

You paid \$350.00

to GT ELECTRICAL CONTRACTORS INC on 11/4/2025

Invoice no.	1252
Invoice amount	\$350.00
Total	\$350.00
Status	Paid
Payment method	Credit Card
Authorization ID	MQ0290025100

Thank you



GT ELECTRICAL CONTRACTORS INC

9048520058

<https://GTElectricalJax.com> | tammy@Gtelectricaljax.com

155 Oak Shadow Pl, Jacksonville, FL 32259-7426

No additional transfer fees or taxes apply.

Intuit Payments Inc (IPI) processes payments as an agent of the business. Payments processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819, <https://www.intuit.com/legal/licenses/payment-licenses>). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.

Harold T. Burns

From: Stamps Account Support <no-reply@stamps.com>
Sent: Thursday, November 6, 2025 9:07 AM
To: Harold T. Burns
Subject: Purchase Confirmation

You don't often get email from no-reply@stamps.com. [Learn why](#) this is important



Dear Harold,

Thank you for your recent purchase. The following transaction has been successfully posted to your account.

Transaction Details

Date: 11-06-2025 14:07

Description: Purchase

Order Number: RA286867450

Payment Method: Mastercard

Amount: \$20.00

Your username is: halb954.

Sincerely,
The Stamps Team



Payment receipt

You paid \$100.00

to GT ELECTRICAL CONTRACTORS INC on 11/18/2025

Invoice no.	1282
Invoice amount	\$100.00
Total	\$100.00
Status	Paid
Payment method	Credit Card
Authorization ID	MU0264107699

Thank you

GT ELECTRICAL CONTRACTORS INC

9048520058

<https://GTElectricalJax.com> | tammy@Gtelectricaljax.com

155 Oak Shadow Pl, Jacksonville, FL 32259-7426

No additional transfer fees or taxes apply.

Intuit Payments Inc (IPI) processes payments as an agent of the business. Payments processed by IPI constitutes payment to the business and satisfies your obligation to pay the business, including in connection with any dispute or case, in law or equity. Money movement services are provided by IPI pursuant to IPI's licenses (NMLS #1098819, <https://www.intuit.com/legal/licenses/payment-licenses>). IPI is located at 2700 Coast Avenue, Mountain View, CA 94043, 1-888-536-4801.

Harold T. Burns

From: Constant Contact Billing <notification@constantcontact.com>
Sent: Friday, November 21, 2025 3:27 AM
To: Harold T. Burns
Subject: Constant Contact Payment Receipt for Harold Burns



Payment Receipt for November 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: November 21, 2025

Payment Date: November 21, 2025

Payment Method: MC (last 4 digits: 8807)

Amount: \$62.00



INVOICE

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

Invoice # INV-SN-1196
Invoice Date: 12/26/2025
Due Date: 1/25/2026
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: 1/1/2026		Subtotal: \$384.38
Subscription end: 3/30/2026		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

EXHIBIT 5

TRAILS
COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS
UNAUDITED

JANUARY 31, 2026



Trails CDD
Balance Sheet
January 31, 2026

	General Fund	Reserve Fund	Series 2007 Debt Service Fund	Total
1 ASSETS				
2 Cash:				
3 Valley Bank - Operating Fund	\$ 1,375,120	\$ -	\$ -	\$ 1,375,120
4 Investments:				
5 Bank United - Money Market Account	721,082	-	-	721,082
6 Prepayment Account	-	-	1,657	1,657
7 Reserve Account	-	-	231,047	231,047
8 Revenue Account	-	-	104,276	104,276
9 Assessments Receivable	14,325	3,134	10,044	27,503
10 Due from Other Funds	-	543,519	452,652	996,171
11 Prepaid Items	-	-	-	-
12 Deposits	14,358	-	-	14,358
13 Undeposited Funds	-	-	-	-
14 TOTAL ASSETS:	2,124,886	546,652	799,676	3,471,215
15 LIABILITIES				
16 Accounts Payable	\$ 20,083	\$ -	\$ -	20,083
17 Accrued Expenses	-	-	-	-
18 Sales Tax Payable	-	-	-	-
19 Deferred Revenue	14,325	3,134	10,044	27,503
20 Due to Other Funds	996,171	-	-	996,171
21 TOTAL LIABILITIES:	1,030,579	3,134	10,044	1,043,757
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	-	-	789,633	789,633
29 Unassigned	679,380	543,519	-	1,222,898
30 TOTAL FUND BALANCE	1,094,307	543,519	789,633	2,427,458
31 TOTAL LIABILITIES & FUND BALANCE	\$ 2,124,886	\$ 546,652	\$ 799,676	\$ 3,471,215

Trails CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2025 to January 31, 2026

	FY 2026 Adopted Budget	FY 2026 Month of January	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Budget	% of Budget
1 REVENUES					
2 Special Assessments	\$ 658,249	\$ 3,939	\$ 643,924	\$ (14,325)	97.82%
3 Interest	-	6,217	18,253	18,253	0.00%
4 Room Rentals	-	93	235	235	0.00%
5 Other Misc Revenues	-	-	-	-	0.00%
6 TOTAL REVENUES	658,249	10,249	662,412	4,163	100.63%
7 EXPENDITURES					
8 ADMINISTRATION					
9 P/R - Board of Supervisors	8,000	1,000	1,800	(6,200)	22.50%
10 Arbitrage Rebate	500	-	-	(500)	0.00%
11 Trustee Fees	4,000	-	2,483	(1,517)	62.07%
12 Assessment Roll	5,906	492	1,969	(3,937)	33.33%
13 Disclosure Report	5,000	-	5,000	-	100.00%
14 District Counsel	25,000	-	1,208	(23,792)	4.83%
15 District Engineer	10,000	-	1,785	(8,215)	17.85%
16 Administrative Services	20,000	1,667	6,667	(13,333)	33.33%
17 District Management	24,000	2,000	8,000	(16,000)	33.33%
18 Accounting Services	20,000	1,667	6,667	(13,333)	33.33%
19 Auditing Services	4,200	-	-	(4,200)	0.00%
20 Public Officials Insurance	5,508	-	-	(5,508)	0.00%
21 Legal Advertising	2,500	104	221	(2,279)	8.84%
22 Website Administration	2,749	291	1,933	(816)	70.32%
23 Dues, Licenses, Subscriptions	590	-	175	(415)	29.66%
24 TOTAL ADMINISTRATION	137,953	7,220	37,907	(100,046)	27.48%
25 SECURITY OPERATIONS					
26 Security Patrol Services	1,000	-	-	(1,000)	0.00%
27 Security Monitoring Services	8,064	624	2,496	(5,568)	30.95%
28 R&M - Security Cameras	1,000	-	-	(1,000)	0.00%
29 TOTAL SECURITY OPERATIONS	10,064	624	2,496	(7,568)	24.80%
30 UTILITIES					
31 Electric	25,000	1,658	6,848	(18,152)	27.39%
32 Garbage	4,100	604	1,756	(2,344)	42.83%
33 Water & Sewer	10,000	952	2,723	(7,277)	27.23%
34 TOTAL ELECTRIC UTILITY SERVICE	39,100	3,213	11,327	(27,773)	1
35 STORMWATER CONTROL					
36 Contracts - Lake/Pond Bank	15,225	-	2,855	(12,370)	18.76%
37 Fountain Maintenance	5,000	-	961	(4,039)	19.22%
38 TOTAL STORMWATER CONTROL	20,225	-	3,816	(16,409)	18.87%
39 OTHER PHYSICAL ENVIRONMENT					
40 Contracts - Landscape/Irrigation	93,532	7,261	28,484	(65,048)	30.45%
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	-	1,369	(3,631)	27.37%
44 R&M - Entry Lighting, Walls & Fence	4,000	-	-	(4,000)	0.00%
45 TOTAL OTHER PHYSICAL ENVIRONMENT	125,815	7,261	53,937.02	(71,878)	42.87%
46 PARKS & RECREATION					
47 Pest Control	2,500	97	191	(2,309)	7.63%
48 Amenity Management Service Contract	244,692	17,089	66,942	(177,750)	27.36%
49 Janitorial Services & Supplies	2,500	-	1,190	(1,310)	47.60%

Trails CDD
General Fund

Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2025 to January 31, 2026

	FY 2026 Adopted Budget	FY 2026 Month of January	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Budget	% of Budget
50 Telephone, Cable & Internet Service	5,700	643	2,393	(3,307)	41.98%
51 R&M - Fitness Equipment	2,200	-	749	(1,451)	34.04%
52 R&M - Amenity Center	15,000	162	3,230	(11,770)	21.53%
53 Pool Supplies - Chemical/Permits/Supplies	15,000	-	2,573	(12,427)	17.16%
54 Amenity Supplies & Equipment	3,500	172	3,705	205	105.86%
55 Pressure Washing	4,000	-	3,590	(410)	89.76%
56 TOTAL PARKS & RECREATION	295,092	18,162	84,563	(210,529)	28.66%
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 EXPENDITURES	658,249	36,481	194,046	(464,203)	29.48%
64 REVENUES OVER (UNDER) EXPENDITURES	-	(26,232)	468,366	468,366	
65 OTHER FINANCING SOURCES & USES					
66 Transfer In					
67 Transfers Out					
68 TOTAL OTHER FINANCING SOURCES & USES		-	-		
69 NET CHANGE IN FUND BALANCE		(26,232)	468,366		
70 Fund Balance - Beginning			625,940		
71 FUND BALANCE - ENDING			1,094,307		

Trails CDD
Reserve Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2024 to January 31, 2026

	FY 2026 Adopted Budget	FY 2026 Month of January	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Budget
1 REVENUES				
2 Special Assessments	143,986	862	140,852	(3,134)
3 Interest	-	-	-	-
4 Misc.	-	-	135,000	135,000
5 TOTAL REVENUES	143,986	862	275,852	(3,134)
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	-	862	270,927	
11 OTHER FINANCING SOURCES & USES				
12 Transfer In				
13 Transfers Out				
14 TOTAL OTHER FINANCING & USES	-	-	-	
15 NET CHANGE IN FUND BALANCE	-	862	270,927	
16 Fund Balance - Beginning	-	-	272,591	
17 FUND BALANCE - ENDING	-	862	543,519	

Trails CDD
Series 2007 Debt Service Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2024 to January 31, 2026

	FY 2026 Adopted Budget	FY 2026 Month of January	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Budget
1 REVENUES				
2 Special Assessments	461,506	2,762	451,463	(10,044)
3 Interest	-	974	4,780	4,780
4 TOTAL REVENUES	461,506	3,736	456,242	(5,264)
5 EXPENDITURES				
6 Interest Expense				
7 *November 1, 2025		-	115,428	
8 May 1, 2026	115,428	-	-	(115,428)
9 November 1, 2026	109,113	-	-	(109,113)
10 Principle Payment				
11 May 1, 2026	235,000			
12 November 1, 2026	-			
13 TOTAL EXPNDITURES	459,541	-	115,428	(224,541)
14 REVENUES OVER (UNDER) EXPENDITURES	1,966	3,736	340,814	
15 OTHER FINANCING SOURCES & USES				
16 Transfer In				
17 Transfers Out				
18 TOTAL OTHER FINANCING SOURCES & USES		-	-	
19 NET CHANGE IN FUND BALANCE		3,736	340,814	
20 Fund Balance - Beginning			448,819	
21 FUND BALANCE - ENDING			789,633	

Trails CDD
Notes to Financial Statements
January 31, 2026

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 97.82% collected and total revenue is 100.63% of adopted budget.

> Total expenditures are 29.48% 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	1,800	22.50%	Supervisor pay YTD.
Arbitrage Rebate	500	-	0.00%	
Trustee Fees	4,000	2,483	62.07%	
Assessment Roll	5,906	1,969	33.33%	Assessment roll monthly fee
District Management	24,000	8,000	33.33%	DM monthly fee
Auditing Services	4,200	-	0.00%	
Public Officials Insurance	5,508	-	0.00%	
<i>Stormwater Control</i>				
Garbage	4,100	1,756	42.83%	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	28,484	30.45%	Landscape monthly fee
Liability/Property Insurance	19,783	24,084	121.74%	Egis insurance paid in full. Two bills
Landscape Replacement	5,000	1,369	27.37%	Power Spike for Palm Trees

Security Operations

Security Monitoring Services	8,064	2,496	30.95%	Envera Systems monthly fee
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Parks and Recreation

Pest Control	2,500	191	7.63%	Turner Pest Control quarterly
Amenity Management Service Contract	244,692	66,942	27.36%	Vesta monthly amenity mgmt fees.
Telephone, Cable & Internet Service	5,700	2,393	41.98%	Comcast monthly fee
R&M - Fitness Equipment	2,200	749	34.04%	Allways Improving monthly fees & Cleaning wipes
R&M - Amenity Center	15,000	3,230	21.53%	Various purchases from Home Depot, GT Electrical
Amenity Supplies & Equipment	3,500	3,705	105.86%	Chairs and chair dolly, holiday lights office supplies 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
January 31, 2026

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
General Fund					
Checking Account - Operating	Valley Bank	Public Funds Checking	N/A	3.59%	\$ 1,375,120
Money Market Account	BankUnited	MMA	N/A	3.75%	721,082
			General Fund Subtotal		\$ 2,096,202
Debt Service Funds					
Series 2007 Prepayment Account	U.S. Bank	First American FD SHS Treasury Note	N/A	3.71%	\$ 1,657
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%	104,276
			Debt Service Fund Subtotal		\$ 336,980
				Total	\$ 2,433,183

EXHIBIT 6

**Trails CDD
Check Detail
January 2026**

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	120081	01/05/2026	Hawkins Inc		1101000 · Operating Account - V...		-406.20
Bill	7295294	12/30/2025			1580060 · Pool Services - Chem/...	-406.20	406.20
TOTAL						-406.20	406.20
Bill Pmt -Check	120082	01/05/2026	Jacksonville Daily ...		1101000 · Operating Account - V...		-103.50
Bill	26-00041D	01/02/2026			1510120 · Legal Advertising	-103.50	103.50
TOTAL						-103.50	103.50
Bill Pmt -Check	120083	01/06/2026	Envera Systems		1101000 · Operating Account - V...		-623.93
Bill	764351	01/02/2026			1520010 · Security Monitoring Ser...	-623.93	623.93
TOTAL						-623.93	623.93
Bill Pmt -Check	01ACH010626	01/06/2026	Republic Services -...		1101000 · Operating Account - V...		-528.22
Bill	0687-001588432	12/16/2025			1540000 · Garbage - Recreation F...	-528.22	528.22
TOTAL						-528.22	528.22
Bill Pmt -Check	120084	01/08/2026	Vesta District Servi...		1101000 · Operating Account - V...		-6,054.58
Bill	430336	01/01/2026			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
					1510150 · Website Administration	-229.07	229.07
					1510030 · Assessment Roll	-492.17	492.17
TOTAL						-6,054.58	6,054.58
Bill Pmt -Check	120085	01/08/2026	Vesta Property Ser...		1101000 · Operating Account - V...		-17,051.46
Bill	430331	12/31/2025			1580010 · Amenity Management ...	-17,051.46	17,051.46
TOTAL						-17,051.46	17,051.46

11:40 AM
02/06/26

Trails CDD
Check Detail
January 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	120086	01/09/2026	Bland Landscaping...		1101000 · Operating Account - V...		-7,074.33
Bill	349173	01/01/2026			1570000 · Contracts - Landscape/...	-7,074.33	7,074.33
TOTAL						-7,074.33	7,074.33
Bill Pmt -Check	120087	01/14/2026	Turner Pest Contro...		1101000 · Operating Account - V...		-96.97
Bill	621728549	01/12/2026			1580000 · Pest Control	-96.97	96.97
TOTAL						-96.97	96.97
Bill Pmt -Check	01ACH011426	01/14/2026	Comcast Business ...		1101000 · Operating Account - V...		-642.96
Bill	122025-5610	12/20/2025			1580030 · Telephone, Cable & Int...	-642.96	642.96
TOTAL						-642.96	642.96
Bill Pmt -Check	012226PR1	01/22/2026	Chantel Douglas		1101000 · Operating Account - V...		-200.00
Bill	011326	01/21/2026			1510000 · Board of Supervisors	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	012226PR2	01/22/2026	Corina Kay Buck		1101000 · Operating Account - V...		-200.00
Bill	011326	01/21/2026			1510000 · Board of Supervisors	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	012226PR3	01/22/2026	Emilio Gonzalez		1101000 · Operating Account - V...		-200.00
Bill	011326	01/21/2026			1510000 · Board of Supervisors	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	012226PR4	01/22/2026	Richard A Bergeron		1101000 · Operating Account - V...		-200.00
Bill	011326	01/21/2026			1510000 · Board of Supervisors	-200.00	200.00
TOTAL						-200.00	200.00

11:40 AM
02/06/26

**Trails CDD
Check Detail
January 2026**

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	012226PR5	01/22/2026	Terrance Douglas		1101000 · Operating Account - V...		-200.00
Bill	011326	01/21/2026			1510000 · Board of Supervisors	-200.00	200.00
TOTAL						-200.00	200.00
Bill Pmt -Check	01ACH012726	01/27/2026	Valley Bank ACH		1101000 · Operating Account - V...		-1,263.22
Bill	0659- DEC25	12/31/2025			1580020 · Janitorial Services & S...	-7.89	7.89
					1580080 · Amenity Supplies & Eq...	-208.95	208.95
					1580080 · Amenity Supplies & Eq...	-149.94	149.94
					1580080 · Amenity Supplies & Eq...	-731.35	731.35
					1580050 · R&M - Amenity Center	-11.86	11.86
					1510150 · Website Administration	-62.00	62.00
					1580020 · Janitorial Services & S...	-91.23	91.23
TOTAL						-1,263.22	1,263.22
Bill Pmt -Check	01ACH012826	01/28/2026	JEA		1101000 · Operating Account - V...		-2,261.52
Bill	007480 JAN26	01/06/2026			1130000 · Electric Utility	-1,657.77	1,657.77
					1150000 · Water-Sewer Combs S...	-603.75	603.75
TOTAL						-2,261.52	2,261.52
Bill Pmt -Check	120088	01/29/2026	Vesta District Servi...		1101000 · Operating Account - V...		-6,054.58
Bill	430003	12/01/2025			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

Jacksonville Daily Record

A Division of
DAILY RECORD & OBSERVER, LLC

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

INVOICE

January 2, 2026

Date

Attn:

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

Serial # 26-00041D **PO/File #** _____ \$103.50

Payment Due

Notice of Board of Supervisors Regular Meeting

\$103.50

Publication Fee

Trails Community Development District

Case Number _____ **Amount Paid**

Publication Dates 1/2 **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 # 26-00041D 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
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)

Envera

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

<h1>Invoice</h1>	
Invoice Number 764351	Date 01/02/2026
Customer Number 400481	Due Date 02/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Trails CDD	400481		01/02/2026	02/01/2026

Quantity	Description	Months	Rate	Amount
<i>2539 - CCTV - Trails CDD - 15431 Spotted Stallion Trail, Jacksonville, FL</i>				
1.00	Active Video Monitoring 02/01/2026 - 02/28/2026	1.00	\$425.00	\$425.00
1.00	Service & Maintenance 02/01/2026 - 02/28/2026	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
1/2/2026	764351	Monitoring Services	\$623.92	\$623.92

Envera

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

<h1>Invoice</h1>	
Invoice Number 764351	Date 01/02/2026
Customer Number 400481	Due Date 02/01/2026

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**



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

Account Number 3-0687-0012356
Invoice Number 0687-001588432
Invoice Date December 16, 2025
Previous Balance \$702.93
Payments/Adjustments -\$702.93
Current Invoice Charges \$528.22

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 \$528.22	Payment Due Date January 05, 2026
--------------------------------	---

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 12/06	5555555	-\$702.93

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 01/01-01/31			\$315.38	\$315.38
Administrative Fee				\$5.95
Total Fuel/Environmental Recovery Fee				\$131.36
Total Franchise - Local				\$75.53
CURRENT INVOICE CHARGES, AutoPayment due on January 05, 2026				\$528.22

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	\$528.22
Payment Due Date	January 05, 2026
Account Number	3-0687-0012356
Invoice Number	0687-001588432

Return Service Requested

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

For Billing Address Changes,
 Check Your mail - Complete Payments.

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 01/01/2026
Invoice # 430336

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



Invoice

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

Invoice # 430331
Date 12/31/2025
Terms Net 30
Due Date 01/30/2026
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
December Payroll Fees	1	13,869.54	13,869.54
Subcontracted Fees for Operations Oversight -FCS Management Group	1	3,181.92	3,181.92
Total			17,051.46

**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 349173
INVOICE DATE 01/01/2026

INVOICE	TERMS
01/01/2026	NET 30
DESCRIPTION	PRICE
JANUARY BILLING Grounds Maintenance Contrct	\$7,074.33
INVOICE GRAND TOTAL	\$7,074.33

PROPERTY
10941

AMOUNT
\$7,074.33

INVOICE
349173

INVOICE DATE
01/01/2026

**BLAND
LANDSCAPING
CO.**

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





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:	621728549
DATE:	01/12/2026
ORDER:	621728549

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
01/12/2026	05:03 PM			05:03 PM
Purchase Order	Terms	Last Service	Map Code	Time Out
	NET 30	01/12/2026		05:47 PM

Service	Description	Price
CPCQ	Commercial Pest Control - Quarterly Service	\$96.97
		SUBTOTAL \$96.97
		TAX \$0.00
		AMT. PAID \$0.00
		TOTAL \$96.97
		AMOUNT DUE \$96.97

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 or 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

Hello Trails Cdd,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		\$628.66
EFT Payment - thank you	Dec 12	-\$628.66
Balance forward		\$0.00
Regular monthly charges	Page 3	\$597.40
Taxes, fees and other charges	Page 3	\$45.56
New charges		\$642.96

Amount due \$642.96

! Thanks for paying by Automatic Payment

Your automatic payment on Jan 11, 2026, 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 **Jan 11, 2026**

Please pay \$642.96

Electronic payment will be applied Jan 11, 2026

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120169561000642967

Regular monthly charges		\$597.40
Comcast Business		\$575.40
Bundled services		\$334.95
Data, Voice Package	\$334.95	
Package Includes: Business Internet 300+ and 1 Mobility Voice Line.		
TV services		\$137.60
TV Basic	\$75.95	
Business Video.		
TV Box + Remote	\$11.95	
Broadcast TV Fee	\$49.70	
Internet services		\$67.90
Static IP - 5	\$39.95	
Equipment Fee	\$27.95	
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		\$22.00
Directory Listing Management	\$11.00	
Fee		
Voice Network Investment	\$11.00	

Taxes, fees and other charges		\$45.56
Other charges		\$9.23
Federal Universal Service Fund	\$4.22	
Regulatory Cost Recovery	\$5.01	

Taxes & government fees		\$36.33
Sales Tax	\$3.00	
State Communications Services	\$17.98	
Tax		
Local Communications Services	\$14.55	
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 \$10.00 this month with your automatic payments discount.

IN QB
117



0 0

Account Number: XXXX XXXX XXXX 0659

ACCOUNT SUMMARY

Credit Limit \$7,000.00
 Credit Available \$5,736.00
 Statement Closing Date December 31, 2025
 Days in Billing Cycle 31
 Previous Balance \$2,196.63
 Payments & Credits \$2,247.32
 Purchases & Other Charges \$1,313.91
 Balance Transfer \$0.00
FEES CHARGED \$0.00
INTEREST CHARGED \$0.00
 New Balance \$1,263.22

PAYMENT INFORMATION

New Balance \$1,263.22
 Minimum Payment Due \$1,263.22
 Payment Due Date January 26, 2026

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

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX 0659	\$2,196.63-
12/25	12/25	F151500B700CHGDDA HAROLD BURNS	AUTOMATIC PAYMENT - THANK YOU TOTAL XXXXXXXXXXXX 8807	2,196.63-
12/02	12/02	5543286AG5V954ZRJ	AMAZON MKTPL*BB87F67O1 SEATTLE WA MCC: 5942 MERCHANT ZIP:	58.58
12/04	12/04	5543286AK5W7G2RDL	LOWES #03238* ST. AUGUSTINE FL MCC: 5200 MERCHANT ZIP: 32086	208.95
12/04	12/04	5270715AK09FXKHGH	THE HOME DEPOT #6334 ST AUGUSTINE FL MCC: 5200 MERCHANT ZIP: 32084000	149.94
12/04	12/04	5270715AK09FXMTJD	THE HOME DEPOT #6346 JACKSONVILLE FL MCC: 5200 MERCHANT ZIP: 32205000	731.35
12/07	12/07	5543286AM5X050PYD	AMAZON MKTPL*4T5UA46I3 SEATTLE WA MCC: 5942 MERCHANT ZIP:	11.86
12/12	12/12	5543286AS5YZL18ST	AMAZON MKTPLACE PMTS SEATTLE WA CREDIT MCC: 5942 MERCHANT ZIP:	50.69-
12/21	12/21	7541823B3758KVAJE	CCI*CONSTANT-CONTACT WALTHAM MA	62.00

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 January 26, 2026
 New Balance \$1,263.22
 Minimum Payment Due \$1,263.22
 Past Due Amount \$0.00

Make Check
 Payable to:

Amount Enclosed:

\$

0 0

TRAILS COMMUNITY DEVELOPMENT DISTRICT
 250 INTERNATIONAL PARKWAY STE 208
 LAKE MARY FL 32746

Valley Bank
 PLEASE DO NOT MAIL CHECKS
 St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
12/23	12/23	5270715B609FTS6TK	MCC: 5968 MERCHANT ZIP: THE HOME DEPOT #6346 JACKSONVILLE FL MCC: 5200 MERCHANT ZIP: 32205000	91.23

IMPORTANT ACCOUNT INFORMATION

\$0 - \$1,263.22 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 01/26/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	\$23.71	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	\$3.16	\$0-\$500,000 = 0.25%
New Cashback Balance	\$26.87	\$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).

Your refund for Torx w/Pin Tamper Proof Security....

1 message

return@amazon.com <return@amazon.com>
To: harold.burns954@gmail.com

Fri, Dec 12, 2025 at 4:44 PM



Hello Harold,

We've issued a refund for the item(s) below. This is an advanced refund issued prior to our receipt and verification of the item(s). Upon verification, we may charge your card partially/fully for the refunded amount*.

[View return & refund status](#)

[View return & refund status](#)

Return summary

Order #112-5514011-8662659

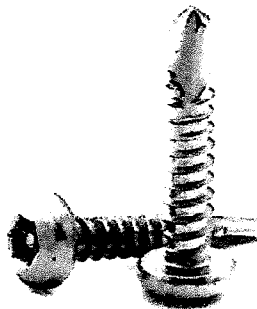
	Refund subtotal	\$58.58
→	Shipping:	-\$7.89 ←
	Total refund*	\$50.69

Refund will appear on your Master Card in 3-5 business days.

*If your returned item doesn't match the original return request, is in different quantities, or isn't in new/unused condition, we will charge your original payment method or another valid payment method on your account.

[Learn more about refunds](#)

Item to be returned: 1



Torx w/Pin Tamper Proof Security Pan...

Quantity: 2



SIGN IN TO TRACK REWARDS AND MANAGE ACCOUNT

LOWE'S HOME CENTERS, LLC
1985 BS HIGHWAY 1 SOUTH
ST. AUGUSTINE, FL 32095 (904) 417-4242

ARBITRARY - PERSONAL USE SALE
- SALE -

SALES#: 532388FM 0039055 TRANS#: 947262209 12-04 25

19677A0 HL CD ENTLED SCOTTSDALE W 196.20
109.00 DISCOUNT EACH -10.90
Z 3 98.10

SUBTOTAL: 196.20
TOTAL TAX: 12.75
DUPLICATE 12750 TOTAL: 208.95
N/C: 208.95

TOTAL SAVINGS THIS TRIP: \$21.00

***** MY LOWE'S REWARDS *****

EST. POINTS EARNED: 294*
* Points are awarded on eligible purchases
for orders that have been settled and fulfilled



How doers
get more done.

1750 US 1 SOUTH
ST AUGUSTINE, FL 32084 (904)824-3657

6334 00061 76267 12/04/25 07:09 PM
SALE CASHIER CHERYL

029944603658 100WVC9 <A>
100L WARM WHITE C9 LED STEADY LIT
3949.98 149.94N

SUBTOTAL 149.94
SALES TAX 0.00

TAX EXEMPT

TOTAL \$149.94

XXXXXXXXXXXX8807 MASTERCARD

USD\$ 149.94

AUTH CODE 004608/3613388 TA

Contactless

AID A0000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

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

2025 PRO XTRA SPEND 12/03: \$2,578.71

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PLUS earn Perks 4X FASTER when you join
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Credit Card. Apply and SAVE UP TO \$100.
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6334 12/04/25 07:09 PM



6334 61 76267 12/04/2025 5339

RETURN POLICY DEFINITIONS

POLICY ID DAYS POLICY EXPIRES ON
A 1 90 03/04/2026



How doers
get more done.

855 LANE AVE SOUTH
JACKSONVILLE, FL 32209 (904)7816208

6346 00002 45001 12/04/25 03:50 PM
SALE CASHIER AUDREY

029944603658 100WDC9 <A>	
100L WARM WHITE C9 LED STEADY LIT	
13@49.98	649.74N
092097285507 225PK TAPCON <A>	32.68N
TAPCON 3/16X1-1/4 STAR FLAT, 225PK	
821454000473 11"BLK TIF <A>	48.93N
CE 11" BLK UV RESIST CABLE TIE 500PK	

SUBTOTAL 731.35
SALES TAX 0.00

TAX EXEMPT

TOTAL \$731.35

XXXXXXXXXXXX807 MASTERCARD

USD\$ 731.35

AUTH CODE 004111/3021415

TA

Contactless

ATD A0000000041010

Mastercard

PRO XTRA MEMBER STATEMENT

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

2025 PRO XTRA SPEND 12/03: \$1,847.36

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 12/04/25 03:50 PM



6346 02 45001 12/04/2025 2921

RETURN POLICY DEFINITIONS

POLICY ID	DAYS	POLICY EXPIRES ON
A 1	90	03/04/2026



Order Summary

Order placed December 1, 2025

Order # 112-5661454-1599448

Ship to

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

Payment method

Mastercard ending in 8807

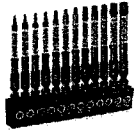
[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$11.04
Shipping & Handling:	\$0.00
Total before tax:	\$11.04
Estimated tax to be collected:	\$0.82
Grand Total:	\$11.86

Delivered December 7

Your package was left near the front door or porch.



12-Pack Impact Security Torx Bit Set (T5-T40) 3-Inch Long, S2 Steel, Professional Tamper Proof Star Bits Set, with 1/4" Hex Shank, Magnetic & High Torque for Automotive/Electronics/DIY

Sold by: Dyreclve Tools

2 Return or replace items: Eligible through January 31, 2026
\$5.52

Order Summary

Subject: Constant Contact Payment Receipt for Harold Burns



Constant Contact Billing <notification@constantcontact.com>
to Harold T. Burns

Sun, Dec 21, 3:29 AM (1 day



Payment Receipt for December 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: December 21, 2025

Payment Date: December 21, 2025

Payment Method: MC (last 4 digits: 8807)

Amount: \$62.00

Thank you for your payment!

Amounts shown may reflect sales tax which is applicable in certain areas.

You can view payment receipts at any time in the Billing tab of your account.

We appreciate your business.

Best Regards,

Constant Contact Billing



How doers
get more done.

355 LANE AVE SOUTH
JACKSONVILLE, FL 32205 (904)7516208

6346 00002 91096 12/23/25 08:55 AM
SALE CASHIER CYNTHIA

840254201743 77G BLK/GRN <A> 59.98N
HDX 77G TOUGH TOTE - BLACK/RED
070982654526 HDX NTRI 200 <A> 24.98N
HDX DISPOSABLE NITRILE 200CT
075967902094 VEL4X2BL4 <A> 6.27N
VELCRO IS 4 IN. X 2 IN. BLACK, 4 PK

SUBTOTAL 91.23
SALES TAX 0.00
TAX EXEMPT
TOTAL \$91.23
XXXXXXXXXXXX8807 MASTERCARD USD\$ 91.23
AUTH CODE 023241/4023094 TA
Contactless
AID A0000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

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

2025 PRO XTRA SPEND 12/22: \$2,728.65

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 12/23/25 08:55 AM



6346 02 91096 12/23/2025 3371

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 03/23/2026



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 \$2,261.52 Do not pay. AutoPay will process your payment on 01/28/26.
Bill Date: 01/06/26	
Cycle: 06	

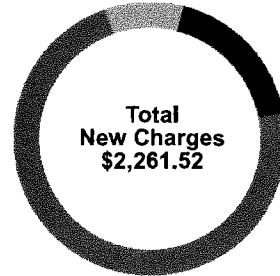
TOTAL SUMMARY OF CHARGES

Electric	\$	1,657.77
Water		181.37
Sewer		391.27
Irrigation		31.11
Total New Charges	\$	2,261.52

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

Previous Balance	\$	2,447.27
Payment(s) Received		-2,447.27
Balance Before New Charges		0.00
New Charges		2,261.52

Do not pay. AutoPay will process your payment on 01/28/26. \$ 2,261.52



Electric \$1,657.77
Water \$181.37
Sewer \$391.27
Irrigation \$31.11

MESSAGES



Avoid Scams: Remember, JEA will never call you to ask for your bank, credit card or other financial information over the phone..



If you encounter suspicious activity that involves JEA's name or likeness, ask to see the photo ID badge or work request number from individuals who claim to be JEA employees or JEA contractors.

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: 01/06/26
Do not pay. AutoPay will process your payment on 01/28/26.	
\$2,261.52	TOTAL AMOUNT PAID

TRAILS COMMUNITY DEVELOPMENT DISTRICT

250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062



TRAILS COMMUNITY DEVELOPMENT DISTRICT

Account #: 0715007480 Bill Date: 01/06/26 Cycle: 06



Phone: (904) 665-6000



Online: jea.com

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 15431 SPOTTED STALLION TRL
 Service Period: 12/02/25 - 01/02/26 Reading Date: 01/02/26
 Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22953185	31	13615	Regular	40	5400 KWH
22953185	31	.86	Regular	40	34.40 KW

Basic Monthly Charge \$ 25.00
 Energy Charge (\$0.06813 per kWh) 367.90
 Tax Exempt Fuel Cost (\$0.03713 per kWh) 200.50
 Taxable Fuel Cost (\$0.00511 per kWh) 27.59
 City of Jacksonville Franchise Fee 18.63
 Gross Receipts Tax 16.40

Total Current Electric Charges \$ 656.02

WATER SERVICE

Billing Rate: Commercial Water Service
 Service Address: 15431 SPOTTED STALLION TRL
 Service Period: 12/01/25 - 01/01/26 Reading Date: 01/01/26
 Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
85979421	31	4485	Regular	1 1/2	41000 GAL

Basic Monthly Charge \$ 50.63
 Water Consumption Charge 125.46
 City of Jacksonville Franchise Fee 5.28

Total Current Water Charges \$ 181.37

SEWER SERVICE

Billing Rate: Commercial Sewer Service
 Service Address: 15431 SPOTTED STALLION TRL
 Service Period: 12/01/25 - 01/01/26 Reading Date: 01/01/26
 Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
85979421	31	4485	Regular	1 1/2	41000 GAL

Basic Monthly Charge \$ 167.90
 Sewer Usage Charge 211.97
 City of Jacksonville Franchise Fee 11.40

Total Current Sewer Charges \$ 391.27

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 15796 NORMANDY BV APT SL01
 Service Period: 12/02/25 - 01/02/26 Reading Date: 01/02/26
 Service Point: Arealight 01- Metered

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24111930	31	97	Regular	1	16 KWH

Basic Monthly Charge \$ 25.00
 Energy Charge (\$0.06813 per kWh) 1.09
 Tax Exempt Fuel Cost (\$0.03713 per kWh) 0.59
 Taxable Fuel Cost (\$0.00511 per kWh) 0.08
 City of Jacksonville Franchise Fee 0.80
 Gross Receipts Tax 0.71

Total Current Electric Charges \$ 28.27

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 15796 NORMANDY BV APT SL02
 Service Period: 12/02/25 - 01/02/26 Reading Date: 01/02/26
 Service Point: Arealight 02 - Metered

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24067363	31	4318	Regular	1	93 KWH

Basic Monthly Charge \$ 25.00
 Energy Charge (\$0.06813 per kWh) 6.34
 Tax Exempt Fuel Cost (\$0.03713 per kWh) 3.45
 Taxable Fuel Cost (\$0.00511 per kWh) 0.48
 City of Jacksonville Franchise Fee 1.06
 Gross Receipts Tax 0.93

Total Current Electric Charges \$ 37.26

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 6021 WINDING MARE BV APT IR01
 Service Period: 12/02/25 - 01/02/26 Reading Date: 01/02/26
 Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24065140	31	21090	Regular	1	1557 KWH

Basic Monthly Charge \$ 25.00
 Energy Charge (\$0.06813 per kWh) 106.08
 Tax Exempt Fuel Cost (\$0.03713 per kWh) 57.81
 Taxable Fuel Cost (\$0.00511 per kWh) 7.96
 City of Jacksonville Franchise Fee 5.91
 Gross Receipts Tax 5.20

Total Current Electric Charges \$ 207.96



TRAILS COMMUNITY DEVELOPMENT DISTRICT

Account #: 0715007480 Bill Date: 01/06/26 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: 12/02/25 - 01/02/26 Reading Date: 01/02/26
 Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24067347	31	35583	Regular	1	529 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		36.04
Tax Exempt Fuel Cost (\$0.03713 per kWh)		19.64
Taxable Fuel Cost (\$0.00511 per kWh)		2.70
City of Jacksonville Franchise Fee		2.50
Gross Receipts Tax		2.20

Total Current Electric Charges \$ 88.08

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 6187 WINDING MARE BV APT FS01
 Service Period: 12/02/25 - 01/02/26 Reading Date: 01/02/26
 Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24319269	31	63644	Regular	1	2195 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		149.55
Tax Exempt Fuel Cost (\$0.03713 per kWh)		81.50
Taxable Fuel Cost (\$0.00511 per kWh)		11.22
City of Jacksonville Franchise Fee		8.02
Gross Receipts Tax		7.06

Total Current Electric Charges \$ 282.35

ELECTRIC SERVICE

Billing Rate: General Service
 Service Address: 6070 WINDING MARE BV APT IR01
 Service Period: 12/02/25 - 01/02/26 Reading Date: 01/02/26
 Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
26020424	31	22437	Regular	1	463 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		31.54
Tax Exempt Fuel Cost (\$0.03713 per kWh)		17.19
Taxable Fuel Cost (\$0.00511 per kWh)		2.37
City of Jacksonville Franchise Fee		2.28
Gross Receipts Tax		2.01

Total Current Electric Charges \$ 80.39

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
 Service Address: 8145 MCCLELLAND RD APT IR01
 Service Period: 12/04/25 - 01/06/26 Reading Date: 01/06/26
 Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
91398507	33	311	Regular	3/4	3000 GAL

Basic Monthly Charge	\$	18.23
Tier 1 Consumption (1 - 7 Kgal @ \$3.49 kgal)		11.97
City of Jacksonville Franchise Fee		0.91

Total Current Irrigation Charges \$ 31.11

ELECTRIC SERVICE

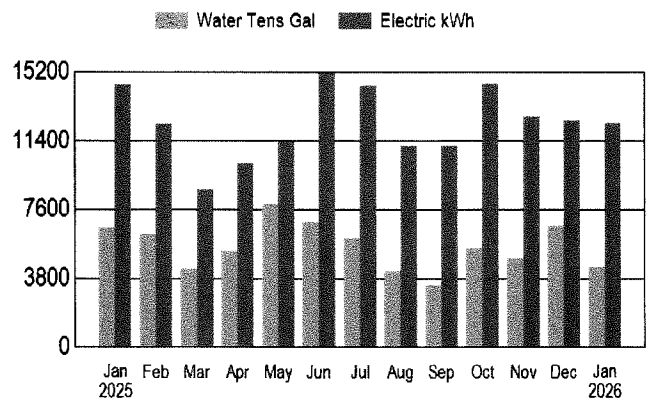
Billing Rate: General Service
 Service Address: 6186 WINDING MARE BV APT FS01
 Service Period: 12/02/25 - 01/02/26 Reading Date: 01/02/26
 Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24319193	31	44259	Regular	1	2153 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		146.68
Tax Exempt Fuel Cost (\$0.03713 per kWh)		79.94
Taxable Fuel Cost (\$0.00511 per kWh)		11.00
City of Jacksonville Franchise Fee		7.88
Gross Receipts Tax		6.94

Total Current Electric Charges \$ 277.44

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used	14,522	12,567	12,406	400
Total Gallons Used	66,000	67,000	44,000	1,419



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Date 12/01/2025

Invoice # 430003

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

EXHIBIT 7



February 26, 2026

WORK ORDER #160904

PROPOSAL FOR

HOWARD MCGAFFNEY
VESTA PROPERTY SERVICES
TRAILS CDD
15431 SPOTTED STALLION TRAIL
JACKSONVILLE, FL 32234

DESCRIPTION OF WORK TO BE PERFORMED

Trails CDD mulch for property

Contractor will lay pine bark mulch at the amenity center, all of the entrance, all middle islands and all common areas. We will assure all areas are cleaned up and debris free upon completion.

150 cubic yards of Pine bark mulch installed

SALE: \$8,250.00
TOTAL: \$8,250.00

SUMMER MULCH APPLICATION

- We recommend the use of pine needles, hardwood bark, or pine bark mini-nuggets. Any change in the type of material may impact the price of each installation.
- Bed edges will be defined and maintained by crimping the pine needle mulch in place to provide a neat and uniform appearance.
- Beds will be trenched with a bed shaper as needed to retain crisp edges and hold mulch in place.

**TRAILS CDD
WORK ORDER SUMMARY**

INCLUDED SERVICES	TOTAL COST
SUMMER MULCH APPLICATION	\$8,250.00
TOTAL:	\$8,250.00

By _____

By _____

EXHIBIT 8



March 10 2026	Field Operations Manager's Report
Field Operations Manager	Harold Burns
Community	Winchester Ridge-Trails CDD
Created Work Orders Last 60 Days	75
Completed Work Orders Last 60 Days	72
Current Open Work Orders	6

DEPARTMENTAL & OPERATIONAL REPORT

LANDSCAPE AND IRRIGATION: **Bland landscaping**

- 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 Jan-Feb
- Daily site inspections of property landscaping and weekly huddle done by me, action plan created if needed in work order system district manager briefed daily
- Post-freeze inspections completed on all irrigation no leaks or breaks found Jan-Feb

POND AND FOUNTAIN MAINTENANCE: **Future Horizons**

- Fountains in ponds 11 &13 have been pulled, they are not working estimate for repairs upon request
- Future Horizons monthly onsite huddle for pond and chemical issue completed Jan-Feb
- Post-Freeze inspections were completed, and no dead fish were found
- Pond banks are deteriorating due to continued low water levels

AMENITY CENTER

- Front entry gate Mag-Lock and push button repaired was out of order for a short period of time
- District Manager property inspections completed Jan-Feb
- Flashpoint painting project updated start 4-6-26
- Staff and I are aggressively trying to stop ATV, Motor bike, and golfcarts from entering district bridge and grass areas 911 is being called
- Operational requests – Would like to close pool for one day a week (Wed) for cleaning, chemicals, and proper maintenance, also requesting purchases of 10"X16" pool closed for maintenance (4) signage not to exceed \$220.00 for the upcoming season may-sept.

Residents Suggestions & Request

- Speed bumps to slow speeders
- Enforced community Kid curfew
- Pickleball court or splash pad for little kids (get rid of volleyball sandbox)
- Rent open field for events or community carnival
- Dip bars in gym
- Blinds in gym windows

EXHIBIT 9



Trails Community Development District

DUVAL COUNTY, FLORIDA



2025/2026 POND AREA EROSION AND RESTORATION REPORT

Prepared for:

Board of Supervisors
Trails Community Development District
12574 Flagler Center Boulevard
Jacksonville, Florida 32258
(904) 327-6465

Prepared by:

Alliant Engineering
10475 Fortune Parkway, Suite 101
Jacksonville, Florida 32256
(904) 240-1351

Date: February 27, 2026

Alliant Project Number: 4000434-00

Table of Contents

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1.2 MASTER SITE PLAN	3
2. Storm Water Management Facilities.....	4
2.1 WATER LEVEL FLUCTUATIONS.....	5

1. Project Background

Trails Community Development District (CDD or District), is in Duval County, Florida, south of the intersection of Normandy Blvd. and Winding Mare Blvd. The Trails CDD was established pursuant to Chapter 190 of the Florida Statutes for the purpose of providing, operating, and maintaining infrastructure, improvements, facilities, and services to the lands within the District. The overall site is approximately +/-324.8 acres. This development includes approximately 658 single family residential units along with an amenity center and other recreational facilities. The authorized land uses within the District allow for residential development as well as open space and recreational amenities.

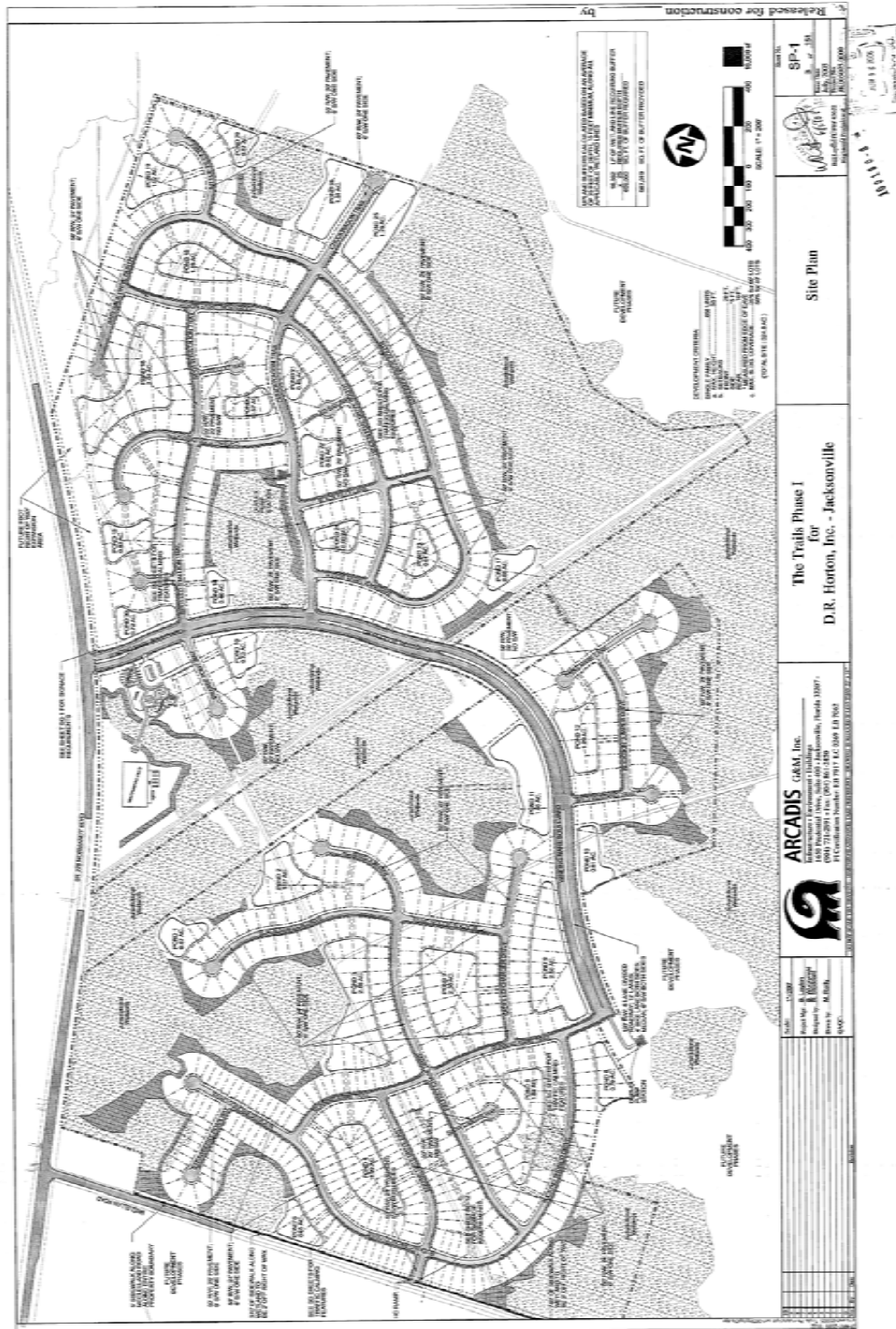
1.1 GENERAL INFORMATION

This report provides an investigative assessment of several of the stormwater pond areas on the eastern side of Phase 1 of the Trails Community Development District. These investigations are based on multiple site visits conducted between February of 2025 and January of 2026 as well as available online data and aerial imagery reaching back two decades. The intent is to document observable changes over time, including water levels, vegetation conditions, pond-bank stability, and overall performance of the stormwater system. In addition to documenting the observations, to also suggest remediation measures to repair damage from the erosion found and employ additional measures to mitigate further erosion in the future.

During these visits and other interactions with representatives of the CDD, recurring and progressing concerns were identified within the stormwater management system that

required attention. This report presents factual observations so the CDD may make informed decisions regarding future investigation, maintenance, or coordination with adjacent developments. A Master Site Plan of the CDD and its owned amenities (previously created in 2006 by Arcadis) is included with this report.

1.2 MASTER SITE PLAN



2. Storm Water Management Facilities

The Storm Water Management Facilities (SMFs) are shown on the Master Site Plan included in this report. These SMFs serve to collect stormwater for treatment and attenuation for the limits of the developed property and operate at the capacity required by the St. Johns River Water Management District at the time of their permitting. This updated assessment highlights which stormwater management facilities are most affected and the potential influencing factors.



Outlet Control Structure at Pond 19

The CDD owned improvements include twenty-eight (28) Storm Water Management Facility (SMFs) ponds. Some of these SMFs have control structures located within the water to attenuate flow and set the normal water levels. At the time of their initial design and installation, nearly all of the stormwater inlet pipes to these ponds were placed under the Normal Water Level (NWL) which would normally obscure their ability to be easily observed. This obscured placement is an important design feature, as this implementation along with the addition of concrete mitered end sections (MES) are



Outlet Control Structure at Pond 29



Side bank erosion at Pond 26 below NWL

implemented to mitigate erosion from incoming water turbulence scouring. Grass Sodding was also placed at between the NWL elevation and the pond's top of banks to prevent pond bank erosion at the time of Trails CDD construction. Otherwise, the sloped areas would be highly susceptible to erosion over time if vegetative cover is not firmly established. At the time of the initial site visit several ponds on the east end of the CDD were experiencing water levels lower than the NWL originally designed. From then to the publishing of this report, SWMF's referred to as Pond 18, 19, 25, 26 and 29 were several

feet, up to 6 feet or more, below the NWL with several others within Phase 1 of the Trails CDD appearing to begin to follow this pattern. Due to these lowered water levels, several pond inlet and outlet storm water structures were at or above water level, especially later in 2025 to early 2026. During these visits, it was observed there was frequent erosion and undercutting around the bases of the inlet structures and outlet control structures (inlet boxes as well as concrete overflow weirs). Mild to severe erosion has also taken place along the pond banks. It is normal for some variation to occur with annual rainfall cycles, but from all the historical data reviewed, the levels observed were lower than they had ever been since the Trails neighborhood's construction circa 2007.

Several factors have likely played a role in the reduction of the pond normal water levels including the ongoing drought in northeast Florida and the pond excavation and dewatering from the Diamond Springs Subdivision to the east. Aside from this, and in general, the storm water management system appears to be in an acceptable operating condition. Erosion at pond banks and stormwater structures should be remediated before further degradation (and much greater costs) continues to occur.

2.1 WATER LEVEL FLUCTUATIONS

Across all site visits, stormwater ponds within the District were observed at elevations lower than typical, as evidenced by visible normal waterline indicators along the pond banks. Although the region is currently experiencing severe drought conditions, the magnitude and spatial distribution of the observed water-level reductions are not uniform across the District. The four ponds located along the northeastern boundary, adjacent to



THE TRAILS CDD
LITTLE FILLY WAY
POND 29

FEBRUARY 25, 2025

DECEMBER 2, 2025



CHUCKWAGON TRAIL
POND 25

FEBRUARY 25, 2025

DECEMBER 2, 2025



active site development, exhibited substantially greater reductions than ponds located farther west, which remain subject to the same regional rainfall and climatic conditions.

Review of historical rainfall records and aerial imagery indicates that prior periods of reduced precipitation did not result in pond elevations as low as those observed during the present investigation. In addition, the adjacent northeastern parcel has undergone active construction involving substantial groundwater withdrawal and site dewatering. The

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timing and proximity of these activities correspond with the areas exhibiting the greatest water-level declines, with impacts appearing most pronounced along the shared eastern boundary and diminishing with distance.

This assessment is based on visual observations, photographic documentation, and comparative review of historical conditions. Definitive determination of causation cannot be made in the absence of continuous hydrologic monitoring, groundwater elevation data, or documented dewatering discharge volumes. However, the observed spatial relationship between adjacent dewatering activities and localized pond-level reductions indicates that construction-related groundwater management may be contributing to the accelerated lowering of water levels in the northeastern ponds.

It is recommended that the District implement a documented monitoring program for a minimum period of 3–5 years, including periodic measurement of pond water surface elevations, photographic documentation, and maintenance of written records for the Phase 1 stormwater management facilities. Supporting drawings are included with this report to document observed conditions and identify areas where mitigation or restoration measures may be warranted.

This report has been prepared to assist the Trails Community Development District in documenting existing conditions and supporting evaluation of whether additional technical investigation, monitoring, or coordination with adjacent property owners and regulatory agencies is appropriate.



DISTRICT SITE MAP - THE TRAILS CDD
JACKSONVILLE, FL

PROJECT MANAGER: DRL
 DRAWN BY: REL/AMM
 DATE: 2026-2-26

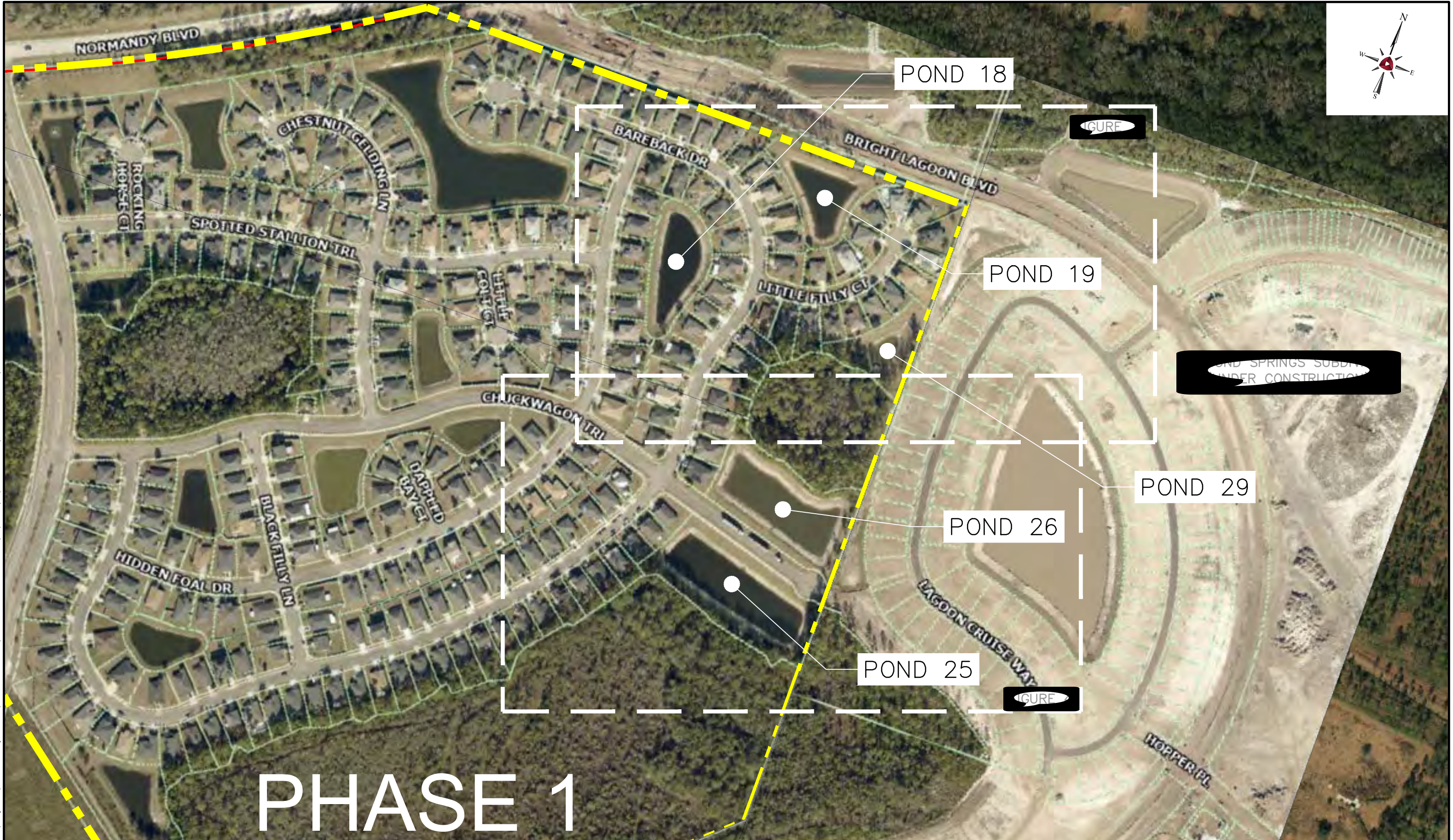
0 250 500
 1 inch = 500 ft.



ALLIANT

FIGURE No.
 1

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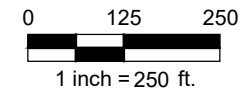


PHASE 1



DISTRICT SITE MAP - THE TRAILS CDD
JACKSONVILLE, FL

PROJECT MANAGER: DRL
DRAWN BY: REL/AMM
DATE: 2026-2-27

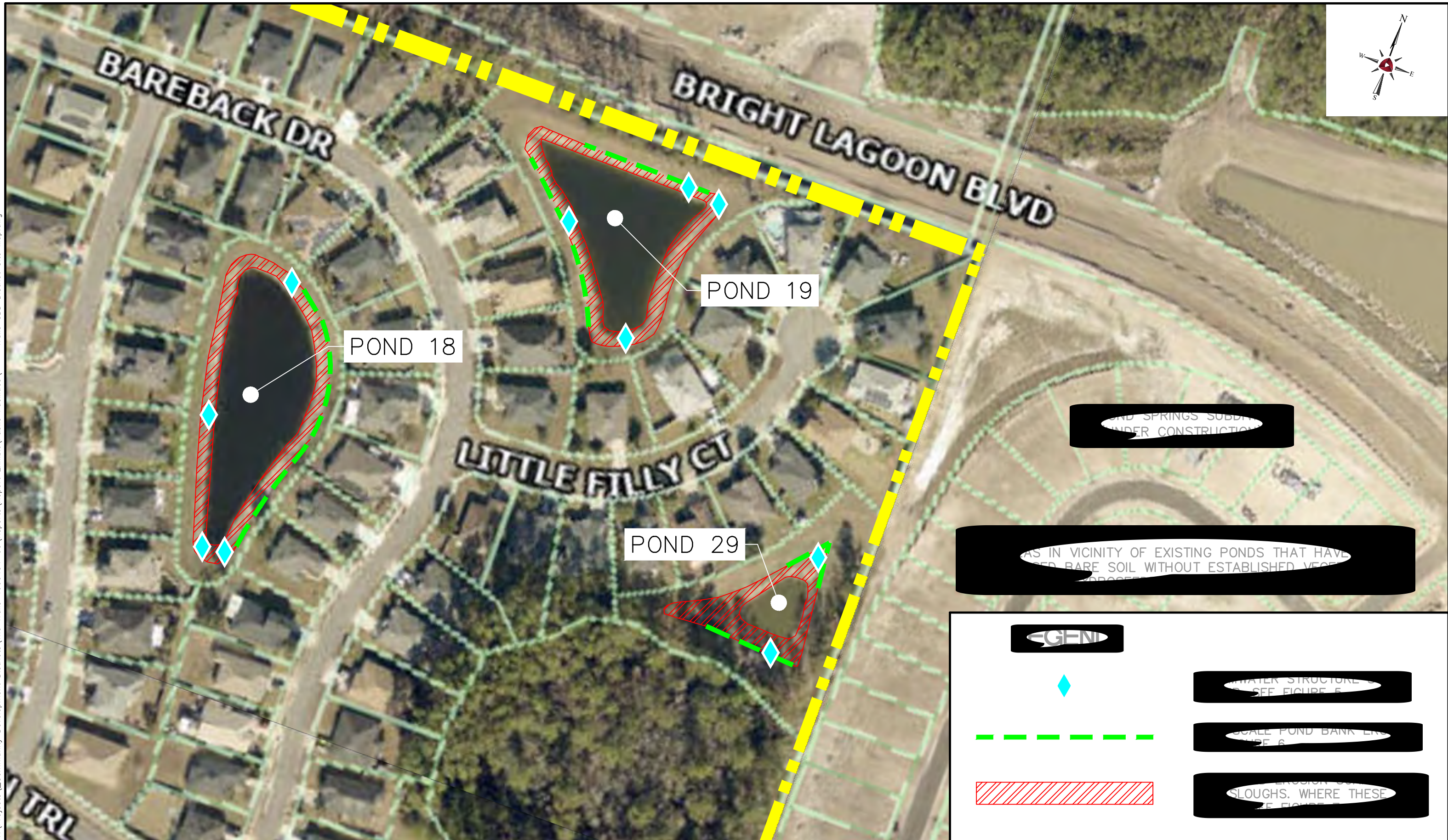
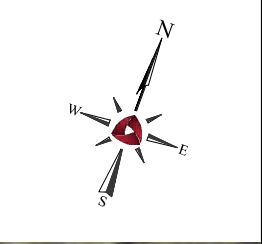


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FIGURE No.

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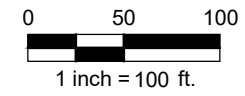
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DISTRICT SITE MAP - THE TRAILS CDD

JACKSONVILLE, FL

PROJECT MANAGER: DRL
DRAWN BY: REL/AMM
DATE: 2026-2-27

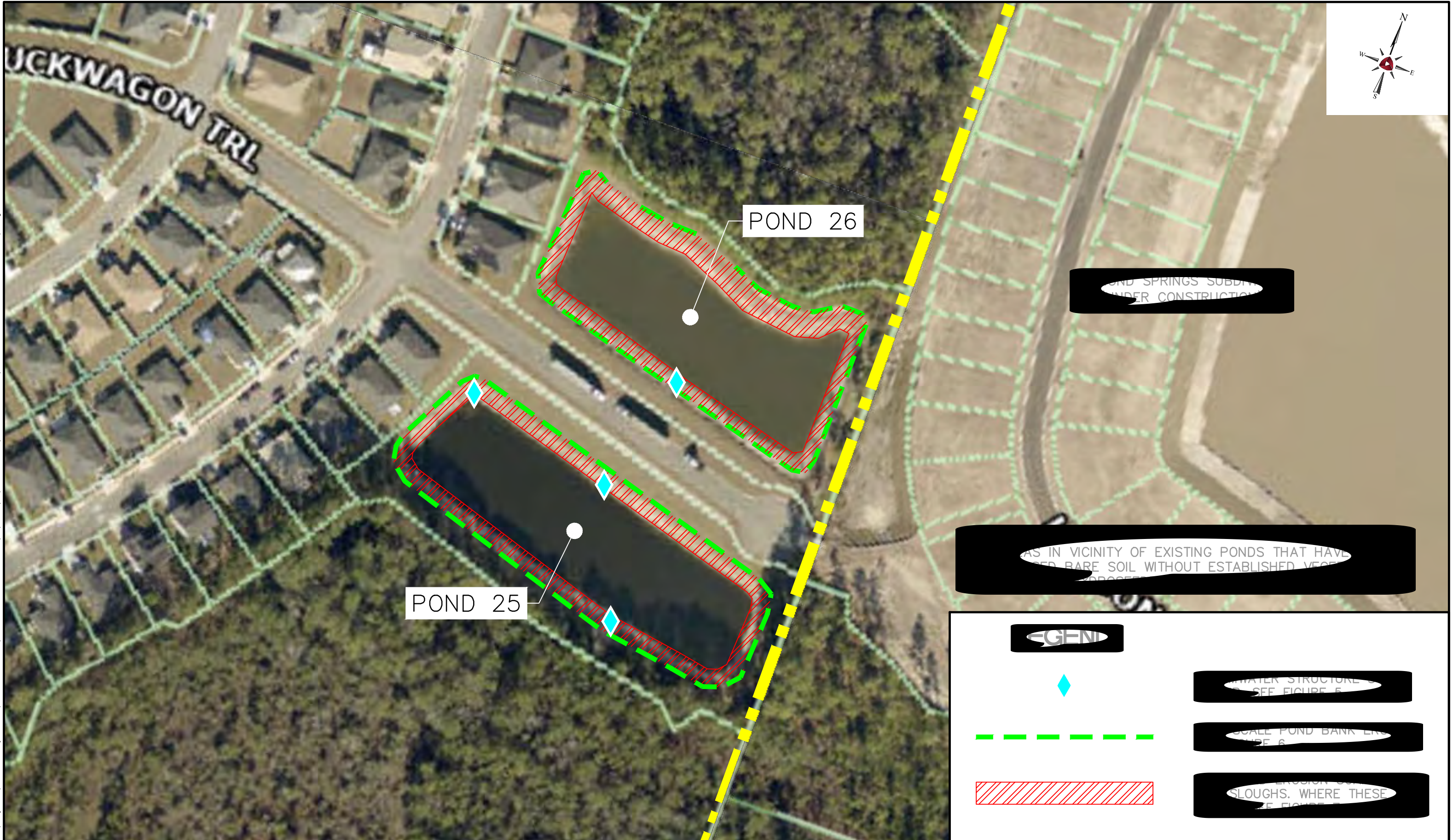


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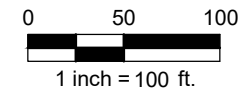
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DISTRICT SITE MAP - THE TRAILS CDD
JACKSONVILLE, FL

PROJECT MANAGER: DRL
 DRAWN BY: REL/AMM
 DATE: 2026-2-27



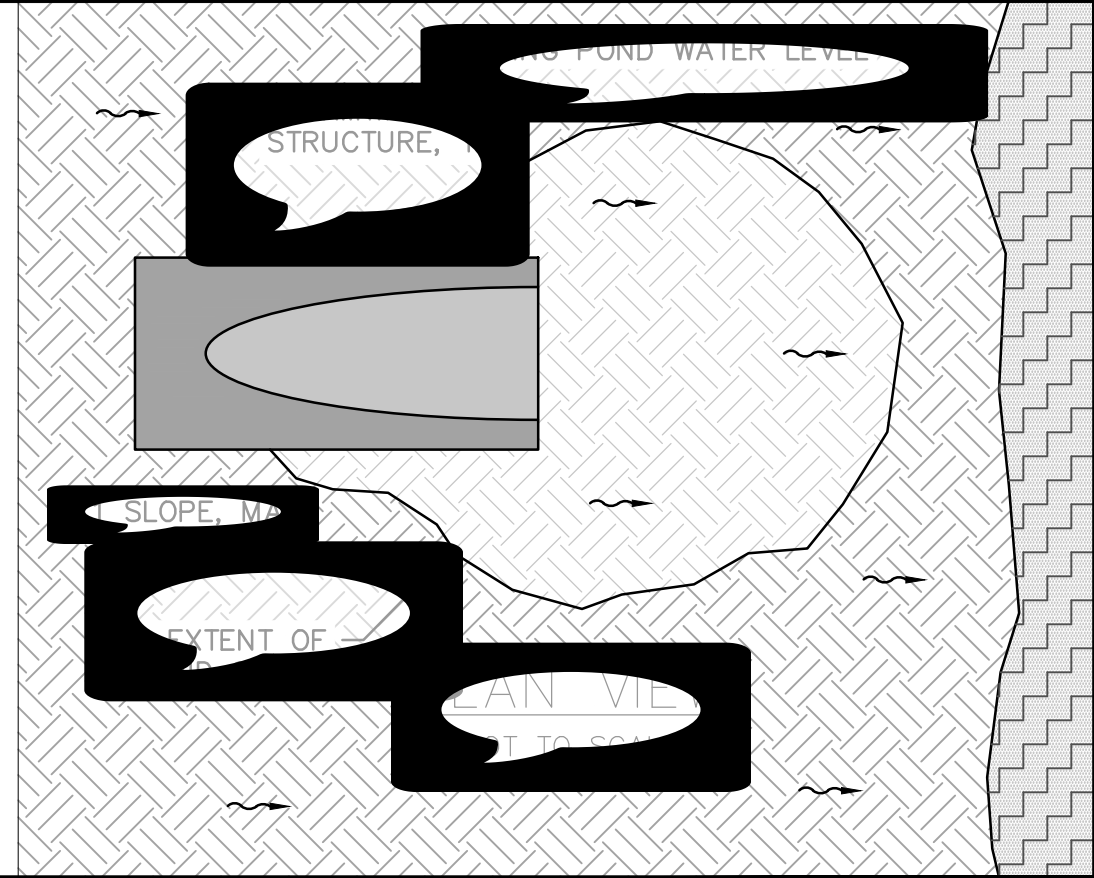
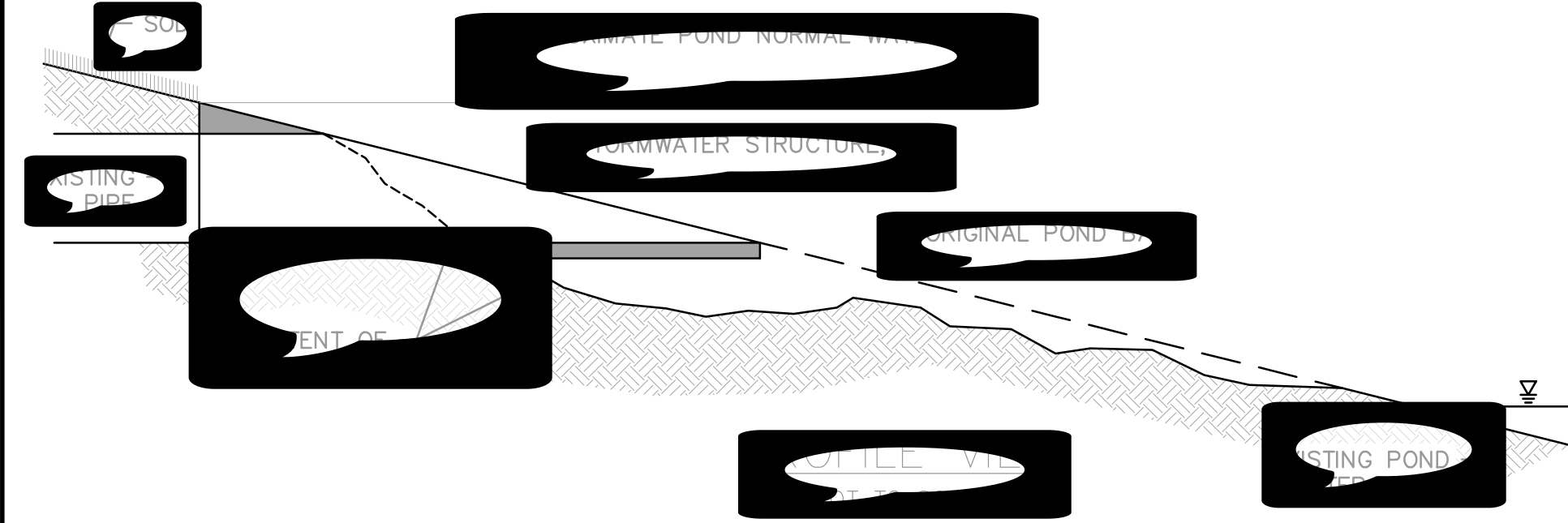
ALLIANT

FIGURE No.

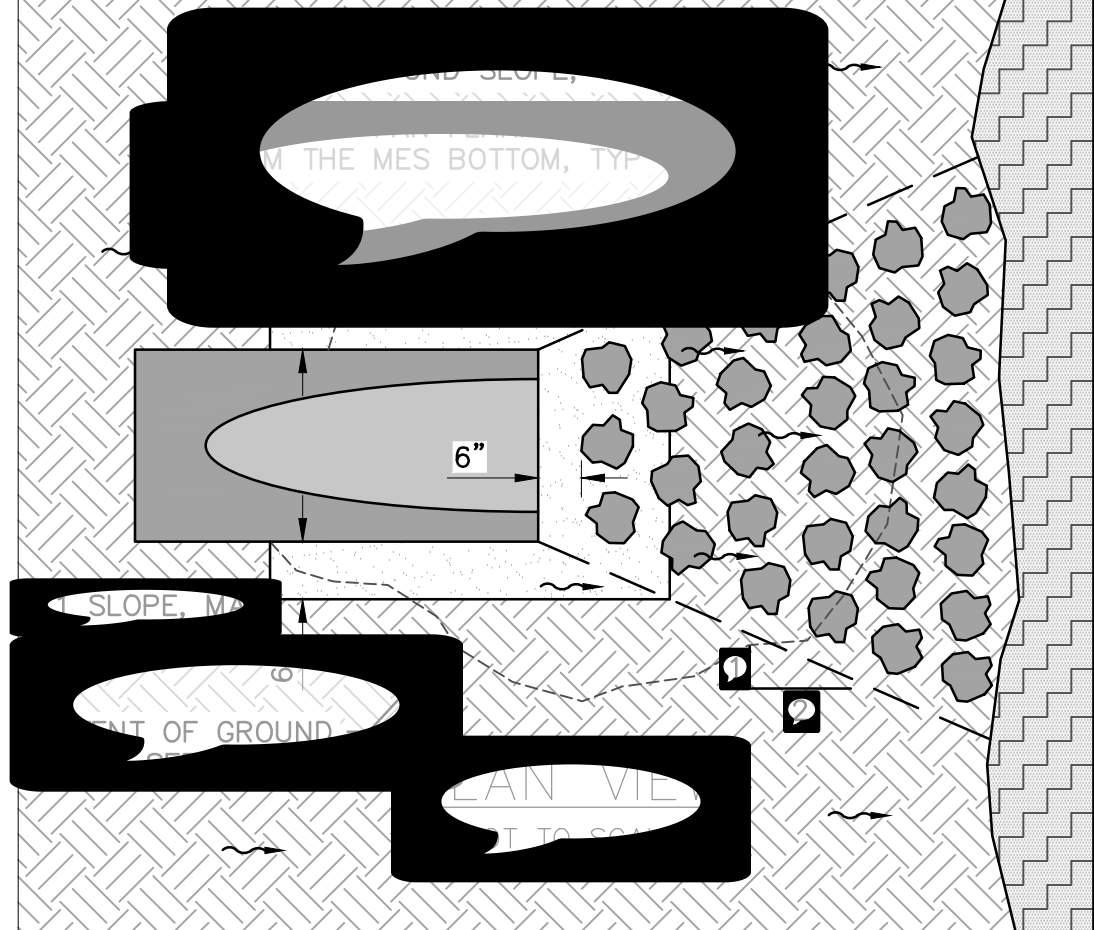
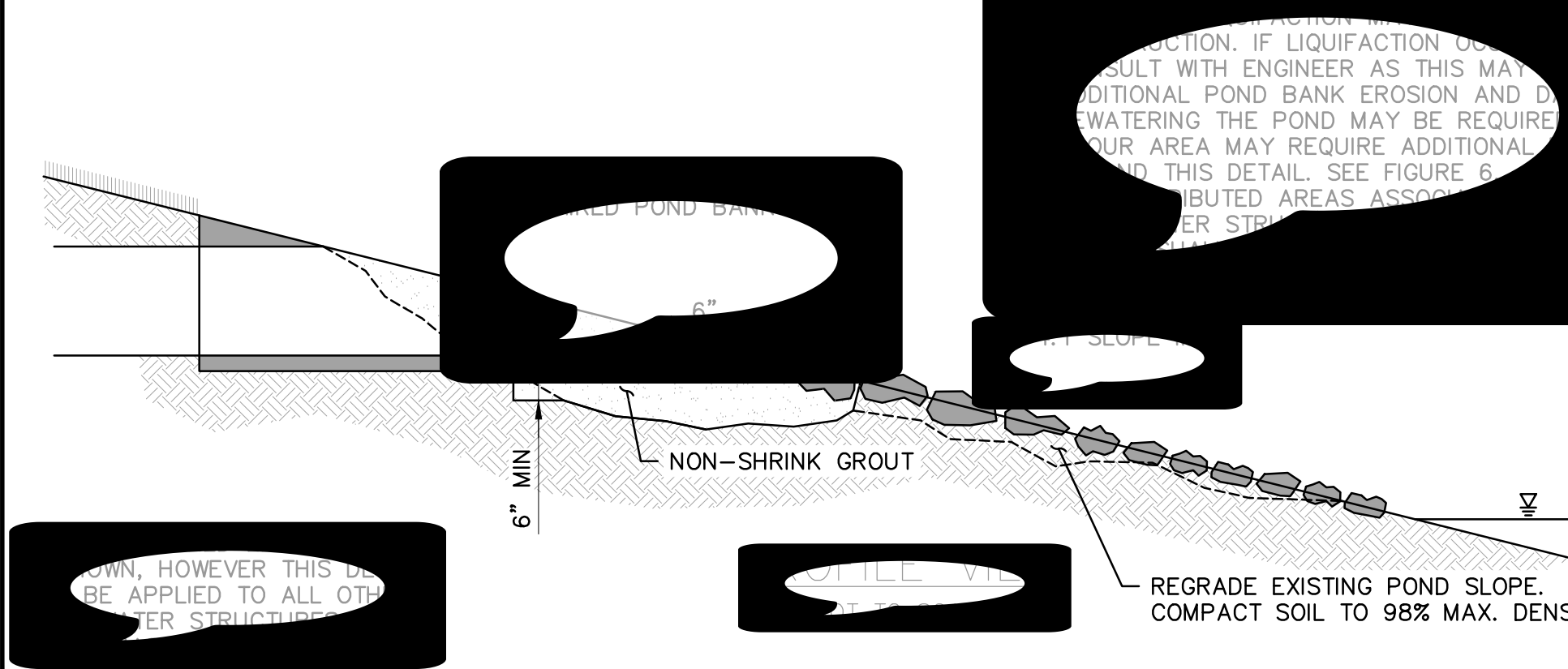
4

V:\Projects\Community Development\Districts\The Trails\4000434-00\Reports\Report Exhibit\Public Facilities\Trails CDD District Site Map.dwg

EXISTING CONDITION:



PROPOSED IMPROVEMENTS:

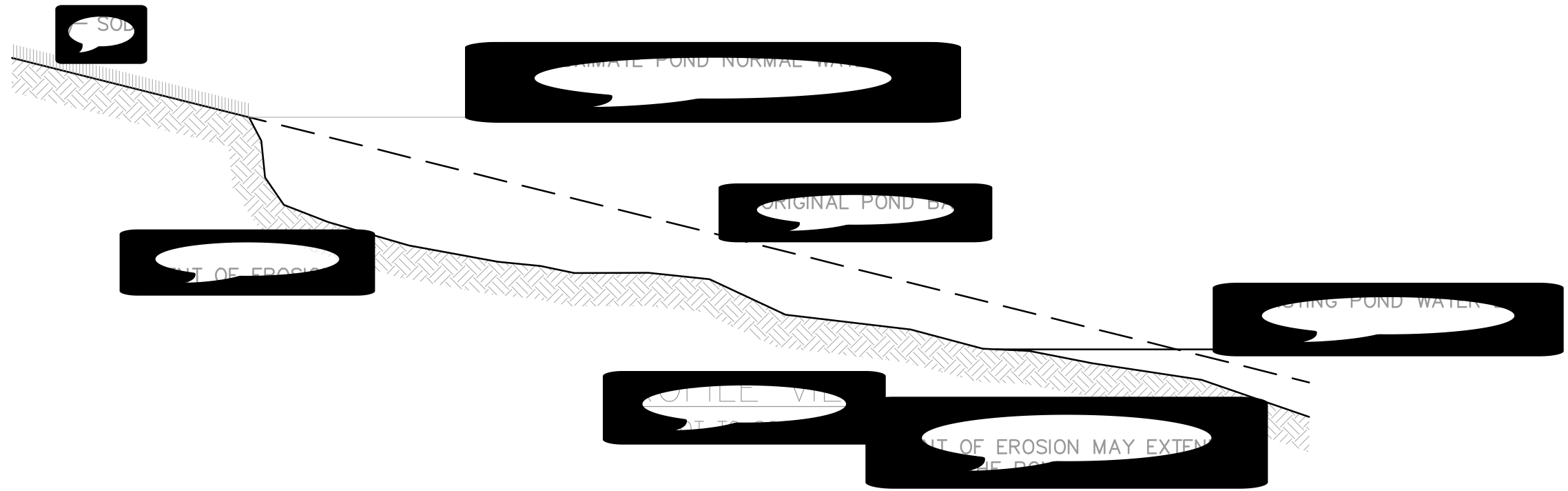


DETAIL 1 - STORMWATER STRUCTURE SCOUR REPAIR
 NOT TO SCALE

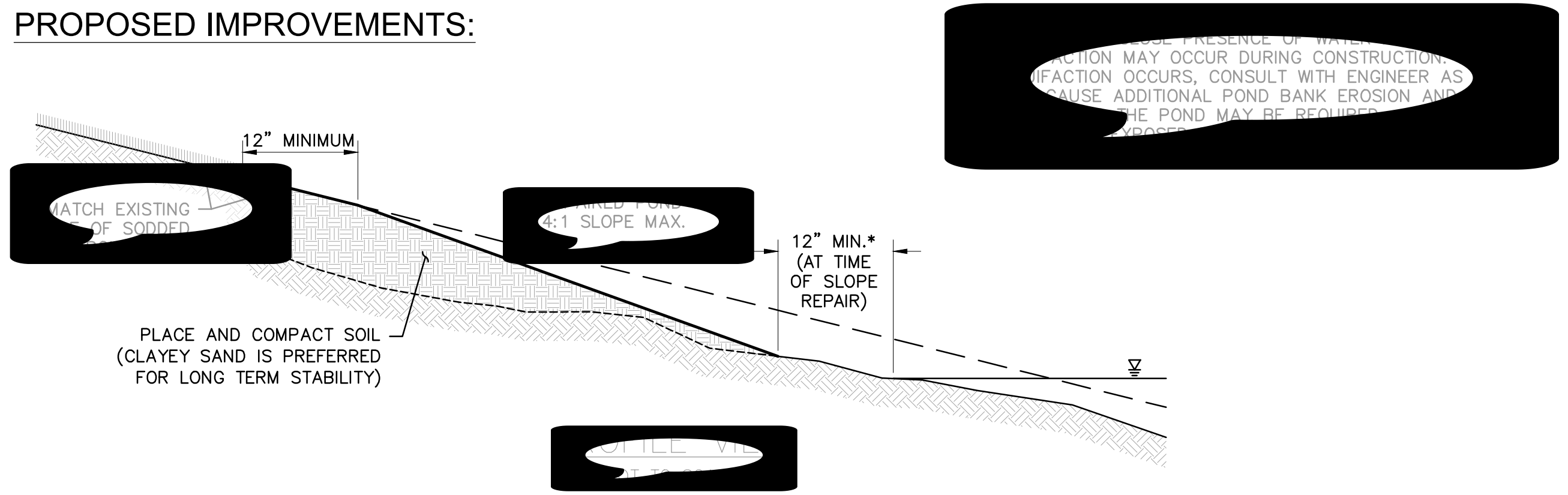
PROJECT MANAGER: DRL
 DRAWN BY: REL/AMM
 DATE: 2026-2-27



EXISTING CONDITION:



PROPOSED IMPROVEMENTS:



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DETAIL 2 - POND BANK EROSION, WIDE SCALE
NOT TO SCALE

PROJECT MANAGER: DRL
DRAWN BY: REL/AMM
DATE: 2026-2-27

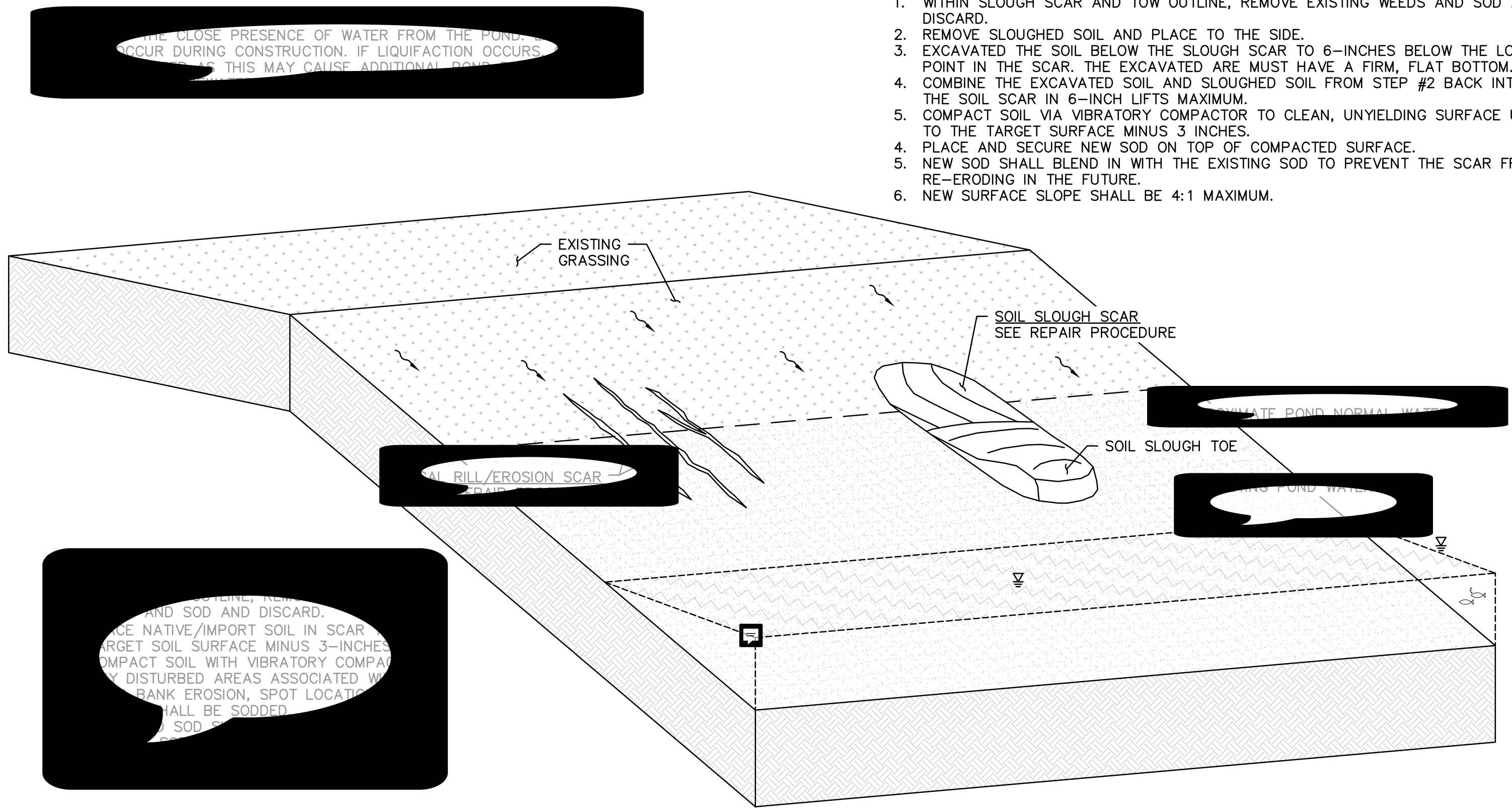


FIGURE No.
6

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SOIL SLOUGH SCAR REPAIR

1. WITHIN SLOUGH SCAR AND TOW OUTLINE, REMOVE EXISTING WEEDS AND SOD AND DISCARD.
2. REMOVE SLOUGHED SOIL AND PLACE TO THE SIDE.
3. EXCAVATED THE SOIL BELOW THE SLOUGH SCAR TO 6-INCHES BELOW THE LOWEST POINT IN THE SCAR. THE EXCAVATED ARE MUST HAVE A FIRM, FLAT BOTTOM.
4. COMBINE THE EXCAVATED SOIL AND SLOUGHED SOIL FROM STEP #2 BACK INTO THE SOIL SCAR IN 6-INCH LIFTS MAXIMUM.
5. COMPACT SOIL VIA VIBRATORY COMPACTOR TO CLEAN, UNYIELDING SURFACE UP TO THE TARGET SURFACE MINUS 3 INCHES.
4. PLACE AND SECURE NEW SOD ON TOP OF COMPACTED SURFACE.
5. NEW SOD SHALL BLEND IN WITH THE EXISTING SOD TO PREVENT THE SCAR FROM RE-ERODING IN THE FUTURE.
6. NEW SURFACE SLOPE SHALL BE 4:1 MAXIMUM.



...SODLINE, REMO...
 ...AND SOD AND DISCARD.
 ...PLACE NATIVE/IMPORT SOIL IN SCAR...
 ...TARGET SOIL SURFACE MINUS 3-INCHES...
 ...COMPACT SOIL WITH VIBRATORY COMPAC...
 ...BY DISTURBED AREAS ASSOCIATED WITH...
 ...BANK EROSION, SPOT LOCATIONS...
 ...SHALL BE SODDED...
 ...SOD...

DETAIL 3 - POND BANK EROSION, SPOT LOCATIONS
 NOT TO SCALE

PROJECT MANAGER: DRL
 DRAWN BY: REL/AMM
 DATE: 2026-2-27



EXHIBIT 10

CAPITOL CONVERSATIONS

A mostly regular newsletter of Tallahassee topics of interest to special districts



February 20, 2026

Bills We've Previously Featured and Where They Stand

Below is an update on bills we've highlighted in earlier versions of *Capitol Conversations*. As bills are beginning to stall, our list of updates will diminish. Please reach out to your Kutak Rock attorney with any questions.

CDD Board Elections Recall Process Bills Continue to Move

UPDATE: This week, [HB 1051](#) by Representative Jose Alvarez, was amended in its last committee and was then passed unanimously. The bill sponsor and committee staff worked with the Kutak Rock Team to make the bill accurately reflect the existing statutory framework of Chapter 190. The House bill is now ready for a full Floor vote. The companion bill, [SB 1180](#) by Senator Kristen Arrington, was not heard in committee this week, which has given the Team time to work with her in hopes of having the same changes made in the Senate. Her bill is on the agenda of its last committee next week. In summary, the bills establish a uniform mechanism for recalling elected members of community development district boards.

Blue Ribbon Projects Proposed

[HB 299](#) by Representative Lauren Melo and [SB 354](#) by Senator Stan McClain propose to establish Blue Ribbon Projects, a new category of large-scale development. The Senate bill was amended last week and passed with a vote of 8-4 in its second committee. A summary of that bill may be found [here](#).

UPDATE: The House bill was amended in the Commerce Committee this week and passed with a vote of 18 in favor and 4 opposed. [Read More](#)

Foreign Countries of Concern is the Focus of [HB 905](#) and [SB 1178](#)

The bills prohibit contracting with foreign countries of concern and add content to current ethics training requirements. The Senate bill has passed two of three committees of reference.

UPDATE: This week the House bill passed the State Affairs Committee with just one vote in opposition. The bill is now ready for the Floor. [Read More](#)

New Agency with Audit Oversight Contemplated

[HB 1303](#) by Representative Monique Miller and [SB 1572](#) by Senator Nick DeCeglie establish the Florida Agency for Fiscal Oversight which, among many other things, gives authority to the Department of Financial Services (DFS) to audit local governments, including special districts.

UPDATE: Neither bill has had a hearing this Session, but the House has proposed a Florida Accountability Office in its budget that was released in week five. This office would report to the Legislature rather than the DFS. The bill is [HB 5203](#) and has already passed the full House with a vote of 104-2. [Read More](#)

[Florida Development and Improvement Districts Practice Group](#)

[Jonathan Johnson](#)

[Lindsay Whelan](#)

[Joseph Brown](#)

[Katie Buchanan](#)

[Ryan Dugan](#)

[Michael Eckert](#)

[Wesley Haber](#)

[Tucker Mackie](#)

[Michelle Rigoni](#)

[Sarah Sandy](#)

[Alyssa Willson](#)

[Jere Earlywine](#)

[Bennett Davenport](#)

[Hunter Hurley](#)

[Kate John](#)

[Kyle Magee](#)

[Kubra Metin](#)

[Patrick O'Bryant](#)

[Ashley Ligas](#)

[Betty Zachem](#)

Proposal Allows for Private Meetings to Discuss Private Property Rights Claims

[HB 655](#) by Representative Wyman Duggan and [SB 332](#) by Senator Jennifer Bradley is a temporary public meeting and public records exemption to allow private meetings between an agency and its legal counsel for the purpose of discussing a Bert J. Harris, Jr., Property Rights Protection Act claim.

UPDATE: The House bill will be up for a vote by the full House on February 25th. The Senate bill is on the agenda of its last committee next week. [Read More](#)

Legislation Filed to Require Credit Card Payment Options

Senator Nick DiCeglie and Representative James Buchanan have filed [SB 1612](#) and [HB 967](#) to require local governments to accept credit card payments and to also offer an online/electronic payment option by January 1, 2027. The House bill unanimously passed the full House in week four. The Senate bill was amended in its second committee and now matches the House bill.

UPDATE: The Senate bill is on the agenda of its last committee next week. [Read More](#)

Bills Provide a One-Time Break: [SB 1622](#) by Senator Ana Maria Rodriguez and [HB 1369](#) Representative Bruce Antone provide a one-time waiver of the automatic fine levied against a reporting individual for a late-filed financial disclosure.

UPDATE: [SB 1622](#) unanimously passed the full Senate this week, but the House version is stuck in its first committee of reference—that committee is not scheduled to meet again at this time. [Read More](#)

A Sweeping Rewrite of Florida's Public Records Law Proposed

Representative Alex Andrade has filed [HB 437](#) which would substantially change the process of fulfilling public records requests. Senator Darryl Rouson filed companion bill [SB 770](#).

UPDATE: The House bill unanimously passed its third of four committees of reference this week. The Senate bill has yet to be heard in a single committee. [Read More](#)

This Session Brings a Focus on “Artificial Intelligence”

[HB 1395](#) by Representative Alex Rizo and [SB 482](#) by Senator Tom Leek propose to regulate and provide consumer protections regarding artificial intelligence. In Capitol Conversations, we will keep our discussion to the parts of the bill directed at governmental entities and contracting.

UPDATE: The Senate bill passed its last committee this week and is ready for the Senate Floor. The House bill has not been heard in its first committee of reference—a committee that is not scheduled to hold another meeting this Session. [Read More](#)

Changes in Public Construction Contract Provisions Proposed—[HB 405](#) by Representative Griff Griffiths and [SB 526](#) by Senator Erin Grall propose to allow contractors the ability to recover losses or obtain a time extension for a public works project if a governmental entity caused the delay. The Senate bill unanimously passed its second of three committees of reference in week four. The House bill was to be considered by the full House in week five, but it was temporarily postponed.

UPDATE: The bill is scheduled to be brought back up on the House Floor on February 25. [Read More](#)

Regulatory Accountability Act—Representative Robert Brackett filed [HB 105](#) and Senator Stan McClain filed [SB 588](#) to, among other things, create the Special District Regulatory Accountability Act. The House sponsor removed the language regarding special districts in its second committee stop while the Senate bill still includes that provision. The bill appears to have stalled in the Senate.

UPDATE: The House bill is scheduled for a full House vote on February 25. [Read More](#)

Bills Amended to Provide New Legal Notice Option

Through the amendment process, bills by Senator Jay Trumbull and Representative Griff Griffiths are coming closer into alignment to allow special districts the option to publish legal notices and advertisements on their own websites. This is important for special districts in that it could save time and resources. [HB 1009](#) and [SB 380](#) both passed out of their second committee in week three. Before final passage, a few differences between the bills will need to be worked out to ensure special districts are afforded this opportunity.

Sovereign Immunity Legislation Not in Alignment

[SB 1366](#) by Senator Jason Brodeur was heard in its second committee last week. It is quite different than the House version, and from the questions and debate during committee, it appears there are parts of the bill that are going to need to be negotiated within the Senate even before negotiating with the House. [HB 145](#) by Representative Fiona McFarland has already passed the full House with a vote of 104-7. [Read More](#)

Golf Carts at Street Crossings Considered

[HB 519](#) by Representative Brad Yeager proposes to allow golf carts to cross a street or highway at a signalized intersection. The local governmental entity responsible for the street or highway would have to approve the operation of golf carts at the crosswalk and post signage at the signalized intersection. The bill does not have a Senate companion.

Public Records Exemption for “Agency” Employees Passes Full House

[HB 21](#) by Representative Kim Kendall creates a public record exemption for certain identifying and location information of current and former “agency” employees and their spouses and children. [Read More](#)

Prohibition on Spending Public Funds Proposed

Representative Jason Shoaf has filed [HB 1251](#) which would prohibit local governments and the elected officials of the local government from spending public funds to hire a lobbyist for representation before the legislative or the executive branch. If this bill were to pass, it would negatively impact improvement or stewardship districts’ ability to successfully pursue boundary or other necessary amendments to their enabling legislation. The bill had its first hearing last week and passed with a vote of 8 in favor and 4 opposed. There is no Senate companion.

Cybersecurity Protections Legislation Under Consideration—Representative Mike Giallombardo and Senator Tom Leek have filed [HB 635](#) and [SB 692](#). Both bills have one more committee stop before being ready for a full Floor vote. [Read More](#)

Legislation Proposed to Prohibit Net-Zero Policies by Governmental Entities

Proposed legislation by Senator Bryan Avila and Representative John Snyder essentially preempts energy policy to the state and requires governmental entities (including special districts) to annually affirm compliance. [SB 1628](#) has passed one committee. [HB 1217](#) was heard in its second committee last week and passed with a vote of 11-4. [Read More](#)

Bills Add New Requirement to File for Office

[HB 535](#) by Representative Yvette Benarroch and [SB 620](#) by Senator Debbie Mayfield require a candidate seeking election or nomination at the federal, state or local level to disclose if they are a citizen of another country in addition to being a citizen of the United States. The other country would be named in a statement submitted to the filing officer. The Senate bill has passed two of three committees of reference while the House bill is ready for a full House vote.

Districts in Rural Areas Focus of Proposed Legislation—[SB 214](#) by Senator Stan McClain and **[HB 273](#)** by Representative Chad Johnson add special districts in a rural community or rural area of opportunity to the list of those eligible to be a part of “agency agreements” that provide state or federal financial assistance. Both bills have passed two of three committees of reference.