

TRAILS COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

*Tuesday
April 14, 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, April 14, 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@cddmanagers.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, April 14, 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 March 10, 2026 [Exhibit 2](#)
[Pgs. 8-10](#)
 - B. Consideration for Approval – The Minutes of the Board of Supervisors Budget Workshop Held on March 24, 2026 [Exhibit 3](#)
[Pgs. 12-13](#)
 - C. Consideration for Acceptance – The February 2026 Unaudited Financial Statements [Exhibit 4](#)
[Pgs. 15-24](#)
 - D. Consideration for Acceptance – The February 2026 Operation & Maintenance Expenditures [Exhibit 5](#)
[Pgs. 26-49](#)
- V. Business Items**
 - A. Consideration of Termination of Future Horizons Fountain Maintenance Contract
 - B. Consideration of Pond Maintenance Proposal Options
 - 1. Future Horizons [Exhibit 6](#)
[Exhibit 6A](#)
[Pg. 52](#)
 - 2. Solitude Lake Management [Exhibit 6B](#)
[Pgs. 54-62](#)
 - C. Consideration & Adoption of **Resolution 2026-03**, Approving Proposed FY 2026-2027 Budget & Setting Public Hearing – *Resolution To Be Distributed* [Exhibit 7](#)
[Pgs. 64-69](#)
 - D. Consideration of Wood Bridge Repair Proposal Options [Exhibit 8](#)
 - 1. Battleborn Builders - \$6,600.00 [Exhibit 8A](#)
[Pgs. 72-79](#)
 - 2. FCC - \$19,865.11 [Exhibit 8B](#)
[Pg. 81](#)
 - 3. Pratt Building Company - \$4,652.06 [Exhibit 8C](#)
[Pgs. 83-85](#)
 - 4. Ronald P. Ardary Construction, Inc. - \$14,985.00 [Exhibit 8D](#)
[Pg. 87](#)

V. Business Items – continued

E. Consideration of Easement Agreement with HOA Phase 1

[Exhibit 9](#)

[Pgs. 89-95](#)

F. Consideration of Pond Bank Remediation Proposal Options – *To Be Distributed*

[Exhibit 10](#)

VI. Discussion Topics

VII. Staff Reports

A. Operations Manager

B. District Engineer

C. District Counsel

1. General Election Qualification Period Reminder – June 8, 2026 through June 12, 2026

D. District Manager

VIII. Supervisors' Requests

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

X. Next Meeting Quorum Check: July 14th at 6:30 PM + Budget Public Hearing

Terence Douglas	☐ IN PERSON	☐ REMOTE	☐ NO
Chantel Douglas	☐ IN PERSON	☐ REMOTE	☐ NO
Emilio Gonzalez	☐ IN PERSON	☐ REMOTE	☐ NO
Corina Buck	☐ IN PERSON	☐ REMOTE	☐ NO
Richard Bergeron	☐ IN PERSON	☐ REMOTE	☐ NO

XI. Adjournment

EXHIBIT 1

**TRAILS COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF BOARD OF
SUPERVISORS REGULAR**

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, April 14, 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

Apr. 2

00 (26-01848D)

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, March 10, 2026 at 6:00 p.m., at the Winchester Ridge Amenity Center, 15431 Spotted
6 Stallion Trail Jacksonville, FL 32234.

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

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

9 Present and constituting a quorum were:

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

15 Also, present were:

16 Howard McGaffney	District Manager, FCS Management Group
17 Wes Haber (<i>via phone</i>)	District Counsel, Kutak Rock
18 David Landing (<i>via phone</i>)	District Engineer, Alliant Engineering, Inc.
19 Joe Mangefrida	Resident

20 *The following is a summary of the discussions and actions taken at the March 10, 2026 Trails CDD Board*
21 *of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by*
22 *emailing PublicRecords@vestapropertyservices.com.*

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

25 This section was skipped during the meeting.

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

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

28 A. Exhibit 2: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting
29 Held on January 13, 2026

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

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

33 D. Exhibit 5: Consideration for Acceptance – The January 2026 Unaudited Financial Statements

34 Mr. McGaffney provided a brief overview.

35 *Supervisor Buck joined the meeting at approximately 6:35 p.m.*

36 E. Exhibit 6: Consideration for Acceptance – The January 2026 Operation & Maintenance
37 Expenditures

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

FIFTH ORDER OF BUSINESS – Business Items

A. Exhibit 7: Consideration of Bland Landscaping Co. Mulching Proposal - \$8,250.00

Mr. McGaffney provided a brief explanation.

On a MOTION by Mr. Douglas, SECONDED by Mr. Gonzalez, WITH ALL IN FAVOR, the Board approved the Bland Landscaping Co. Mulching proposal, in the amount of \$8,250.00, for the Trails Community Development District.

B. Discussion & Consideration of HOA Proposed Fence-Chuckwagon Trail

Supervisor Chantel Douglas presented the proposal and explained the need for the fence. Discussion ensued.

Joe Mangefrida as well as several other residents expressed their objections to installing a fence at the end of Chuckwagon Trail as it would prevent residents from accessing the other neighborhood. Discussion ensued, which included a representative from HOA Phase 2 requesting that language be included that HOA Phase 1 would be in charge of maintaining the fence, if installed. Mr. Haber provided legal counsel on the matter.

The draft agreement will be included on the next agenda at the April 14th Board meeting for Board consideration.

On a MOTION by Mr. Douglas, SECONDED by Ms. Buck, WITH ALL IN FAVOR, the Board approved District Counsel to draft a formal agreement between the District and HOA 1 for the association to pay for all of the costs to purchase and install a fence at the end of Chuckwagon Trail, and to include the HOA 1 paying for the District's attorney's fees, survey, permitting, and ongoing maintenance, for the Trails Community Development District.

SIXTH ORDER OF BUSINESS – Discussion Topics

SEVENTH ORDER OF BUSINESS – Staff Reports

A. Exhibit 8: Operations Manager

B. District Engineer

1. Exhibit 9: Scope/Specifications for Pond Bank Repairs

Mr. Landing provided a brief overview of the repairs that were needed and how to go about the repairs. Discussion ensued.

On a MOTION by Ms. Douglas, SECONDED by Mr. Bergeron, WITH ALL IN FAVOR, the Board authorized the District Engineer to finalize the scope and specifications for the pond bank repairs and to solicit proposals to be brought back to a future meeting for consideration, for the Trails Community Development District.

This item was not previously included in the agenda.

Supervisor Chantel Douglas presented information she gathered from the climatologists office at FSU regarding rain frequency and water in the city.

C. District Counsel

1. Exhibit 10: Legislative Reports

Mr. Haber provided a brief overview.

D. District Manager

Mr. McGaffney had nothing further to report.

EIGHTH ORDER OF BUSINESS – Supervisors’ Requests

There being no Supervisors’ requests, the next item followed.

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

A resident requested information about the differences between the different Boards that govern the community.

TENTH ORDER OF BUSINESS – Budget Workshop Reminder – March 24th at 6:00 PM

ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: April 14th at 6:30 PM

Four out of five Board members present confirmed that they would be attending the next Board meeting on April 14th at 6:30 p.m. Supervisor Chantel Douglas stated that she would not be attending said Board meeting.

TWELFTH ORDER OF BUSINESS – Adjournment

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

On a MOTION by Mr. Douglas, SECONDED by Mr. Bergeron, WITH ALL IN FAVOR, the Board adjourned the meeting at 8:03 p.m. for the Trails Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on April 14, 2026.

Signature

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Signature

Printed Name

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 3

1 **MINUTES OF MEETING**

2 **TRAILS**

3 **COMMUNITY DEVELOPMENT DISTRICT**

4 The Budget Workshop of the Board of Supervisors of the Trails Community Development District
5 was held on Tuesday, March 24, 2026 at 6:06 p.m., at the Winchester Ridge Amenity Center, 15431 Spotted
6 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 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 Harold Burns	Field Operations Manager, Vesta Property Services

18
19 *The following is a summary of the discussions had at the March 24, 2026 Trails CDD Board of Supervisors*
20 *Budget Workshop. Audio for this meeting is available upon public records request by emailing*
21 *PublicRecords@vestapropertyservices.com.*

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

24 Audience comments were not taken at this time and were held off until after Mr. McGaffney had a
25 chance to go through the budget with the Board.

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

27 **FOURTH ORDER OF BUSINESS – Discussion Topics**

28 A. Exhibit 2: Preliminary FY 2026-2027 Proposed Budget

29 Mr. McGaffney provided an overview of the initial work completed by Supervisor Bergeron, Mr.
30 Burns, and himself while drafting the FY 2026-2027 budget. Discussion ensued regarding various
31 line items.

32 **FIFTH ORDER OF BUSINESS – Supervisors’ Requests**

33 Supervisors’ requests were not taken at this time.

34 **SIXTH ORDER OF BUSINESS – Audience Comments – New Business/Non-Agenda (limited to 3**
35 **minutes per individual)**

36 There being no audience comments, the next item followed.

37 **SEVENTH ORDER OF BUSINESS – Adjournment**

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

On a MOTION by Mr. Douglas, SECONDED by Mr. Bergeron, WITH ALL IN FAVOR, the Board adjourned the meeting at 6:13 p.m. for the Trails Community Development District.

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

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on April 14, 2026.

Signature

Signature

Printed Name

Printed Name

Title: ☐ Secretary ☐ Assistant Secretary

Title: ☐ Chairman ☐ Vice Chairman

EXHIBIT 4

TRAILS
COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS
UNAUDITED

FEBRUARY 28, 2026



Trails CDD
Balance Sheet
February 28, 2026

	General Fund	Reserve Fund	Series 2007 Debt Service Fund	Total
1 <u>ASSETS</u>				
2 Cash:				
3 Valley Bank - Operating Fund	\$ 1,346,975	\$ -	\$ -	\$ 1,346,975
4 Investments:				
5 Bank United - Money Market Account	722,881	-	-	722,881
6 Prepayment Account	-	-	1,662	1,662
7 Reserve Account	-	-	231,047	231,047
8 Revenue Account	-	-	105,220	105,220
9 Assessments Receivable	11,863	2,595	8,318	22,776
10 Due from Other Funds	-	544,057	454,378	998,436
11 Prepaid Items	-	-	-	-
12 Deposits	14,358	-	-	14,358
13 Undeposited Funds	-	-	-	-
14 <u>TOTAL ASSETS:</u>	<u>2,096,077</u>	<u>546,652</u>	<u>800,625</u>	<u>3,443,354</u>
15 <u>LIABILITIES</u>				
16 Accounts Payable	\$ 23,172	\$ -	\$ -	23,172
17 Accrued Expenses	-	-	-	-
18 Sales Tax Payable	-	-	-	-
19 Deferred Revenue	11,863	2,595	8,318	22,776
20 Due to Other Funds	998,436	-	-	998,436
21 <u>TOTAL LIABILITIES:</u>	<u>1,033,471</u>	<u>2,595</u>	<u>8,318</u>	<u>1,044,384</u>
22 <u>FUND BALANCE</u>				
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	-	-	792,308	792,308
29 Unassigned	647,678	544,057	-	1,191,736
30 <u>TOTAL FUND BALANCE</u>	<u>1,062,606</u>	<u>544,057</u>	<u>792,308</u>	<u>2,398,970</u>
31 <u>TOTAL LIABILITIES & FUND BALANCE</u>	<u>\$ 2,096,077</u>	<u>\$ 546,652</u>	<u>\$ 800,625</u>	<u>\$ 3,443,354</u>

Trails CDD
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2025 to February 28, 2026

	FY 2026 Adopted Budget	FY 2026 Month of February	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Budget	% of Budget
1 REVENUES					
2 Special Assessments	\$ 658,249	\$ 2,462	\$ 646,386	\$ (11,863)	98.20%
3 Interest	-	5,513	23,767	23,767	0.00%
4 Room Rentals	-	93	328	328	0.00%
5 Other Misc Revenues	-	-	-	-	0.00%
6 TOTAL REVENUES	658,249	8,068	670,480	12,231	101.86%
7 EXPENDITURES					
8 ADMINISTRATION					
9 P/R - Board of Supervisors	8,000	-	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	2,461	(3,445)	41.67%
13 Disclosure Report	5,000	-	5,000	-	100.00%
14 District Counsel	25,000	468	1,675	(23,325)	6.70%
15 District Engineer	10,000	-	1,785	(8,215)	17.85%
16 Administrative Services	20,000	1,667	8,333	(11,667)	41.67%
17 District Management	24,000	2,000	10,000	(14,000)	41.67%
18 Accounting Services	20,000	1,667	8,333	(11,667)	41.67%
19 Auditing Services	4,200	-	-	(4,200)	0.00%
20 Public Officials Insurance	5,508	-	-	(5,508)	0.00%
21 Legal Advertising	2,500	132	353	(2,147)	14.12%
22 Website Administration	2,749	291	2,224	(525)	80.91%
23 Dues, Licenses, Subscriptions	590	-	175	(415)	29.66%
24 TOTAL ADMINISTRATION	137,953	6,716	44,623	(93,330)	32.35%
25 SECURITY OPERATIONS					
26 Security Patrol Services	1,000	-	-	(1,000)	0.00%
27 Security Monitoring Services	8,064	1,116	3,612	(4,452)	44.79%
28 R&M - Security Cameras	1,000	2,533	2,533	1,533	253.25%
29 TOTAL SECURITY OPERATIONS	10,064	3,648	6,144	(3,920)	61.05%
30 UTILITIES					
31 Electric	25,000	1,665	8,513	(16,487)	34.05%
32 Garbage	4,100	509	2,793	(1,307)	68.12%
33 Water & Sewer	10,000	651	3,374	(6,626)	33.74%
34 TOTAL ELECTRIC UTILITY SERVICE	39,100	2,825	14,680	(24,420)	1
35 STORMWATER CONTROL					
36 Contracts - Lake/Pond Bank	15,225	754	3,609	(11,616)	23.71%
37 Fountain Maintenance	5,000	-	961	(4,039)	19.22%
38 TOTAL STORMWATER CONTROL	20,225	754	4,570	(15,655)	22.60%
39 OTHER PHYSICAL ENVIRONMENT					
40 Contracts - Landscape/Irrigation	93,532	7,074	35,559	(57,973)	38.02%
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	7,074	61,011.35	(64,804)	48.49%
46 PARKS & RECREATION					
47 Pest Control	2,500	-	191	(2,309)	7.63%
48 Amenity Management Service Contract	244,692	17,388	84,330	(160,362)	34.46%
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 February 28, 2026

	FY 2026 Adopted Budget	FY 2026 Month of February	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Budget	% of Budget
50 Telephone, Cable & Internet Service	5,700	643	3,036	(2,664)	53.26%
51 R&M - Fitness Equipment	2,200	175	924	(1,276)	42.00%
52 R&M - Amenity Center	15,000	-	3,230	(11,770)	21.53%
53 Pool Supplies - Chemical/Permits/Supplies	15,000	18	2,591	(12,409)	17.27%
54 Amenity Supplies & Equipment	3,500	-	3,705	205	105.86%
55 Pressure Washing	4,000	-	3,590	(410)	89.76%
56 TOTAL PARKS & RECREATION	295,092	18,223	102,787	(192,305)	34.83%
57 SPECIAL EVENTS					
58 Special Events	5,000	-	-	(5,000)	0.00%
59 TOTAL SPECIAL EVENTS	5,000	-	-	(5,000)	0.00%
60 CONTINGENCY					
61 Misc - Contingency	25,000	-	-	25,000	0.00%
62 TOTAL CONTINGENCY	25,000	-	-	25,000	0.00%
63 TOTAL EXPENITURES	658,249	39,241	233,815	(424,434)	35.52%
64 REVENUES OVER (UNDER) EXPENDITURES	-	(31,173)	436,665	436,665	
65 OTHER FINANCING SOURCES & USES					
66 Transfer In					
67 Transfers Out					
68 TOTAL OTHER FINANCING SOURCES & USES		-	-		
69 NET CHANGE IN FUND BALANCE		(31,173)	436,665		
70 Fund Balance - Beginning			625,940		
71 FUND BALANCE - ENDING			1,062,606		

Trails CDD
Reserve Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2024 to February 28, 2026

	FY 2026 Adopted Budget	FY 2026 Month of February	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Budget
1 <u>REVENUES</u>				
2 Special Assessments	143,986	584	141,391	(2,595)
3 Interest	-	-	-	-
4 Misc.	-	-	135,000	135,000
5 <u>TOTAL REVENUES</u>	143,986	584	276,391	(2,595)
6 <u>EXPENDITURES</u>				
7 Capital Outlay	33,949	-	4,925	(29,024)
8 Capital Reserve Contribution	110,037	-	-	(110,037)
9 <u>TOTAL EXPENDITURES</u>	143,986	-	4,925	(139,061)
10 <u>REVENUES OVER (UNDER) EXPENDITURES</u>	-	584	271,466	
11 <u>OTHER FINANCING SOURCES & USES</u>				
12 Transfer In				
13 Transfers Out				
14 <u>TOTAL OTHER FINANCING & USES</u>	-	-	-	
15 <u>NET CHANGE IN FUND BALANCE</u>	-	584	271,466	
16 Fund Balance - Beginning	-	-	272,591	
17 <u>FUND BALANCE - ENDING</u>	-	584	544,057	

Trails CDD
Series 2007 Debt Service Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
For the period of October 1, 2024 to February 28, 2026

	FY 2026 Adopted Budget	FY 2026 Month of February	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Budget
1 <u>REVENUES</u>				
2 Special Assessments	461,506	1,726	453,189	(8,318)
3 Interest	-	949	5,728	5,728
4 <u>TOTAL REVENUES</u>	<u>461,506</u>	<u>2,675</u>	<u>458,917</u>	<u>(2,589)</u>
5 <u>EXPENDITURES</u>				
6 Interest Expense				
7 <i>*November 1, 2025</i>		-	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 <u>TOTAL EXPNDITURES</u>	<u>459,541</u>	<u>-</u>	<u>115,428</u>	<u>(224,541)</u>
14 <u>REVENUES OVER (UNDER) EXPENDITURES</u>	<u>1,966</u>	<u>2,675</u>	<u>343,489</u>	
15 <u>OTHER FINANCING SOURCES & USES</u>				
16 Transfer In				
17 Transfers Out				
18 <u>TOTAL OTHER FINANCING SOURCES & USES</u>		<u>-</u>	<u>-</u>	
19 <u>NET CHANGE IN FUND BALANCE</u>		<u>2,675</u>	<u>343,489</u>	
20 Fund Balance - Beginning			448,819	
21 <u>FUND BALANCE - ENDING</u>			<u>792,308</u>	

Trails CDD
Notes to Financial Statements
February 28, 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 98.20% collected and total revenue is 101.86% of adopted budget.

> Total expenditures are 35.52% of adopted budget.

> Significant variances explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
P/R - Board of Supervisors	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	2,461	41.67%	Assessment roll monthly fee
District Management	24,000	10,000	41.67%	DM monthly fee
Auditing Services	4,200	-	0.00%	
Public Officials Insurance	5,508	-	0.00%	
<u>Stormwater Control</u>				
Garbage	4,100	2,793	68.12%	Republic Services monthly contract.
<u>Stormwater Control</u>				

Fountain Maintenance	5,000	961	19.22%	Quarterly fee , Aerator service & Stormwater Training
----------------------	-------	-----	--------	---

Other Physical Enviroment

Contracts - Landscape/Irrigation	93,532	35,559	38.02%	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	3,612	44.79%	Envera Systems monthly fee
------------------------------	-------	-------	--------	----------------------------

Parks and Recreation

Pest Control	2,500	191	7.63%	Turner Pest Control quarterly
Amenity Management Service Contract	244,692	84,330	34.46%	Vesta monthly amenity mgmt fees.
Telephone, Cable & Internet Service	5,700	3,036	53.26%	Comcast monthly fee
R&M - Fitness Equipment	2,200	924	42.00%	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
----------------	--------	-------	--------	--

Trails CDD
Non-Ad Valorem Special Assessments
Duval County Tax Collector
For the Fiscal Year Ending September 30, 2026

[illegible]

Trails CDD
Cash & Investment Report
February 28, 2026

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
General Fund					
Checking Account - Operating	Valley Bank	Public Funds Checking	N/A	3.56%	\$ 1,346,975
Money Market Account	BankUnited	MMA	N/A	3.30%	722,881
General Fund Subtotal					\$ 2,069,855
Debt Service Funds					
Series 2007 Prepayment Account	U.S. Bank	First American FD SHS Treasury Note	N/A	3.30%	\$ 1,662
Series 2007 Reserve Account	U.S. Bank	First American FD SHS Treasury Note	N/A	3.30%	231,047
Series 2007 Revenue Account	U.S. Bank	First American FD SHS Treasury Note	N/A	3.30%	105,220
Debt Service Fund Subtotal					\$ 337,929
Total					\$ 2,407,784

EXHIBIT 5

12:10 PM

03/09/26

Trails CDD
Check Detail
February 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	3018	02/02/2026	Hawkins Inc		1101000 · Operating Accou...		-720.20
Bill	7228245	10/15/2025			1580060 · Pool Services - Ch...	-720.20	720.20
TOTAL						-720.20	720.20
Bill Pmt -Check	120089	02/03/2026	Vesta District Services		1101000 · Operating Accou...		-6,054.58
Bill	430676	02/01/2026			1510080 · District Management	-2,000.00	2,000.00
					1510090 · Accounting Services	-1,666.67	1,666.67
					1510070 · Administrative Ser...	-1,666.67	1,666.67
					1510030 · Assessment Roll	-492.17	492.17
					1510150 · Website Administr...	-229.07	229.07
TOTAL						-6,054.58	6,054.58
Bill Pmt -Check	120090	02/04/2026	Bland Landscaping C...		1101000 · Operating Accou...		-187.00
Bill	349735	01/30/2026			1570000 · Contracts - Landsc...	-187.00	187.00
TOTAL						-187.00	187.00
Bill Pmt -Check	120091	02/09/2026	Bland Landscaping C...		1101000 · Operating Accou...		-7,074.33
Bill	353134	02/01/2026			1570000 · Contracts - Landsc...	-7,074.33	7,074.33
TOTAL						-7,074.33	7,074.33
Bill Pmt -Check	120092	02/09/2026	Envera Systems		1101000 · Operating Accou...		-623.92
Bill	765466	02/01/2026			1520010 · Security Monitorin...	-623.92	623.92
TOTAL						-623.92	623.92
Bill Pmt -Check	120093	02/09/2026	Future Horizons Inc		1101000 · Operating Accou...		-951.82
Bill	93464	01/31/2026			1560000 · Contracts - Lake/P...	-951.82	951.82
TOTAL						-951.82	951.82

12:10 PM

03/09/26

Trails CDD

Check Detail

February 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	120094	02/09/2026	Vesta Property Servic...		1101000 · Operating Accou...		-17,089.49
Bill	430825	01/31/2026			1580010 · Amenity Managem...	-17,089.49	17,089.49
TOTAL						-17,089.49	17,089.49
Bill Pmt -Check	01ACH021326	02/13/2026	Comcast Business - A...		1101000 · Operating Accou...		-642.80
Bill	5610- JAN26	01/20/2026			1580030 · Telephone, Cable ...	-642.80	642.80
TOTAL						-642.80	642.80
Bill Pmt -Check	3019	02/19/2026	Jacksonville Daily Rec...		1101000 · Operating Accou...		-96.50
Deposit	120032	10/03/2025	Jacksonville Daily Record		1202000 · Accounts Payable	-96.50	-96.50
TOTAL						-96.50	-96.50
Bill Pmt -Check	01ACH022526	02/25/2026	JEA		1101000 · Operating Accou...		-2,315.83
Bill	007480 FEB26	02/03/2026			1530000 · Utility Services	-1,665.33	1,665.33
					1550000 · Utility Services	-650.50	650.50
TOTAL						-2,315.83	2,315.83
Bill Pmt -Check	02ACH022626	02/26/2026	Valley Bank ACH		1101000 · Operating Accou...		-395.12
Bill	0659-JAN26	01/31/2026			1580080 · Amenity Supplies ...	-117.01	117.01
					1580080 · Amenity Supplies ...	-54.59	54.59
					1580050 · R&M - Amenity Ce...	-28.61	28.61
					1580050 · R&M - Amenity Ce...	-114.50	114.50
					1580050 · R&M - Amenity Ce...	-18.41	18.41
					1510150 · Website Administr...	-62.00	62.00
TOTAL						-395.12	395.12



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

Original

INVOICE

Total Invoice **\$720.20**
Invoice Number 7228245
Invoice Date 10/15/25
Sales Order Number/Type 4965147 SL
Branch Plant 74
Shipment Number 5956681

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

Ship To: 405967
TRAIL CDD
10571 E-Town Parkway
E-Town
Jacksonville FL 32256

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#			P.O. Release		Sales Agent #
11/14/25	Net 30	PPA Dest	HWTG						385
Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	170.0000	GA	\$2.9200	GA	1,643.9 LB	\$496.40
		1 LB BLK (Mini-Bulk)		170.0000	GA			1,643.9 GW	
2.000	42871	Sulfuric Acid 38-40%	N	3.0000	DD	\$3.9733	GA	486.0 LB	\$178.80
		15 GA DD		45.0000	GA			516.0 GW	
2.001	699922	15 GA Blu/Black Deldrum	N	3.0000	DD	\$15.0000	RD	30.0 LB	\$45.00
		DELDRL 1H1/X1.9/250		3.0000	RD			30.0 GW	

Related Order #: 04965147

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

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

Page 1 of 1

Tax Rate
0 %
Sales Tax
\$0.00

Invoice Total

\$720.20

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

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

WIRING CONTACT INFORMATION:
Email: Credit.Dept@Hawkinsinc.com
Phone Number: (612) 331-6910
Fax Number: (612) 225-6702

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

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

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

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

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

www.hawkinsinc.com

Job# 1828839



250 International Parkway, Suite 208

Lake Mary, FL 32746

TEL: 321-263-0132

Invoice

Bill To

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

Date 02/01/2026

Invoice # 430676

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

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 349735
INVOICE DATE 01/30/2026

INVOICE		TERMS	
01/30/2026		NET 30	
DESCRIPTION			PRICE
01/30/2026: WORK ORDER: 157203 01/06/26 Pre-Approved Repairs Completed: 01/06/26			\$187.00
INVOICE GRAND TOTAL			\$187.00

PROPERTY 10941	AMOUNT \$187.00	INVOICE 349735	INVOICE DATE 01/30/2026
--------------------------	---------------------------	--------------------------	-----------------------------------

BLAND LANDSCAPING CO.

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



BLAND LANDSCAPING CO.

P.O. Box 727
Apex, NC 27502



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

BILL TO Vesta Property Services 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 353134
INVOICE DATE 02/01/2026

INVOICE		TERMS	
02/01/2026		NET 30	
DESCRIPTION			PRICE
FEBRUARY BILLING Grounds Maintenance Contrct			\$7,074.33
INVOICE GRAND TOTAL			\$7,074.33

PROPERTY 10941	AMOUNT \$7,074.33	INVOICE 353134	INVOICE DATE 02/01/2026
--------------------------	-----------------------------	--------------------------	-----------------------------------

BLAND LANDSCAPING CO.

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



Envera

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

Invoice	
Invoice Number 765466	Date 02/01/2026
Customer Number 400481	Due Date 03/01/2026

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Trails CDD	400481		02/01/2026	03/01/2026

Quantity	Description	Months	Rate	Amount
2539 - CCTV - Trails CDD - 15431 Spotted Stallion Trail, Jacksonville, FL				
1.00	Active Video Monitoring 03/01/2026 - 03/31/2026	1.00	\$425.00	\$425.00
1.00	Service & Maintenance 03/01/2026 - 03/31/2026	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
2/1/2026	765466	Monitoring Services	\$623.92	\$623.92

Envera

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

Invoice	
Invoice Number 765466	Date 02/01/2026
Customer Number 400481	Due Date 03/01/2026

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

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: 93464
Invoice Date: Jan 31, 2026
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		3/2/26

Quantity	Item	Description	Unit Price	Amount
1.00	Aquatic Weed Control	Aquatic Weed Control services	370.00	370.00
1.00	Aquatic Weed Control	Aquatic Weed Control services in "Phase 2"	482.40	482.40
1.00	Aquatic Weed Control	Aquatic Weed Control - Addendum, adding two more ponds in Phase Two	42.99	42.99
1.00	Aquatic Weed Control	Aquatic Weed Control Unit 5, Ponds 4 and 5	56.43	56.43
Subtotal				951.82
Sales Tax				
Freight				
Total Invoice Amount				951.82
Payment/Credit Applied				
TOTAL				951.82

Check/Credit Memo No:

Overdue invoices are subject to finance charges.



Invoice

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

Invoice # 430825
Date 01/31/2026
Terms Net 30
Due Date 03/02/2026
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
January Payroll Fees	1	13,907.57	13,907.57
Subcontracted Fees for Operations Oversight -FCS Management Group	1	3,181.92	3,181.92

Total 17,089.49



Cost Detail

LADR Item	Expense	Totals
Wages		
Gross Wages		\$7,956.08
Incentive	\$ -	
Holiday	\$ 377.67	
Vacation	\$ -	
Holiday Worked	\$ -	
Client Iss (call ins for Harold)	\$ -	
Exp. Reimb.	\$ 100.00	
Subtotal		\$8,433.75
Non-Wage Benefits		
Basic ADD	\$1.84	
Basic Life	\$10.12	
HSA Employer	\$300.00	
Medical Memo	\$1,308.00	
Tot Non-Wage Benefit		\$1,619.96
Taxes & WC		
FUTA	\$48.67	
Medicare	\$117.61	
Social Sec	\$502.87	
FL SUI	\$8.12	
Worker's Comp	\$108.90	
Total Tax & WC		\$786.17
Total from LADR		\$10,839.88

Trails/Winchester Ridge

Date 10-01-2025 to 10-31-2025

Invoice Detail

Paycom Labor Allocation Detail Report

Total Wages	\$8,433.75
Total Non-Wage Benefits	\$1,619.96
Total Tax & Worker's Comp	\$786.17
Total from LADR	\$10,839.88
Subtotal	\$10,839.88
Cost Plus Fee Multiplier	1.283
Total Cost Plus Invoice	\$13,907.57
Misc Billable Pass Thru Items Not On LADR	
Sub Contract with FCS Mgmt Group (Amenity Mgmt)	\$3,181.92
COBRA Reimbursement	\$0.00
Total Misc. Pass Thru Items	\$3,181.92
Total Cost Plus Invoice	\$17,089.49

Hello Trails Cdd,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		\$642.96
EFT Payment - thank you	Jan 12	-\$642.96
Balance forward		\$0.00
Regular monthly charges	Page 3	\$597.40
Taxes, fees and other charges	Page 3	\$45.40
New charges		\$642.80

Amount due

\$642.80

Your bill explained

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

!

Thanks for paying by Automatic Payment

Your automatic payment on Feb 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.

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

Feb 11, 2026

Please pay

\$642.80

Electronic payment will be applied Feb 11, 2026

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

Download the Comcast Business App

Business is always moving. Our app was built for this. Manage your account anytime, anywhere with the Comcast Business App – the easy way to manage your services on the go.

- Manage your account details
- Pay your bill and customize billing options
- View upcoming appointments

Scan the QR Code with your phone or mobile device to get started.



Faster speeds. More solutions. Bigger savings.

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 \$597.40

Comcast Business	\$575.40
Bundled services	\$334.95
Data, Voice Package Package Includes: Business Internet 300+ and 1 Mobility Voice Line.	\$334.95
TV services	\$137.60
TV Basic Business Video.	\$75.95
TV Box + Remote	\$11.95
Broadcast TV Fee	\$49.70
Internet services	\$67.90
Static IP - 5	\$39.95
Equipment Fee Internet.	\$27.95
Voice services	\$44.95
Mobility Voice Line Business Voice.	\$44.95
Other credits and discounts	-\$10.00
Automatic Payments Discount Including Paperless Billing	-\$10.00

Service fees \$22.00

Directory Listing Management Fee	\$11.00
Voice Network Investment	\$11.00

Taxes, fees and other charges \$45.40

Other charges	\$9.09
Federal Universal Service Fund	\$4.15
Regulatory Cost Recovery	\$4.94

Taxes & government fees \$36.31

Sales Tax	\$3.00
State Communications Services Tax	\$17.97
Local Communications Services Tax	\$14.54
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

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.

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.

Revisions have been made to the Comcast Business Services Customer Terms and Conditions. To review them, visit Comcast Business Small Business Terms and Conditions: business.comcast.com/terms-conditions-smb.

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.



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



**TRAILS COMMUNITY DEVELOPMENT
DISTRICT**



Phone: (904) 665-6000



Online: jea.com



Business Customers: (904) 665-6250

Account #: 0715007480

Bill Date: 02/03/26

Cycle: 06

**Amount Due
\$2,315.83**

Do not pay. AutoPay will process
your payment on 02/25/26.

TOTAL SUMMARY OF CHARGES

Electric	\$	1,665.33
Water		200.28
Sewer		423.22
Irrigation		27.00
Total New Charges	\$	2,315.83

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

Previous Balance	\$	2,261.52
Payment(s) Received		-2,261.52
Balance Before New Charges		0.00
New Charges		2,315.83

**Do not pay. AutoPay will process your
payment on 02/25/26.** \$ **2,315.83**

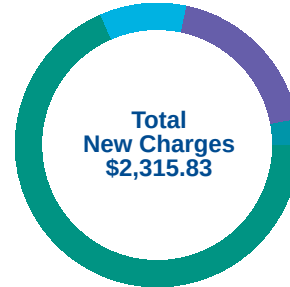
MESSAGES



If your central air conditioning unit is more than 12
years old, replacing it with an ENERGY STAR
certified model could cut costs by 30%.



If your business has showers, be sure you have
low-flow showerheads installed to save water and
save on your water heating costs.



Electric	\$1,665.33
Water	\$200.28
Sewer	\$423.22
Irrigation	\$27.00

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: **02/03/26**

Do not pay. AutoPay will process your payment on 02/25/26.

TOTAL AMOUNT PAID

\$2,315.83

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



Manage your services your way.

We're one community, but we all have different needs. That's why we offer a variety of billing, payment and financial support options.



Scan to learn more.

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: [Redacted]

Address:

City: State: Zip Code:

E-mail:



TRAILS COMMUNITY DEVELOPMENT DISTRICT

Account #: 0715007480

Bill Date: 02/03/26

Cycle: 06



Phone: (904) 665-6000



Online: jea.com

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 15431 SPOTTED STALLION TRL

Service Period: 01/02/26 - 02/02/26

Reading Date: 02/02/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22953185	31	13770	Regular	40	6200 KWH
22953185	31	.84	Regular	40	33.60 KW

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		422.41
Tax Exempt Fuel Cost (\$0.03633 per kWh)		225.25
Taxable Fuel Cost (\$0.00511 per kWh)		31.68
City of Jacksonville Franchise Fee		21.13
Gross Receipts Tax		18.60

Total Current Electric Charges \$ 744.07

WATER SERVICE

Billing Rate: Commercial Water Service

Service Address: 15431 SPOTTED STALLION TRL

Service Period: 01/01/26 - 02/01/26

Reading Date: 02/01/26

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
85979421	31	4532	Regular	1 1/2	47000 GAL

Basic Monthly Charge	\$	50.63
Water Consumption Charge		143.82
City of Jacksonville Franchise Fee		5.83

Total Current Water Charges \$ 200.28

SEWER SERVICE

Billing Rate: Commercial Sewer Service

Service Address: 15431 SPOTTED STALLION TRL

Service Period: 01/01/26 - 02/01/26

Reading Date: 02/01/26

Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
85979421	31	4532	Regular	1 1/2	47000 GAL

Basic Monthly Charge	\$	167.90
Sewer Usage Charge		242.99
City of Jacksonville Franchise Fee		12.33

Total Current Sewer Charges \$ 423.22

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 15796 NORMANDY BV APT SL01

Service Period: 01/02/26 - 02/02/26

Reading Date: 02/02/26

Service Point: Arealight 01- Metered

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24111930	31	102	Regular	1	5 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		0.34
Tax Exempt Fuel Cost (\$0.03633 per kWh)		0.18
Taxable Fuel Cost (\$0.00511 per kWh)		0.03
City of Jacksonville Franchise Fee		0.77
Gross Receipts Tax		0.67

Total Current Electric Charges \$ 26.99

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 15796 NORMANDY BV APT SL02

Service Period: 01/02/26 - 02/02/26

Reading Date: 02/02/26

Service Point: Arealight 02 - Metered

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24067363	31	4393	Regular	1	75 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		5.11
Tax Exempt Fuel Cost (\$0.03633 per kWh)		2.72
Taxable Fuel Cost (\$0.00511 per kWh)		0.38
City of Jacksonville Franchise Fee		1.00
Gross Receipts Tax		0.88

Total Current Electric Charges \$ 35.09

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 6021 WINDING MARE BV APT IR01

Service Period: 01/02/26 - 02/02/26

Reading Date: 02/02/26

Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24065140	31	22662	Regular	1	1572 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		107.10
Tax Exempt Fuel Cost (\$0.03633 per kWh)		57.11
Taxable Fuel Cost (\$0.00511 per kWh)		8.03
City of Jacksonville Franchise Fee		5.92
Gross Receipts Tax		5.21

Total Current Electric Charges \$ 208.37



TRAILS COMMUNITY DEVELOPMENT DISTRICT

Account #: 0715007480

Bill Date: 02/03/26

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: 01/02/26 - 02/02/26

Reading Date: 02/02/26

Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24067347	31	35918	Regular	1	335 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		22.82
Tax Exempt Fuel Cost (\$0.03633 per kWh)		12.17
Taxable Fuel Cost (\$0.00511 per kWh)		1.71
City of Jacksonville Franchise Fee		1.85
Gross Receipts Tax		1.63

Total Current Electric Charges \$ 65.18

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 6070 WINDING MARE BV APT IR01

Service Period: 01/02/26 - 02/02/26

Reading Date: 02/02/26

Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
26020424	31	22437	Regular	1	0 KWH

Basic Monthly Charge	\$	25.00
City of Jacksonville Franchise Fee		0.75
Gross Receipts Tax		0.66

Total Current Electric Charges \$ 26.41

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 6186 WINDING MARE BV APT FS01

Service Period: 01/02/26 - 02/02/26

Reading Date: 02/02/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24319193	31	46417	Regular	1	2158 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		147.02
Tax Exempt Fuel Cost (\$0.03633 per kWh)		78.40
Taxable Fuel Cost (\$0.00511 per kWh)		11.03
City of Jacksonville Franchise Fee		7.84
Gross Receipts Tax		6.90

Total Current Electric Charges \$ 276.19

ELECTRIC SERVICE

Billing Rate: General Service

Service Address: 6187 WINDING MARE BV APT FS01

Service Period: 01/02/26 - 02/02/26

Reading Date: 02/02/26

Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24319269	31	65861	Regular	1	2217 KWH

Basic Monthly Charge	\$	25.00
Energy Charge (\$0.06813 per kWh)		151.04
Tax Exempt Fuel Cost (\$0.03633 per kWh)		80.54
Taxable Fuel Cost (\$0.00511 per kWh)		11.33
City of Jacksonville Franchise Fee		8.04
Gross Receipts Tax		7.08

Total Current Electric Charges \$ 283.03

IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service

Service Address: 8145 MCCLELLAND RD APT IR01

Service Period: 01/06/26 - 02/01/26

Reading Date: 02/01/26

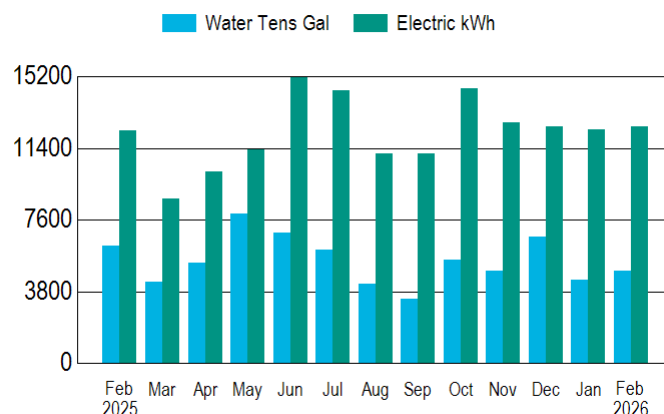
Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
91398507	26	313	Regular	3/4	2000 GAL

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

Total Current Irrigation Charges \$ 27.00

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used	12,330	12,406	12,562	405
Total Gallons Used	62,000	44,000	49,000	1,581

Credit Card Expense Tracker

District: Trails CDD
 Cardholder: Harold Burns
 Month: JAN 2026

Date of Receipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
5-Jan	Home Depot	1580080-1180000	\$117.01	Site Maintenance supplies & repair
5-Jan	Office Depot	1580080-1180000	\$54.59	Office New Calender & supplies
6-Jan	Home Depot	1580050-1180000	\$28.61	Repair & Maintenance
13-Jan	Home Depot	1580050-1180000	\$114.50	Repair & Maintenance
14-Jan	Home Depot	1580050-1180000	\$18.41	repair & Maintenance
21-Jan	Constant Contact	1510150-1110000	\$62.00	E-Blast website
Total on Report			\$ 395.12	

Instructions:

Your Credit Card Statement will be sent to you by the accounting department no later than the last date of the month.
 Scan all your receipts in PDF format. Save each receipts with the file name (Store-amount)
 Fill out the above credit card expense tracking form, coding the expense to the appropriate expense line in the budget.
 Scan all of the above items and send 1 email to the Accounting Department, no later than the end of the 1st week of each month.

All Receipts must be PDF

If you have a receipt that needs to be split into multiple expenses, please identify them separately on the receipt as well as on the tracker

Please be specific on the description

Please make sure the expenses listed above match what is on the statement.

There are times when purchases made at the end of the month will fall to the next statement. If that is the case, please put on the next month.



**How doers
get more done.**

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

6346 00038 83329 01/05/26 08:29 AM
SALE CASHIER AUDREY

840254200517 HDX 77G CR <A> 64.98N
HDX 77G TOUGH TOTE - CLEAR/RED
078864178500 PTFE TAPE <A>
1/2"X260" PTFE TAPE
2@0.98 1.96N
045242342181 6INDIAG <A> 18.97N
MKE 6" DIAGONAL PLIERS
079340686663 PL ADHESIVE <A>
PL PREMIUM ADHESIVE 10 OZ
2@7.28 14.56N
051652100044 KILZPRMRAERO <A> 10.98N
KILZ ORIGINAL AEROSOL 10044 130Z
7501476299897 10 OZ. ALL P <A>
HDX 100Z ALL PURPOSE GLOSS WHITE
2@2.78 5.56N

SUBTOTAL 117.01
SALES TAX 0.00

TAX EXEMPT

TOTAL \$117.01
XXXXXXXXXXXX8807 MASTERCARD

USD\$ 117.01
AUTH CODE 005658/1383604 TA
Chip Read
AID A0000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 01/04: \$0.00

As of 01/05/2026 your Paint Rewards level is, Member; Spend 968.90 more in qualifying paint purchases to earn Bronze (10.0% off) on select paint items.

Get the CREDIT LINE your business needs.

Shop online at www.officedepot.com

HAROLD BURNS 68****435
Please create your online rewards account at officedepot.com/rewards. You must complete your account to claim your rewards and view your status.

AUTH CODE C0550
TDS Contactless
AID A0000000041010 Mastercard
TVR 0300008001
CVS No Signature Required



**How doers
get more done.**

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

6346 00053 19611 01/06/26 06:10 PM
SALE CASHIER DESIA

6972761080789 PLUNGER <A> 6.88N
HDX BELLOWS PLUNGER
045242544172 MARKER BK XL <A> 3.97N
MKE INKZALL XL CHISEL TIP MARKER
6972761087894 MINI PLUNGER <A> 4.48N
HDX YELLOW MINI PRO PLUNGER
ABC 5/16HXNUTUSS <A>
HEX NUT ZINC 5/16 (ABC)
16@0.14 2.24N
AKA 5/16X2CARBLT <A>
CARR BOLT ZINC 5/16 X 2 (AKA)
16@0.31 4.96N
ABB CUTWSHR5/16" <A>
FLAT WASHER ZINC 5/16 (ABB)
16@0.16 2.56N
ABF LOCKWASHER <A>
LOCK WASHER ZINC 5/16 (ABF)
16@0.22 3.52N

SUBTOTAL 28.61
SALES TAX 0.00

TAX EXEMPT

TOTAL \$28.61
XXXXXXXXXXXX8807 MASTERCARD

USD\$ 28.61
AUTH CODE 006427/0532241 TA
Contactless
AID A0000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 01/05: \$117.01

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.

SALE 24-1-9734-946383-24.8.1
6543727 DESK RY26.H.ST 33.99 SS
6079290 PLNR.M.RY26.L. 19.99 SS
Subtotal 53.98
FL 7.0% Sales Tax 4.05
Total 58.03
Rewards Cert 1421 3.44
MasterCard 8307 54.59



V2V736PP33056MFC

Office DEPOT
OfficeMax

JACKSONVILLE - (904) 655-3754
01/05/2026 8:49 AM



How **LOW**s
get more done.

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

6346 00002 46157 01/14/26 03:39 PM
SALE CASHIER DHORINE

017801812367 PLC32WCFLNI <A>
FEIT 32W PL TRITUBE BW GX24Q-3 CFL 34.44N
3@11.48
887480079623 SM SCREW <A> 8.97N
SMS ZINC PHL FLT #12 X 1-1/4 50PC

	SUBTOTAL	43.41
	SALES TAX	0.00
TAX EXEMPT	TOTAL	\$43.41
XXXXXXXXX3973	ProXtraDollar	25.00
CARD BALANCE	-25.00	

XXXXX 307 MASTERCARD USD\$ 18.41
AUTH CODE 014384/2025142 TA
Contactless
AID A0000000041010 Mastercard

PRO XTRA MEMBER STATEMENT

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

2026 PRO XTRA SPEND 01/13: \$230.15

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 01/14/26 03:39 PM



6346 02 46157 01/14/2026 6749

RETURN POLICY DEFINITIONS
POLICY ID DAYS POLICY EXPIRES ON
A 1 90 04/14/2026

**EXPLORE INSTALLATION & SERVICES**

From bathroom remodeling to window installation, we offer more than 400 services

[Learn More](#)**Order #WH20729763**

Placed on: Jan 13, 2026

Billing Information**Harold Burns**15431 Spotted Stallion Trail
Jacksonville FL 32234

Payment Method: MC ***8807

Item	Price/Item	Qty	Line Total
Delivery (1 item)			
15431 Spotted Stallion Trl , Jacksonville, FL 32234			
RYOBI Lawn and Leaf Bag	\$29.97	1	\$29.97
Expect it on Jan 15			
Delivery (1 item)			
15431 Spotted Stallion Trl , Jacksonville, FL 32234			
DURASACK DuraSack 48 Gal. Green Outdoor Polypropylene Reusable Lawn and Leaf Bag (1-Pack)	\$17.99	2	\$35.98
Expect it on Jan 20			
Delivery (2 items)			
15431 Spotted Stallion Trl , Jacksonville, FL 32234			
Ettore Trash Picker	\$8.99	1	\$8.99
Expect it on Jan 20 - Jan 22			
Ettore 36 in. Grip'n Grab Trash Grabber	\$19.78	2	\$39.56
Expect it on Jan 20 - Jan 22			
Subtotal			\$114.50
Sales Tax			\$0.00
Total			\$114.50

Need help?Online Customer Support:
1-800-430-3376Call 7 days a week:
6 a.m. to 2 a.m. EST

Harold T. Burns

From: Constant Contact Billing <notification@constantcontact.com>
Sent: Wednesday, January 21, 2026 3:24 AM
To: Harold T. Burns
Subject: Constant Contact Payment Receipt for Harold Burns



Payment Receipt for January 21, 2026

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: January 21, 2026

Payment Date: January 21, 2026

Payment Method: MC (last 4 digits: 8807)

Amount: \$62.00

EXHIBIT 6

EXHIBIT 6A



3/13/26

Trails CDD
c/o Vesta Property Services
250 International Parkway, Ste 208
Lake Mary, FL 32746

hburns@vestapropertyservices.com
howard@cddmanagers.com
One-year agreement (Auto Renewal)

RE: Monthly Aquatic Services Proposal

We propose hereby to furnish material and labor to complete in accordance with specifications below, for the sum of:
Eleven Thousand Four Hundred Twenty One Dollars and 84/100-----11,421.84

Payments to be made as follows:

Monthly payments of \$951.82; invoiced at the completion of treatment and payable within thirty days.

We hereby submit specifications and estimates for:

FUTURE HORIZONS, INC. will implement and maintain a monthly aquatic plant management program for twenty eight lakes (approximately 32.14 surface acres) within Trails CDD (Winchester Ridge) in Jacksonville, Florida.

FUTURE HORIZONS, INC. will provide all labor, equipment, herbicides and technology to control all emergent, submersed, floating aquatic vegetation and algae. **Price also includes trash pickup on all ponds, including disposal of garbage.**

FUTURE HORIZONS, INC will inspect and/or apply the herbicides once each month to control and prevent the vegetation from reestablishing in the designated area.

FUTURE HORIZONS, INC. will use only state approved herbicides, application techniques and certified applicators in treating the designated area.

FUTURE HORIZONS, INC. will provide proof of one million dollars liability and vehicle insurance and workers compensation upon request.

FUTURE HORIZONS, INC. reserves the right to stop the aquatic management program should customer fail to pay each invoice within sixty (60) days. Once delinquent invoices are paid in full, there will be an additional start-up fee of ten percent of the remaining contract balance. This start-up fee will be paid before additional treatments are made by the contractor. This start-up fee is necessary because of regrowth of aquatic vegetation.

This contract will be renewed automatically annually but may be canceled by either party with sixty days' written notice. Should legal services become necessary in collection of the outstanding debt of this contract, it would become the financial obligation of the proposed client.

Upon acceptance, please sign and return this proposal and retain a copy for your files. 1.5 % interest will be added to payments for every thirty days past the due date.

***Credit Card Transactions over \$1,000.00 will incur a 5% Administrative Fee**

Customer or Authorized Agent Signature

Date

Print Name and Title of Signer

Print Company Name of Signer

Future Horizons, Inc. Signature

Date

3/13/26

EXHIBIT 6B

SERVICES AGREEMENT

PROPERTY NAME: **The Trails CDD - Winchester Ridge**

CUSTOMER NAME: **The Trails CDD - Winchester Ridge**

SERVICE DESCRIPTION: **Monthly Pond Maintenance of 28 ponds approximately 26,662 In ft and 30.84 acres**

EFFECTIVE DATE: **April 1, 2026 through March 31, 2027**

SUBMITTED TO: Howard McGaffney - howard@fcsmanagementgroup.com

SUBMITTED BY: Lonnie Lawrence - North Florida Business Development Consultant

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.

2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").

3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B. Prices are subject to annual increases. SOLitude will notify the Customer in writing (which may be by invoice) of such increases.

4. **PAYMENT.** Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.

5. **TERM AND EXPIRATION.** This Agreement shall commence on the Effective Date and shall remain in effect for an initial term of 1 year(s) (the "Initial Term"). Thereafter, this Agreement shall automatically renew under the same



terms, conditions and specifications as set forth by this Agreement and for the same period of time as the Initial Term (each an "Additional Term") (the "Initial Term" and each "Additional Term" thereafter are collectively referred to herein as the "Term") unless either party gives written notice of cancellation thirty (30) days prior to the termination date of the Term then in effect. The parties understand and agree that the prices for each Additional Term shall automatically increase by three percent (3%) of then current annual pricing. SOLitude reserves the right to increase the amount charged for the Services. Such increase shall be communicated by written notice to the Customer, which notice may be by invoice. Customer may reject any such additional increase by notifying SOLitude in writing within fifteen (15) days of receiving such price increase notice.

6. TERMINATION. SOLitude may terminate this Agreement at any time, with or without cause, upon thirty (30) days' written notice to Customer. Subject to Sec. 7, in the event that this Agreement is terminated for any reason prior to the end of the Term, Customer agrees to pay SOLitude, in addition to all other amounts owed, an early termination fee of fifty percent (50%) of the remaining value of the Agreement (the "Early Termination Fee"). The Early Termination Fee is not a penalty, but rather a charge to compensate SOLitude for the Customer's failure to satisfy the Agreement in which the Customer's pricing plan is based.

7. TERMINATION FOR CAUSE. If SOLitude fails to materially perform pursuant to the terms of this Agreement, Customer shall provide written notice to SOLitude specifying the default. If SOLitude does not cure such default within forty-five (45) days of SOLitude's receipt of Customer's written notice, Customer may terminate this Agreement, in whole or in part, for cause. The Company, in case of such default, shall be entitled to receive payment only for work completed prior to said default, so long as the total paid hereunder does not exceed the contract sum. Either party may terminate this Agreement immediately if the other party becomes the subject of a petition in bankruptcy or any other proceeding relating to insolvency, receivership, liquidation or assignment for the benefit of creditors.

8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.

9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.

10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available



in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be



resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.

18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.



21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

THE TRAILS CDD - WINCHESTER RIDGE

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Please Remit All Payments to:

Customer's Address for Notice Purposes:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – SCOPE OF SERVICES

A SOLitude Aquatic Specialist will visit the site and inspect the Ponds one time per month..

ANNUAL POND MANAGEMENT SERVICES

Monitoring:

1. Observations and data collected during the inspections will be used to inform and guide all activities required to fulfill the requirements of this contract as specified in the description of services below.

Visual Inspections:

1. A visual inspection of the pond(s) will be performed during each visit to the site. The inspections shall include the following:
 - Water levels
 - Water clarity or quality
 - Turbidity
 - Beneficial Aquatic Vegetation
 - Nuisance, Invasive, or Exotic Aquatic Vegetation
 - Algae
 - Erosion
 - Forebays and inflowing or outflowing swales, ditches, and stream channels
 - Vegetated buffers
 - Sedimentation
 - Nuisance animal activity
 - Fish habitat
 - Mosquito breeding conditions and habitat
 - Trash and debris
2. Any issues or deficiencies that are observed during this visual monitoring will be documented by our staff in the field notes of the service order completed at the time the issue was first observed and reported to the Customer in writing as part of that month's service report.
3. Customer will be notified immediately if there are any deficiencies observed that appear in the judgment of our staff to be posing an immediate risk or otherwise jeopardizing the integrity of the pond(s) structures.
4. The scope of these services is limited to what can be reasonably observed at the surface of the water and above the ground around the water that makes up the physical structure of the pond(s). These routine inspection services are not intended to replace any requirement or need for a more comprehensive engineered inspection, or any other type of inspection that would require expertise or equipment to survey the condition of the physical components of the pond(s) underground, underwater, or inside any of the associated structures.



Aquatic Weed Control:

1. Any growth of undesirable aquatic weeds and vegetation found in the pond(s) with each inspection shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the specific varieties of aquatic weeds and vegetation found at the time of application.
2. Invasive and unwanted submersed and floating vegetation will be treated and controlled preventatively and curatively each spring and early summer through the use of systemic herbicides at the rate appropriate for control of the target species. Application rates will be designed to allow for selective control of unwanted species while allowing for desirable species of submersed and emergent wetland plants to prosper.

Shoreline Weed Control:

1. Shoreline areas will be inspected for any growth of cattails, phragmites, or other unwanted shoreline vegetation found within the pond areas shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required for control of the plants present at time of application.
2. Any growth of unwanted plants or weeds growing in areas where stone has been installed for bank stabilization and erosion control shall be treated and controlled through the application of aquatic herbicides and aquatic surfactants as required to control the unwanted growth present at the time of application.

Algae Control:

1. Any algae found in the pond(s) with each inspection shall be treated and controlled through the application of algaecides, aquatic herbicides, and aquatic surfactants as needed for control of the algae present at the time of service.

Pond Dye:

1. **Pond Dye** will be applied to the pond(s) on an as-needed basis. A combination of blue and/or black dye will be used as required to maintain a dark natural water color.

Trash Removal:

1. Trash will be removed from the pond(s) and disposed of offsite. Any large item or debris that is not easily and reasonably removable by one person during the routine visit will be removed with the Customer's approval for an additional fee. Routine trash and debris removal services are for the pond areas only, and do not include any trash or debris removal from the surrounding terrestrial (dry land) areas.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides,



algaeicides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.

4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.





SCHEDULE B – PRICING SCHEDULE

Total Price: **\$14,712.00**

Invoice Amount: **\$1,226.00**

Invoice Frequency: **Monthly**

EXHIBIT 7

**TRAILS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 ACTUALS (10/1-1/31)	FY 2027 PROPOSED	VARIANCE FY26 - FY27
1 Revenues:					
2 Special Assessments	\$ 545,369	\$ 658,249	\$ 643,924	\$ 643,363	\$ (14,886)
3 Interest	44,014	-	18,253	-	-
4 Rentals	1,115	-	235	-	-
5 Other Misc. Revenues	2,537	-	-	-	-
6 Total Revenues:	593,034	658,249	662,412	643,363	(14,886)
7 Expenditures:					
8 Financial & Administrative					
9 Board of Supervisors - Supervisor Fees	7,600	8,000	1,800	6,000	(2,000)
10 Arbitrage Rebate	500	500	-	500	-
11 Trustee Fees	1,773	4,000	2,483	4,000	-
12 Assessment Roll	6,890	5,906	1,969	6,083	177
13 Disclosure Report	909	5,000	5,000	5,150	150
14 District Counsel	30,941	25,000	1,208	20,000	(5,000)
15 District Engineer	4,798	10,000	1,785	10,000	-
16 Administrative Services	1,527	20,000	6,667	20,600	600
17 District Management	40,126	24,000	8,000	60,000	36,000
18 Accounting Services	5,821	20,000	6,667	20,600	600
19 Auditing Services	4,200	4,200	-	4,200	-
20 Public Officials Insurance/WC	4,264	5,508	-	6,059	551
21 Legal Advertising	1,828	2,500	221	2,500	-
22 Miscellaneous Services-	1,329	-	-	-	-
23 Financial and Revenue collections	833	-	-	-	-
24 Website Administration	2,641	2,749	1,933	2,749	-
25 Dues, Licenses, Subscription	478	590	175	590	-
26 Total Financial & Administrative	116,458	137,953	37,908	169,031	31,078
27 Security Operations					
28 Security Patrol Services	1,704	1,000	-	-	(1,000)
29 Security Monitoring Services	8,175	8,064	2,496	8,064	-
30 R&M-Security Cameras	685	1,000	-	1,000	-
31 Total Security Operations	10,564	10,064	2,496	9,064	(1,000)
32 Utilities					
33 Electric	17,106	25,000	6,848	25,000	-
34 Garbage	5,124	4,100	1,756	4,100	-
35 Water & Sewer	7,377	10,000	2,723	10,000	-
36 TOTAL UTILITIES	29,607	39,100	11,327	39,100	-
37 Stormwater Control					
38 Contracts - Lake/Pond Bank	11,422	15,225	2,855	15,225	-
39 Fountain Maintenance	4,287	5,000	961	4,000	(1,000)
40 Total Stormwater Control	15,709	20,225	3,816	19,225	(1,000)
41 Other Physical Environment					
42 Contracts - Landscape/irrigation	87,092	93,532	28,484	84,982	(8,550)
43 Insurance - Liability/Property	18,355	19,783	24,084	21,761	1,978
44 R&M-irrigation	2,941	3,500	-	5,000	1,500
45 Landscape Replacement	11,446	5,000	1,369	5,000	-
46 Mulch (new line)	-	-	8,550	9,000	9,000
47 R&M - Other Physical Environment	971	4,000	-	4,000	-
48 Miscellaneous Expenses	4,050	-	-	-	-
49 Total Other Physical Environment	124,854	125,815	62,487	129,743	3,928

**TRAILS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

		FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 ACTUALS (10/1-1/31)	FY 2027 PROPOSED	VARIANCE FY26 - FY27
50	Parks & Recreation					
51	Pest Control	1,226	2,500	191	2,500	-
52	Contract - Amenity Management Services	150,084	244,692	66,942	195,000	(49,692)
53	Janitorial Services & Supplies	1,851	2,500	1,190	3,000	500
54	Telephone, Cable, & Internet Services	6,191	5,700	2,393	7,000	1,300
55	R&M- Fitness Equipment	2,681	2,200	749	2,200	-
56	R&M - Amenity Center	21,271	15,000	3,230	15,000	-
57	Pool Services - Chemicals/Permits/Supplies	14,694	15,000	2,573	15,000	-
58	Amenity Supplies and Equipment	3,907	3,500	3,705	3,500	-
59	Pressure Washing		4,000	3,590	4,000	-
60	Total Parks & Recreation	201,905	295,092	84,563	247,200	(47,892)
61	Special Events					
62	Special Events	1,503	5,000		5,000	-
63	Total Special Events	1,503	5,000	-	5,000	-
64	Contingency					
65	Contingency		25,000	-	25,000	-
66	Total Contingency	-	25,000	-	25,000	-
67						
68	TOTAL EXPENDITURES	500,601	658,249	202,597	643,363	(14,886)
69						
70	TOTAL REVENUES OVER/(UNDER) EXPENDITURES	92,434	-	459,815	-	0
71						
72	Fund Balance, Beginning	533,506	533,506	625,940	\$ 625,940	92,434
73	Net Change in Fund Balance	92,434	-	459,815	-	-
74	Fund Balance, Ending	\$ 625,940	\$ 533,506	\$ 1,085,755	\$ 625,940	\$ 92,434

**TRAILS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
BUDGET NARRATIVE**

		FY 2027 PROPOSED	BUDGET NARRATIVE / DESCRIPTION
1	Expenditures:		
2	Financial & Administrative		
3	Board of Supervisors	6,000	Florida Statute, Chapter 190.006(8), each member of the board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting, not to exceed \$4,800 per year per member. The District anticipates 4 meetings and 1 budget workshop and 1 contingency meeting.
4	Arbitrage Rebate	500	Community Development Districts (CDDs) in Florida, established under Chapter 190, Florida Statutes, who issue tax-exempt municipal bonds to finance infrastructure, are subject to federal arbitrage rules under Internal Revenue Code (IRC) Section 148 and related Treasury Regulations (Treas. Reg. § 1.148). The arbitrage rebate requirement prevents issuers from profiting excessively from investing bond proceeds at yields higher than the bond's yield, preserving the bonds' tax-exempt status. The District has contracted with LLS to perform the periodic Arbitrage Rebate Calculation.
5	Trustee Fees	4,000	US Bank is the Trustee-Ongoing fees for routine services required in the Bond Indenture, including: monitoring compliance, receiving/distributing assessments, paying bondholders, preparing reports, and managing investments, bond redemptions and prepayments.
6	Assessment Roll	6,083	Services involving the development and administration of the District's assessment roll, including the identification of assessable properties, allocation of assessments in accordance with the adopted methodology, preparation of the annual assessment roll for certification, coordination with the county tax collector and property appraiser, and ongoing updates to reflect property ownership changes, parcel modifications, and assessment adjustments. The District has contracted with Vesta Property Services through 09/30/2028.
7	Disclosure Report	5,150	Under SEC Rule 15c2-12 (the continuing disclosure rule), The Dissemination Agent is the entity contractually appointed (usually in the Continuing Disclosure Agreement or Dissemination Agent Agreement) to handle the filing and dissemination of required information. File the CDD's Annual and/or Quarterly Financial Information and Audited Financial Statements with EMMA (MSRB's system). The District has contracted with Vesta Property Services through 09/30/2028.
8	District Counsel	20,000	The District has contracted with Kutak Rock as District Counsel for the District. The District is required to have a District Counsel according to FL Statute.
9	District Engineer	10,000	The District has contracted with Alliant Engineering for District Engineering Services. The District is required to have a District Engineer according to FL Statute.
10	Administrative Services	20,600	The District has contracted with Vesta District Services who provides: administrative services for the District. Services on behalf of or for the District include but are not limited to: public records retention, response to public records requests, administrative filings, communications coordination, agenda preparation, providing support to the District Manager.
11	District Management	60,000	The District has contracted with Vesta District Services through 09/30/2028. Vesta has subcontracted the District Manager position to FCS Management Group. The District is required to have a District Manager according to FL Statute.
12	Accounting Services	20,600	The District has contracted with Vesta District Services who provides: accounts payable, accounts receivable, accounting and financial management services for the District.
13	Auditing Services	4,200	Under Florida Statutes § 190.007(1) (part of Chapter 190, the Uniform Community Development District Act of 1980), every Community Development District (CDD) is required to conduct an annual independent audit of its financial records. The audited financial statements must be submitted to the Auditor General of the State of Florida within 9 months after the end of the fiscal year, in accordance with Chapter 218. Copies of the audit must be filed with the Florida Department of Economic Opportunity. The District has engaged DiBartolomeo as independent Auditing firm.
14	Public Officials Insurance/WC	6,059	Public Officials E&O Insurance-FIA/Egis
15	Legal Advertising	2,500	Local IQ: The costs associated with noticing meetings in accordance with FL Statute, to meet public notice requirements.
16	Website Administration	2,749	The District has contracted with SchoolNow for ongoing website ADA requirements, maintenance, hosting
17	Dues, Licenses, Subscription	590	The Annual Special District State Fee (also referred to as the accountability fee or filing fee) is a mandatory annual payment required under Florida Statutes § 189.018 for all independent special districts, including Community Development Districts (CDDs) established under Chapter 190. This fee funds the administration of the Special District Accountability Program within the Florida Department of Commerce (formerly the Department of Economic Opportunity). The program maintains the official statewide list of special districts, the Special District Database, and supports oversight, reporting, and public access to district information.
18	Total Financial & Administrative	169,031	
19	Security Operations		
20	Security Patrol Services	-	Costs associated with after hours security patrol or off duty officers
21	Security Monitoring Services	8,064	Envera, Web Watch Dog (Update with terms, pricing, expiration dates)
22	R&M-Security Cameras	1,000	Costs associated with Repairs and Maintenance of Security Cameras
23	Total Security Operations	9,064	
24	Utilities		
25	Electric	25,000	Costs associated with electrical services for the Amenity Center and throughout the community, including streetlights
26	Garbage	4,100	Update Terms, Pricing, Expiration
27	Water & Sewer	10,000	Update Terms, Pricing, Expiration
28	TOTAL UTILITIES	39,100	TOTAL UTILITIES

**TRAILS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
BUDGET NARRATIVE**

	FY 2027 PROPOSED	BUDGET NARRATIVE / DESCRIPTION
29		Stormwater Control
30	15,225	Contracts - Lake/Pond Bank Update Terms, Pricing, Expiration
31	4,000	Fountain Maintenance This Item is being removed at the Board's direction
32	19,225	Total Stormwater Control
33		Other Physical Environment
34	84,982	Contracts - Landscape/irrigation Contracted Landscape and Irrigation Maintenance Services. The District has contracted with Bland Landscaping. Contract terms are: \$ Annually, \$ Monthly, with the contract expiring ##/##/####
35	21,761	Insurance - Liability/Property General Liability and Property Coverage Insurance-FIA/Egis
36	5,000	R&M-irrigation Costs associated with irrigation repairs
37	5,000	Landscape Replacement Costs associated with landscape repairs and replacement
38	9,000	Mulch (new line) Costs associated with (1) application of pine bark mulch annually at entrances, beds, amenity center and other areas in the community.
39	4,000	R&M - Other Physical Environment Costs associated with other physical environment assets in the community
40	-	Miscellaneous Expenses
41	129,743	Total Other Physical Environment
42		Parks & Recreation
43	2,500	Pest Control Contracted Pest Control Services. The District has contracted with Turner Pest Control to perform (is this annual, quarterly, monthly services?) pest control services at the Amenity Center. Contract expires 4/30/2032
44	195,000	Contract - Amenity Management Services Payroll Expenses for Operations Manager, FT Facilities Attendant, Seasonal Facilities Attendant. The District has contracted with Vesta Property Services. \$Annually, \$ Monthly, through 09/30/2028.
45	3,000	Janitorial Services & Supplies Costs associated with janitorial and cleaning supplies, restroom supplies
46	7,000	Telephone, Cable, & Internet Services Phone lines, internet, cable services-Comcast
47	2,200	R&M- Fitness Equipment Fitness Center equipment repairs and replacements
48	15,000	R&M - Amenity Center Costs associated with repairs and maintenance of the Amenity Center Building and facilities
49	15,000	Pool Services - Chemicals/Permits/Supplies Costs associated with the Pool Chemical Contract with Hawkins; Annual Health Department Permits, and pool supplies
50	3,500	Amenity Supplies and Equipment Costs associated with amenity supplies and equipment
51	4,000	Pressure Washing Costs associated with the Annual Pressure Washing of the Amenity Center building, sidewalks, and fences
52	247,200	Total Parks & Recreation
53		Special Events
54	5,000	Special Events Costs associated with District Special events and holidays
55	5,000	Total Special Events
56		Contingency
57	25,000	Contingency The District has set aside a certain amount for contingency
58	25,000	Total Contingency
59		
60	643,363	TOTAL EXPENDITURES

**TRAILS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
CAPITAL RESERVE FUND**

	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 ACTUALS (10/1-1/31)	FY 2027 PROPOSED	VARIANCE FY26 - FY27
1 Revenues:					
2 Special Assessments	\$ 124,736	\$ 143,986	\$ 140,852	\$ 158,872	\$ 14,886
3 Interest (new line)	-	-	-	-	-
4 Miscellaneous Revenue (new line)	-	-	135,000	-	-
5 Total Revenues:	124,736	143,986	275,852	158,872	14,886
6 Expenditures:					
7 Capital Outlay	41,299	33,949	4,925	50,000	16,051
8 Capital Reserve Contribution		110,037	-	108,872	(1,165)
9 Total Reserves	41,299	143,986	4,925	158,872	14,886
10					
11 TOTAL EXPENDITURES	41,299	143,986	4,925	158,872	14,886
12					
13 TOTAL REVENUES OVER/(UNDER) EXPENDITURES	83,437	-	270,927	-	(0)
14					
15 Fund Balance, Beginning	189,154	189,154	272,591	272,591	83,437
16 Net Change in Fund Balance	83,437	-	270,927	-	-
17 Fund Balance, Ending	\$ 272,591	\$ 189,154	\$ 543,518	\$ 272,591	\$ 83,437

**TRAILS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

OPERATIONS & MAINTENANCE (O&M)	
NET O&M BUDGET	\$643,363.28
COUNTY COLLECTION COSTS (3.5%)	\$24,343.48
EARLY PAYMENT DISCOUNT (4%)	\$27,821.11
GROSS O&M ASSESSMENT	<u>\$695,527.87</u>

CAPITAL RESERVE FUND (CRF)	
NET CRF BUDGET	\$158,872.00
COUNTY COLLECTION COSTS (3.5%)	\$6,011.37
EARLY PAYMENT DISCOUNT (4%)	\$6,870.14
GROSS CRF ASSESSMENT	<u>\$171,753.51</u>

UNIT TYPE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				ALLOCATION OF CRF ASSESSMENT			
	O&M & CRF	SERIES 2007 DEBT SERVICE	ERU FACTOR	TOTAL ERU's	TOTAL ADMIN O&M	ADMIN O&M PER LOT	ERU FACTOR	TOTAL ERU's	TOTAL CAPITAL RESERVE	CAPITAL RESERVE PER LOT
SINGLE FAMILY 40'	117	117	1.0	117.0	\$124,049.94	\$1,060.26	1.0	117.0	\$30,632.87	\$261.82
SINGLE FAMILY 60'	147	147	1.0	147.0	\$155,857.62	\$1,060.26	1.0	147.0	\$38,487.45	\$261.82
SINGLE FAMILY 70'	392	257	1.0	392.0	\$415,620.31	\$1,060.26	1.0	392.0	\$102,633.20	\$261.82
	<u>656</u>	<u>521</u>		<u>656.0</u>	<u>\$695,527.87</u>			<u>656.0</u>	<u>\$171,753.51</u>	

VARIANCE IN O&M BUDGET	
FY 2025-2026	\$658,249.00
FY 2026-2027	\$643,363.28
VARIANCE	<u>-\$14,885.72</u>

VARIANCE IN CRF BUDGET	
FY 2025-2026	\$143,986.00
FY 2026-2027	\$158,872.00
VARIANCE	<u>\$14,886.00</u>

UNIT TYPE	PER UNIT ANNUAL ASSESSMENT ⁽²⁾		
	O&M AND CRF PER LOT	SERIES 2007 DS PER LOT	TOTAL PER UNIT ⁽³⁾
SINGLE FAMILY 40'	\$1,322.08	\$615.39	\$1,937.47
SINGLE FAMILY 60'	\$1,322.08	\$760.62	\$2,082.70
SINGLE FAMILY 70'	\$1,322.08	\$1,219.36	\$2,541.44

FY 2026 PER LOT	VARIANCE FY26 - FY27	PERCENT VARIANCE
\$1,937.46	\$0.00	0.00%
\$2,082.69	\$0.00	0.00%
\$2,541.43	\$0.00	0.00%

EXHIBIT 8

EXHIBIT 8A



Estimate for Bridge Restoration & Slide Replacement

Hi Harold,

Thank you for the opportunity to look at the bridge restoration and playground slide replacement. Based on the inspection and measurements taken onsite, here is the estimate for the work discussed.

BATTLE BORN BUILDERS

PREPARED BY JOSH

Project Overview

This estimate covers two scopes of work to be completed during the same project window, minimizing additional mobilization and labor costs.

Section 1 Bridge Restoration \$5,500	Section 2 Playground Slide Replacement \$1,100 <i>(labor, removal & disposal)</i>	Total Project Investment \$6,600
--	---	---

☐ Since the bridge restoration and slide installation can be completed during the same project window, this helps minimize additional mobilization and labor costs.

Section 1 – Bridge Restoration

Scope of Work

- Install new pressure-treated 2×6 decking boards across the bridge surface
- Remove and dispose of existing bridge decking where boards are weathered or damaged
- Install 2×8 structural boards for the top rail and side panels
- Secure boards using exterior-rated structural fasteners designed for treated lumber
- Sand and prep wood surfaces as needed for proper stain application
- Apply solid-color waterproof exterior wood stain (Russet tone) for protection and longevity
- Final inspection to ensure stability and safety of the bridge structure

Bridge Restoration – Materials & Labor

Materials Include

- Pressure-treated lumber for decking and rail structure
- Exterior-grade structural screws and fasteners
- Solid-color waterproofing stain (Russet tone)
- Brushes, rollers, and application materials

Material Cost: \$2,300

Labor Includes

- Removal of existing boards
- Installation and structural fastening of new decking and rails
- Cutting, fitting, and alignment of lumber
- Application of stain and finishing work
- Jobsite setup and cleanup
- Haul-off and disposal of removed lumber

Labor & Installation: \$3,200

\$5,500

Total Bridge Restoration Investment

2–3

Estimated Working Days

Depending on weather conditions

Bridge Restoration – Important Notes

Estimate Basis

Estimate is based on visible conditions at the time of inspection. If hidden structural issues such as rot or damaged framing are discovered once work begins, we will review options before proceeding.

Our Goal

Our goal is to complete the bridge so it is structurally sound, visually clean, and built to last for years in the outdoor environment.

Long-Term Maintenance

To extend the life of the bridge, we typically recommend resealing every 2–3 years. We also offer maintenance services if needed in the future.

Section 2 – Playground Slide Replacement

In addition to the bridge restoration, we located the correct replacement slide that matches the existing configuration and color of the playground structure.

Replacement Slide

Product Starglide Commercial Sectional Slide with Integrated Hood	Configuration 6' deck height – Veer Right configuration
Specification Matching color and specification for the existing play structure	Supplier swingsetmall.com
☐ Slide Purchase (You would purchase): \$4,370	

Slide Replacement – Installation & Disposal

Slide Removal & Installation

- Removal of the existing slide from the play structure
- Disassembly of mounting hardware
- Placement and alignment of the new sectional slide
- Securing the slide to the platform using proper mounting hardware
- Final inspection to ensure stability and safe use

Installation Labor: \$800

Removal & Disposal

Haul-off and disposal of the existing slide so you do not need to handle transport or disposal.

Removal & Disposal: \$300

Total Slide Replacement Investment

For Labor, Removal & Disposal

\$1,100

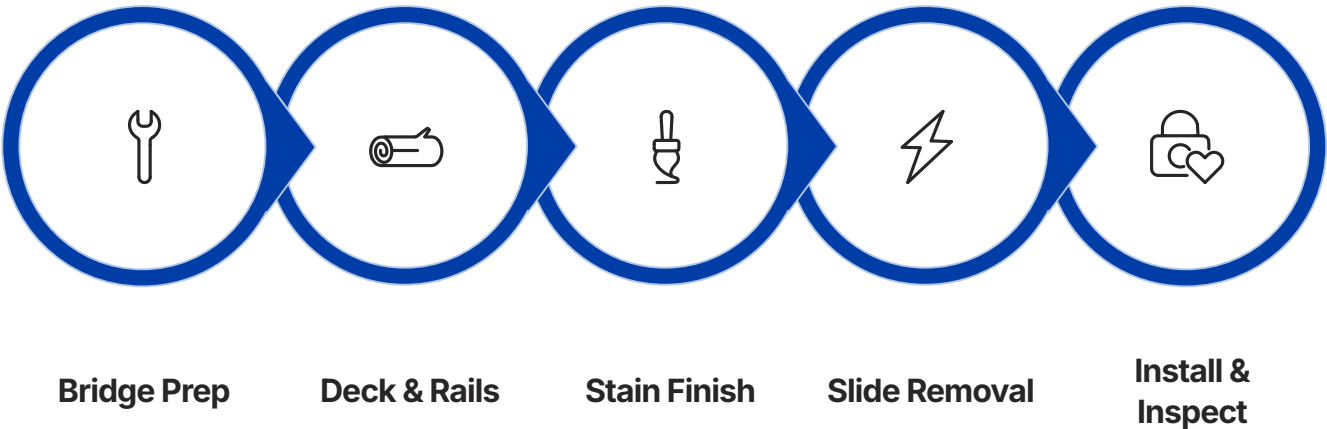


Installation assumes the existing platform and mounting structure are in good condition. If structural issues are discovered during removal, we will review options before proceeding.

Slide Replacement – Our Goal

Our goal is to ensure the slide is securely installed and ready for safe use with the existing play structure.

Since the bridge restoration and slide installation can be completed during the same project window, this helps minimize additional mobilization and labor costs.



Completing both scopes together keeps the project efficient and cost-effective for you.

Project Summary

Below is a full breakdown of the total investment for both scopes of work.

Scope of Work	Investment
Bridge Restoration – Materials	\$2,300
Bridge Restoration – Labor, Installation, and Disposal	\$3,200
Bridge Restoration Total	\$5,500
Slide Installation Labor	\$800
Slide Removal & Disposal	\$300
Slide Replacement Total (Labor, Removal & Disposal)	\$1,100
Total Project Investment	\$6,600



Note: Slide purchase (\$4,370) is not included in the labor total above and would be purchased directly by you through swingsetmall.com.

Next Steps

Once approved, we can schedule the work and coordinate ordering materials and the slide.

01

Approve Estimate

Review and approve this estimate to move forward.

02

Order Materials & Slide

We will coordinate ordering materials; you will purchase the replacement slide through swingsetmall.com.

03

Schedule the Work

We will schedule both scopes within the same project window to keep things efficient.

04

Project Completion

Bridge restoration and slide installation completed, inspected, and ready for use.

Please let me know if you have any questions or if you would like to move forward.

Best regards,

Josh

Battle Born Builders

EXHIBIT 8B



Proposal

Date	Estimate #
3/19/2026	15120

1785 Lakeside Avenue
St. Augustine, Fla 32084

Office: 904.824.2301
Email: info@fccbuilders.com
www.FccBuilders.com

Licenses
FL General #CGC1531907
GA General #GCCO008365
Building #CBC1255351
Roofing #CCC1332589
Mold #MRSR1173 & MRSA 1000

Proposal Prepared For:
15431 Spotted stallion trail Jacksonville, FL 32234

P.O. No.	Project		
	Foot Bridge Repair		
Description	Qty	Cost	Total
A. Foot Bridge Repairs - (181' boardwalk) *Demo and dispose of all deck boards, railing, and pickets *Supply and install new 2x6 PT #1 SPY deck boards *Supply and install new 2x6 PT #2 SPY railing runners (3 rows) *Supply and install new 2x8 PT #2 SPY railing caps *Supply and install new 42"x2" PT SPY pickets *#10 3" stainless screws at all decking, railing, and pickets *Dispose of all materials and cleanup jobsite		19,865.11	19,865.11
Bid Qualifications: *owner to provide water and power for work site *all landscaping regardless if effected by construction to be repaired / replaced by owner and is not included in bid *all additional work to be an additional charge *if any item is removed in from the scope above, FCC reserves the right to update any and all task and general conditions listed above			
All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from the Specifications listed above involving extra cost will be executed only upon written order and will become an extra charge(s) over and above the estimate. All Equipment, tools & scaffold will be supplied in order to complete the job in a safe and timely manner. Cancellation of contract may incur administrative and material fees. Quote is good for 30 days.			
Total			\$19,865.11

Phone #	Fax #
904-824-2301	9048242302

Fcc/ Rep Signature: _____ Date: ____/____/____
Owner Signature: _____ Date: ____/____/____

EXHIBIT 8C

Estimated Schedule of Values
03/03/26

15431 Spotted Stallion Trail

Jacksonville, FL

Revision 0

Proposal valid for 30 days

Item	Scope	Budget \$	Notes
1	Demolition	\$ 1,503.00	Contractor shall furnish all labor, tools, equipment, and materials necessary to remove and properly dispose of existing deteriorated, rotted, warped, or otherwise damaged wood decking boards as identified on site. Work shall include careful demolition and removal of affected decking boards without damaging adjacent structural framing members, fasteners, railings, or surrounding finishes intended to remain. Contractor shall inspect underlying framing for visible signs of decay and notify Owner of any additional damaged components discovered during removal. All removed materials shall be collected, hauled from the site, and disposed of in accordance with local regulations and waste management requirements. Work area shall be kept reasonably clean and safe during operations, with final cleanup performed upon completion of demolition activities.

Estimated Schedule of Values
03/03/26

15431 Spotted Stallion Trail

Jacksonville, FL

Revision 0

Proposal valid for 30 days

			All labor, materials, tools, and equipment necessary to repair and/or replace 180 LF of damaged, deteriorated, or compromised wood framing members supporting the decking system as identified during demolition and inspection. Work shall include removal of unsound framing components and installation of new pressure-treated lumber of equal or greater dimension and structural capacity to match existing construction. All new framing shall be installed plumb, level, and properly fastened in accordance with applicable building codes, manufacturer recommendations, and industry standards. Contractor shall ensure proper load transfer and structural support of decking boards and associated elements. Any concealed or additional framing damage discovered during removal shall be reported to Owner prior to proceeding with repairs beyond this scope.
2	Framing	\$ 3,103.00	
	Subtotal:	\$ 4,606.00	
	General Liability Insurance		
1%		\$ 46.06	



Estimated Schedule of Values
03/03/26

15431 Spotted Stallion Trail
Jacksonville, FL
Revision 0
Proposal valid for 30 days

	Grand Total:	\$ 4,652.06	

EXHIBIT 8D

RONALD P ARDARY CONSTRUCTION, INC

1360 Sorrells Ct
Jacksonville, FL 32221
(904) 786-0035
ardaryconstruction@yahoo.com

RONALD P. ARDARY
CONSTRUCTION, INC.
32 YEARS IN BUSINESS



FLORIDA LICENSED
BUILDING CONTRACTOR
CBC-058602
904-509-4565

Estimate

ADDRESS

Harold T. Burns
904-748-0051
245 Riverside Ave. #300
Jacksonville, FL 32202

ESTIMATE

1196

DATE

02/10/2026

SCOPE OF WORK

Demo

Remove handrail caps and Horizontal board under cap.
Remove 360 LF 2x8 pressure treated.
Remove 480 LF 2x6 horizontal board.
Remove all 2x6 deck boards 6ft long #380 boards.
Remove 4x2x16 joist with damage to top of joist.

Installation

Install new pressure treated 2x10 PT for joist removal.
Install 2x6 decking at walk area for bridge 180 LF.
Install horizontal 2x6 pressure treated where removed 480LF.
Install 2x8 horizontal cap on handrails 360 LF.

* All material to be installed with stainless steel fasteners deck boards and handrails screws to be used.

Spray bridge completely with Thompson water seal at completion.

*All debris to be removed from site.

Total

Total Price of Job is \$14,985
(Labor and Material)

Disclaimer

All materials purchased by the contractor are of builders grade (unless otherwise noted). All work will be done in accordance with city codes. Changes or additional work could result in delays and additional cost. Price includes labor, materials (unless otherwise noted), debris removal, Permits (if required) and a 12 month warranty on labor. CUSTOMER IS RESPONSIBLE FOR PERSONAL BELONGINGS AND MUST REMOVE BREAKABLE ITEMS PRIOR TO CONSTRUCTION.

Please note: Job can not continue until payments have been received. Sub contractors can lien the property for non payment. **ALL CHANGE ORDERS WILL BE: COST OF JOB, CONTRACTORS FEES AND ADMINISTRATIVE COST.

Thank you for the opportunity to bid your project. We look forward to working with you!

TOTAL

\$14,985.00

Accepted By

Accepted Date

EXHIBIT 9

Prepared by and return to:
Zachary R. Roth
Ansbacher Law
8818 Goodbys Executive Dr
Jacksonville, FL 32217
(904) 737-4600
File No.: 240462

LICENSE AGREEMENT

THIS LICENSE AGREEMENT (“Agreement”) made and entered into effective as of the last date of execution by a party to this Agreement (the “Effective Date”), by and between **WINCHESTER RIDGE HOMEOWNERS ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is 1011 3rd St. N., Jacksonville Beach, FL 32250 (the “Association”), and **TRAILS COMMUNITY DEVELOPMENT DISTRICT**, a Florida special district, whose address is 250 International Parkway, Suite 208, Lake Mary, FL 32746 (the “CDD”).

BACKGROUND

A. The Association is a corporation not for profit, organized pursuant to Chapters 617 and 720, Florida Statutes, and it holds certain easements and common areas for the use and benefit of members of the Association.

B. The CDD is a community development district governed by Chapter 190, Florida Statutes, and it owns certain real property, among other powers, for the purposes of managing development of the community over which it exercises authority.

C. More particularly, the CDD is the fee simple owner of two parcels of real property on Chuckwagon Trail commonly described as Duval County Property Appraiser Identification Nos. 001119-6195 and 001119-6210 (the “CDD Parcels”), and more particularly described as:

Tracts R and U, Winchester Ridge Phase I-A, according to plat thereof recorded in Plat Book 63, pages 139 through 148, inclusive, of the public records of Duval County, Florida.

D. The Association, for the health, safety, and welfare of its members, desires to construct a fence along the easterly boundaries of the CDD Parcels (the “Fence”).

E. In consideration of the mutual promises contained herein, the CDD agrees to grant a license to permit the construction of such a fence on the terms contained herein.

F. This Agreement was approved by the Board of Directors of the Association at a meeting duly held on _____, 2026 and by the Board of Supervisors for the CDD at a meeting duly held on _____, 2026.

NOW, THEREFORE, for and in consideration of the mutual promises, covenants, and conditions herein contained, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **License.** The CDD grants to the Association a revocable non-exclusive license to construct and maintain the Fence along the easterly boundaries of the CDD Parcels and for ingress and egress for purposes of repair and replacement of the Fence, but for no other purpose.

2. **Location and Construction.** The Fence must be generally located as depicted on the plans attached as **Exhibit "A."** The Fence shall be no more than six (6) feet tall and constructed of white vinyl.

3. **Maintenance.** The Association shall maintain the Fence in a condition of good repair at its sole expense. The CDD shall bear no responsibility for maintenance of the Fence or cost thereof. The CDD shall continue to be responsible for all other maintenance of the CDD Parcels, including but not limited to maintenance of landscaping and the ponds located thereon, and the clearance of foliage along the easterly boundary of the CDD Parcels. Provided however, the level of maintenance undertaken by the CDD to the CDD Parcels shall be in the CDD's sole determination and this Agreement is not intended to impose a greater obligation than existed prior to the execution of this Agreement.

4. **Right of Way; Authorization.** This Agreement is made and license granted by the CDD without any representation or warranty regarding the use of the Chuckwagon Trail right of way for purposes of construction of the fence or otherwise without representation or warranty as to the legality of the Fence for any purpose except as to the CDD's authorization as provided herein.

5. **Costs.** The Association shall bear all costs of construction, installation, operation, use, repair, replacement, maintenance, and removal of the Fence. The Association also agrees to reimburse the CDD for up to \$500 in attorneys' fees and costs associated with review and execution of this Agreement and up to \$150 for the CDD's civil engineer to review the plans for the Fence upon submission of invoices from the CDD.

6. **Insurance.** The Association shall maintain insurance as it deems appropriate as to casualty to the Fence, and shall additionally maintain commercial general liability insurance with limits of liability not less than the following General Liability Bodily Injury (including contractual) \$1,000,000/\$2,000,000 and General Liability Property Damage (including contractual) \$1,000,000/\$2,000,000, naming the CDD as an additional insured, with regard to the Fence and the use of the CDD Parcels.

7. **Indemnity.** The Association hereby indemnifies and holds the CDD harmless from any and all damages, claims, costs, losses, liability, and expenses, including attorneys' fees and costs (through appeal), arising out of or relating to this Agreement and the use of the license. The provisions of this paragraph shall survive the termination of the license or this Agreement.

8. **Termination.**

8.1. **Grounds for Termination.** The license granted herein is terminable in the reasonable discretion of the CDD upon ninety (90) days' written notice and opportunity to cure to the Association for the following reasons:

- a. The Fence is in a state of such disrepair that it poses a risk to the health, safety, and welfare of the general public;

- b. It is determined that the Fence on the CDD Parcels is unlawful or otherwise violates any ordinance, rule, or other governing regulation, or the governing documents of the CDD; or
- c. The Association is in breach of any other material term of this Agreement.

8.2. **Reimbursement for Non-Default Termination.** If such a license is terminated for reasons other than a default by the Association, the CDD shall reimburse the Association for the value of the Fence based on a proration of the remaining years of useful life over the full useful life prior to termination.

Determination of Useful Life: Such useful life shall be based on the opinion of the installer of the Fence or, if they are unwilling or unable to provide same, the opinion obtained by the Association of another independent commercial fencing company operating in the Jacksonville, Florida area.

Calculation Example: For example, if the total useful life of the Fence is thirty (30) years and this Agreement is terminated after ten (10) years, the CDD shall reimburse the Association for two-thirds (2/3) of the cost of installation of the Fence.

8.3. **Removal of Improvements.** Upon the expiration or termination of this Agreement, the Association shall have a period of sixty (60) days to remove the Fence and restore the CDD Parcels to their original condition at the Association's sole expense. Provided, however, the period of time to remove the Fence shall be shorter if required to comply with applicable state, local, or federal law.

9. **Meanings of Terms.** The terms "Association" and "CDD" refer to the singular or plural, as the context permits or requires, and include heirs, personal representatives, successors, or assigns where applicable and permitted. The term "parties" means all parties to this agreement.

10. **Rights and Obligations Running with Land.** All rights, obligations, and licenses granted hereunder run with the land, inure to the benefit of, and will be binding on the Association and CDD, and all future owners of all or any portions of the CDD Parcels, and their respective successors and/or assigns, and all persons claiming under them. The liability of any such owner arising under this agreement shall be limited to fulfillment of their respective obligations arising during the time they are the owner of the CDD Parcels or portions thereof.

11. **Notices and Enforcement.** All communications or notices required by or related to this Agreement or the license shall be in writing and will be deemed effective three (3) days after posting by United States registered or certified mail, return receipt requested, postage prepaid, to the Association at the address set forth above, with a copy to Ansbacher Law at the address of its registered agent, and to the CDD at the address set forth above agent, with a copy to Kutak Rock LLP at the address of its registered agent.

In the event any party to this Agreement believes that another party is in default of their respective obligations other than those identified in the section titled "Termination" above, then they shall notify the other party of the act or omission which is the basis for such default at least thirty (30) days prior to filing any lawsuit. Any dispute shall be resolved exclusively in the County or Circuit

Court for **Duval County**, and all parties waive their right to a trial by jury. In any action to interpret or enforce this Agreement, or otherwise pertaining hereto, the prevailing party will be entitled to recover attorneys' fees and costs (through appeal) from the non-prevailing party.

12. **Sovereign Immunity**. Nothing in this Agreement or in the CDD's authorization to use the CDD Parcels shall be construed to waive or otherwise affect the protections of sovereign immunity and/or Section 768.28, Florida Statutes, otherwise enjoyed by the CDD, or to extend the liability beyond such limits.

13. **Assignment**. The Association shall not assign any rights under this Agreement or without approval of the CDD, which may be withheld in the CDD's sole discretion.

14. **Construction**. This agreement shall be construed as mutually drafted by the parties.

****Signatures to Follow on Next Page****

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

Signed, sealed and delivered in our presence:

**WINCHESTER RIDGE HOMEOWNERS
ASSOCIATION, INC., A FLORIDA NOT-
FOR-PROFIT CORPORATION**

1. _____
Witness Name: _____ By: _____
Witness Address: _____ Printed Name: _____
_____ Its: _____

2. _____
Witness Name: _____
Witness Address: _____

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed before me, by means of _____ physical presence or _____ online notarization,
this _____ day of _____, 2026, by _____ as _____ for
Winchester Ridge Homeowners Association, Inc., a Florida not-for-profit corporation who is _____
Personally known or _____ Produced _____ as identification.

[Notary Seal]

Notary Public

Printed Name: _____
My Commission Expires: _____

CDD

Signed, sealed and delivered in our presence:

**TRAILS COMMUNITY DEVELOPMENT
DISTRICT**

1. _____
Witness Name: _____
Witness Address: _____

By: _____
Printed Name: _____
Its: _____

2. _____
Witness Name: _____
Witness Address: _____

STATE OF FLORIDA
COUNTY OF DUVAL

Sworn to and subscribed before me, by means of _____ physical presence or _____ online notarization,
this _____ day of _____, 2026, by _____ as _____ for
Trails Community Development District, a Florida special district, who is _____ Personally known or
_____ Produced _____ as identification.

[Notary Seal]

Notary Public

Printed Name: _____
My Commission Expires: _____

EXHIBIT "A"

