TRAILS
COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Regular Meeting

Tuesday
October 6, 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, October 6, 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, October 6, 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 September 15, 2026 — Exhibit 2 Pgs. 8-11

B. Consideration for Acceptance – The August 2026 Unaudited Financial Statements — Exhibit 3 Pgs. 13-22

C. Consideration for Acceptance – The August 2026 Operation & Maintenance Expenditures — Exhibit 4 Pgs. 24-73

D. Ratification of FCS Management Group – District Management Agreement — Exhibit 5 Pgs. 75-92

E. Ratification of Vesta Property Services – Amenity Management Agreement — Exhibit 6 Pgs. 94-108

F. Ratification of Vesta District Services – Accounting & Administrative Management Agreement — Exhibit 7 Pgs. 110-132

V. Business Items

A. Consideration of Pond Signage Proposal Options — Exhibit 8 Pg. 134

1. Fast Signs Proposals — Exhibit 8A Pgs. 136-138
2. Signs by Tomorrow Proposals — Exhibit 8B Pgs. 140-143

VI. Discussion Topics

VII. Staff Reports

A. Operations Manager — Exhibit 9 Pg. 145

B. District Engineer
1. Update on Scope/Specification for Pond Remediation

C. District Counsel

D. District Manager

VIII. Supervisors' Requests

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

X. Next Meeting Quorum Check: December 1st at 6:30 PM

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 MEETING

Notice is hereby given that a regular meeting of the Board of Supervisors of the Trails Community Development District (the "**District**") will be held on Tuesday, October 6, 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
Sep. 24 00 (26-06038D)

Return to Agenda

EXHIBIT 2

MINUTES OF MEETING

TRAILS

COMMUNITY DEVELOPMENT DISTRICT

The Regular Meeting of the Board of Supervisors of the Trails Community Development District was held on Tuesday, September 15, 2026 at 6:31 p.m., at the Winchester Ridge Amenity Center, 15431 Spotted Stallion Trail Jacksonville, FL 32234.

FIRST ORDER OF BUSINESS – Roll Call

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

Present and constituting a quorum were:

Terence Douglas	Board Supervisor, Chairman
Corina Buck *(joined in progress)*	Board Supervisor, Vice Chairperson
Chantel Douglas	Board Supervisor, Assistant Secretary
Emilio Gonzalez	Board Supervisor, Assistant Secretary

Also, present were:

Howard McGaffney	District Manager, FCS Management Group
Wes Haber *(via phone)*	District Counsel, Kutak Rock
Alex Acree *(via phone)*	District Engineer, Acree Engineering

The following is a summary of the discussions and actions taken at the September 15, 2026 Trails CDD Board of Supervisors Regular Meeting. Audio for this meeting is available upon public records request by emailing PublicRecords@vestapropertyservices.com.

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

There being no audience comments, the next item followed.

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

FOURTH ORDER OF BUSINESS – Public Hearing – Revised Rules of Procedure

Mr. Haber provided an overview of the reason for the public hearing. Mr. McGaffney provided further details on each revision that was being made to the rules of procedure.

A. Open the Public Hearing

> On a MOTION by Ms. Douglas, SECONDED by Mr. Douglas, WITH ALL IN FAVOR, the Board opened the Revised Rules of Procedure Public Hearing, for the Trails Community Development District.

B. Exhibit 2: Presentation of Revised Rules of Procedure

Mr. Haber provided further comments regarding the most recent legislation.

1. Exhibit 2A: Summary of Revisions
2. Exhibit 2B: Redlined Revised Rules of Procedure
3. Exhibit 2C: Clean Revised Rules of Procedure

C. Open the Public Comments

A resident asked for clarification on the rule regarding the extensive nature of certain public records requests. Mr. Haber provided legal clarification.

D. Close the Public Hearing

On a MOTION by Mr. Douglas, SECONDED by Mr. Gonzalez, WITH ALL IN FAVOR, the Board closed the Revised Rules of Procedure Public Hearing, for the Trails Community Development District.

E. Exhibit 3: Consideration & Adoption of **Resolution 2026-10,** Adopting Revised Rules of Procedure

On a MOTION by Mr. Douglas, SECONDED by Ms. Douglas, WITH ALL IN FAVOR, the Board adopted **Resolution 2026-10,** Adopting Revised Rules of Procedure, for the Trails Community Development District.

FIFTH ORDER OF BUSINESS – Consent Agenda

A. Exhibit 4: Consideration for Approval – The Minutes of the Board of Supervisor Regular Meeting Held on July 14, 2026

B. Exhibit 5: Consideration for Acceptance – The June 2026 Unaudited Financial Statements

C. Exhibit 6: Consideration for Acceptance – The June 2026 Operation & Maintenance Expenditures

D. Exhibit 7: Consideration for Acceptance – The July 2026 Unaudited Financial Statements

E. Exhibit 8: Consideration for Acceptance – The July 2026 Operation & Maintenance Expenditures

Mr. McGaffney provided a brief update on the current status of the District's FY 2025-2026 budget.

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

SIXTH ORDER OF BUSINESS – Business Items

A. Exhibit 9: Consideration of Acree Engineering Pond Bank Erosion Rehabilitation Proposal - $7,500.00

Mr. Acree provided a brief overview of the proposal. Mr. McGaffney provided a brief summary of Mr. Acree's overview.

On a MOTION by Mr. Douglas, SECONDED by Ms. Douglas, WITH ALL IN FAVOR, the Board approved the Acree Engineering Pond Bank Erosion Rehabilitation proposal, in the amount of $7,500.00, for the Trails Community Development District.

SEVENTH ORDER OF BUSINESS – Discussion Topics

A. Adjacent Development – Stormwater System

Mr. Acree provided the Board with an update on the issue from an engineering perspective. Mr. Haber provided further updates on the issue from a legal perspective. Discussion ensued.

On a MOTION by Ms. Douglas, SECONDED by Mr. Gonzalez, WITH ALL IN FAVOR, the Board approved the Adjacent Development – Stormwater System, for the Trails Community Development District.

B. Fence Variance/Easement Policy

Supervisor Chantel Douglas provided a brief update and reminder of the ongoing easement policy discussion. Discussion ensued.

C. Permanent Outdoor Lighting – Amenity Center

Mr. McGaffney provided a brief overview of the reason behind the discussion topic.

EIGHTH ORDER OF BUSINESS – Staff Reports

A. Exhibit 10: Operations Manager

There being no questions for Mr. Burns, the next item followed.

B. District Counsel

Mr. Haber had nothing to report.

C. District Engineer

Mr. Acree had nothing to report.

D. District Manager

The Board requested to change the FY 2027 meeting times from 6:00 p.m. to 6:30 p.m.

On a MOTION by Mr. Douglas, SECONDED by Mr. Gonzalez, WITH ALL IN FAVOR, the Board approved changing the FY 2027 meeting times from 6:00 p.m. to 6:30 p.m., for the Trails Community Development District.

NINTH ORDER OF BUSINESS – Supervisors' Requests

Supervisor Gonzalez noted that ATVs and other vehicles were accessing the field through the end of the road at Winding Mare. Supervisor Terence Douglas volunteered to contact the City to request that the City install a guard rail. He would advise the Board and staff of the status on the request at a later date.

Supervisor Gonzalez noted the need for signs around the pond and requested that staff obtain pricing for said signs regarding no trespassing and dangerous wildlife.

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

A resident asked about the landscape maintenance and noted the areas that were not being mowed. Discussion ensued and Mr. McGaffney informed the Board that staff have had several discussions with the landscape company's account manager, and that he and staff recommended that the Board go out for RFP in the Fall.

ELEVENTH ORDER OF BUSINESS – Next Meeting Quorum Check: October 6 at 6:30 PM

Supervisor Terence Douglas, Supervisor Gonzalez, and Supervisor Buck stated that they would be attending the next Board meeting on October 6 at 6:30 p.m. Supervisor Chantel Douglas stated that her attendance was tentative. Supervisor Bergeron was not present to confirm or decline attendance.

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. Gonzalez, WITH ALL IN FAVOR, the Board adjourned the meeting at 6:30 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 <u>October 6, 2026</u>.

Signature	**Signature**
Printed Name	**Printed Name**
Title: □ **Secretary** □ **Assistant Secretary**	**Title:** □ **Chairman** □ **Vice Chairman**

Return to Agenda

EXHIBIT 3

TRAILS
COMMUNITY DEVELOPMENT DISTRICT

FINANCIAL STATEMENTS
UNAUDITED

AUGUST 31, 2026

Trails CDD
Balance Sheet
August 31, 2026

		General Fund	Reserve Fund	Series 2007 Debt Service Fund	Total
1	**ASSETS**				
2	Cash:				
3	Valley Bank - Operating Fund	$ 619,054	$ -	$ -	$ 619,054
4	Investments:				
5	Bank United - Money Market Account	734,739	-	-	734,739
6	Prepayment Account	-	-	1,689	1,689
7	Reserve Account	-	-	231,047	231,047
8	Revenue Account	-	-	216,577	216,577
9	Assessments Receivable	577	126	405	1,108
10	Due from Other Funds	-	546,526	-	546,526
11	Prepaid Items	2,483	-	-	2,483
12	Deposits	14,358	-	-	14,358
13	Undeposited Funds	-	-	7,026	7,026
14	**TOTAL ASSETS:**	**1,371,212**	**546,652**	**456,743**	**2,374,607**
15	**LIABILITIES**				
16	Accounts Payable	$ 20,693	$ -	$ -	20,693
17	Accrued Expenses	-	-	-	-
18	Sales Tax Payable	-	-	-	-
19	Deferred Revenue	577	126	405	1,108
20	Due to Other Funds	546,526	-	-	546,526
21	**TOTAL LIABILITIES:**	**567,796**	**126**	**405**	**568,327**
22	**FUND BALANCE**				
23	Nonspendable:				
24	Prepaid/Deposit Items	16,841			16,841
25	Restricted for:				
26	Capital Projects	264,914			264,914
27	Working Capital (3 months)	135,655			135,655
28	Debt Service	-	-	456,339	456,339
29	Unassigned	386,006	546,526	-	932,532
30	**TOTAL FUND BALANCE**	**803,415**	**546,526**	**456,339**	**1,806,280**
31	**TOTAL LIABILITIES & FUND BALANCE**	**$ 1,371,212**	**$ 546,652**	**$ 456,743**	**$ 2,374,607**

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

		FY 2026 Adopted Budget	FY 2026 Month of August	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Budget	% of Budget
1	**REVENUES**					
2	Special Assessments	$ 658,249	$ -	661,618	$ 3,369	100.51%
3	Interest	-	3,946	47,578	47,578	0.00%
4	Room Rentals	-	250	1,041	1,041	0.00%
5	Other Misc Revenues	-	(7)	2,195	2,195	0.00%
6	**TOTAL REVENUES**	**658,249**	**4,189**	**712,433**	**54,184**	**108.23%**
7	**EXPENDITURES**					
8	**ADMINSTRATION**					
9	P/R - Board of Supervisors	8,000	-	5,600	(2,400)	70.00%
10	Arbitrage Rebate	500	-	500	-	100.00%
11	Trustee Fees	4,000	-	4,256	256	106.40%
12	Assessment Roll	5,906	492	5,414	(492)	91.67%
13	Disclosure Report	5,000	-	5,000	-	100.00%
14	District Counsel	25,000	-	8,170	(16,830)	32.68%
15	District Engineer	10,000	400	8,757	(1,243)	87.57%
16	Administrative Services	20,000	1,667	18,333	(1,667)	91.67%
17	District Management	24,000	2,000	22,000	(2,000)	91.67%
18	Accounting Services	20,000	1,667	18,333	(1,667)	91.67%
19	Auditing Services	4,200	-	3,550	(650)	84.52%
20	Public Officials Insurance	5,508	-	3,922	(1,586)	71.21%
21	Legal Advertising	2,500	664	1,651	(849)	66.04%
22	Website Administration	2,749	229	4,722	1,973	171.77%
23	Dues, Licenses, Subscriptions	590	-	196	(394)	33.22%
24	**TOTAL ADMINSTRATION**	**137,953**	**7,119**	**110,406**	**(27,547)**	**80.03%**
25	**SECURITY OPERTIONS**					
26	Security Patrol Services	1,000	-	818	(182)	81.80%
27	Security Monitoring Services	8,064	624	8,245	181	102.25%
28	R&M - Security Cameras	1,000	-	3,033	2,033	303.25%
29	**TOTAL SECURITY OPERATIONS**	**10,064**	**624**	**12,096**	**2,032**	**120.19%**
30	**UTILITIES**					
31	Electric	25,000	1,592	17,468	(7,532)	69.87%
32	Garbage	4,100	740	6,891	2,791	168.08%
33	Water & Sewer	10,000	805	7,439	(2,561)	74.39%
34	**TOTAL ELECTRI UTILITY SERVICE**	**39,100**	**3,137**	**31,798**	**(7,302)**	**81.33%**
35	**STROMWATER CONTROL**					
36	Contracts - Lake/Pond Bank	15,225	1,226	11,095	(4,130)	72.87%
37	Fountain Maintenance	5,000	-	961	(4,039)	19.22%
38	**TOTAL STORMWATER CONTROL**	**20,225**	**1,226**	**12,056**	**(8,169)**	**59.61%**
39	**OTHER PHYSICAL ENVIRONMENT**					
40	Contracts - Landscape/Irrigation	93,532	8,949	80,060	(13,472)	85.60%
41	Liability/Property Insurance	19,783	-	20,162	379	101.92%
42	R&M - Irrigation	3,500	249	2,389	(1,111)	68.26%
43	Landscape Replacement	5,000	-	9,619	4,619	192.37%
44	R&M - Entry Lighting, Walls & Fence	4,000	-	7,972	3,972	199.30%
45	**TOTAL OTHER PHYSCAL ENVIRONMENT**	**125,815**	**9,198**	**120,201**	**(5,614)**	**95.54%**
46	**PARKS & RECREATION**					
47	Pest Control	2,500	-	478	(2,022)	19.13%
48	Amenity Management Service Contract	244,692	18,400	193,682	(51,010)	79.15%
49	Janitorial Services & Supplies	2,500	-	3,649	1,149	145.96%

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

		FY 2026 Adopted Budget	FY 2026 Month of August	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Budget	% of Budget
50	Telephone, Cable & Internet Service	5,700	633	6,859	1,159	120.34%
51	R&M - Fitness Equipment	2,200	175	1,768	(432)	80.36%
52	R&M - Amenity Center	15,000	615	15,411	411	102.74%
53	Pool Supplies - Chemical/Permits/Supplies	15,000	1,166	13,168	(1,832)	87.79%
54	Amenity Supplies & Equipment	3,500	-	8,895	5,395	254.15%
55	Pressure Washing	4,000	-	3,590	(410)	89.76%
56	**TOTAL PARKS & RECREATION**	**295,092**	**20,988**	**247,501**	**(47,591)**	**83.87%**
57	**SPECIAL EVENTS**					
58	Special Events	5,000	-	900	(4,100)	18.00%
59	**TOTAL SPECIAL EVENTS**	**5,000**	**-**	**900**	**(4,100)**	**18.00%**
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**	**42,292**	**534,957**	**(123,292)**	**81.27%**
64	**REVENUES OVER (UNDER) EXPENDITURES**	**-**	**(38,103)**	**177,475**	177,475	
65	**OTHER FINANCING SOURCES & USES**					
66	Transfer In					
67	Transfers Out					
68	**TOTAL OTHER FINANCING SOURCES & USES**		-	-		
69	**NET CHANGE IN FUND BALANCE**		(38,103)	177,475		
70	Fund Balance - Beginning			625,940		
71	**FUND BALANCE - ENDING**			**803,415**		

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

		FY 2026 Adopted Budget	FY 2026 Month of August	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Budget
1	**REVENUES**				
2	Special Assessments	143,986	-	143,860	(126)
3	Interest	-	-	-	-
4	Misc.	-	-	135,000	135,000
5	**TOTAL REVENUES**	143,986	-	278,860	(126)
6	**EXPENDITURES**				
7	Capital Outlay	33,949	-	4,925	(29,024)
8	Capital Reserve Contribution	110,037	-	-	(110,037)
9	**TOTAL EXPENDITURES**	143,986	-	4,925	(139,061)
10	**REVENUES OVER (UNDER) EXPENDITURES**	**-**	**-**	**273,935**	
11	**OTHER FINANCING SOURCES & USES**				
12	Transfer In				
13	Transfers Out				
14	**TOTAL OTHER FINANCING & USES**	-	-	-	
15	**NET CHANGE IN FUND BALANCE**	-	-	273,935	
16	Fund Balance - Beginning	-	-	272,591	
17	**FUND BALANCE - ENDING**	-	-	**546,526**	

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

		FY 2026 Adopted Budget	FY 2026 Month of August	FY 2026 Actual Year-to-Date	Over (Under) Amt to FY Budget
1	**REVENUES**				
2	Special Assessments	461,506	-	461,102	(405)
3	Interest	-	1,244	12,275	12,275
4	**TOTAL REVENUES**	461,506	1,244	473,376	11,870
5	**EXPENDITURES**				
6	Interest Expense				
7	**November 1, 2025*		-	115,428	
8	May 1, 2026	115,428	-	115,428	-
9	November 1, 2026	109,113	-	-	(109,113)
10	Principle Payment				
11	May 1, 2026	235,000	-	235,000	
12	November 1, 2026	-	-	-	
13	**TOTAL EXPNDITURES**	459,541	-	465,856	(109,113)
14	**REVENUES OVER (UNDER) EXPENDITURES**	**1,966**	**1,244**	**7,520**	
15	**OTHER FINANCING SOURCES & USES**				
16	Transfer In				
17	Transfers Out				
18	**TOTAL OTHER FINANCING SOURCES & USES**		-	-	
19	**NET CHANGE IN FUND BALANCE**		1,244	7,520	
20	Fund Balance - Beginning			448,819	
21	**FUND BALANCE - ENDING**			**456,339**	

Trails CDD
Notes to Financial Statements
August 31, 2026

General Fund

Assets

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

Liabilities

Accounts Payable - Invoices for current month not paid in current month. .
Due To Other Funds - Assessments received from the tax collector and allocated to/from other funds.

Financial Overview / Highlights

> Total Non-Ad valorem special assessments are at 99.91% collected and total revenue is 108.23% of adopted budget.
> Total expenditures are 81.27% of adopted budget.
> Significant variances explained below.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
Administrative				
P/R - Board of Supervisors	8,000	5,600	70.00%	Supervisor pay YTD.
Arbitrage Rebate	500	500	100.00%	Paid in Full
Trustee Fees	4,000	4,256	106.40%	DS2007
Assessment Roll	5,906	5,414	91.67%	Assessment roll monthly fee
Disclosure Report	5,000	5,000	100.00%	Paid in Full
District Counsel	25,000	8,170	32.68%	Only received three bills in current FY
District Engineer	10,000	8,757	87.57%	Only received three bills in current FY
District Management	24,000	22,000	91.67%	DM monthly fee
Accounting Services	20,000	18,333	91.67%	Monthly Fee
Auditing Services	4,200	3,550	84.52%	FY25 Audit
Public Officials Insurance	5,508	3,922	71.21%	Paid in Full
Legal Advertising	2,500	1,651	66.04%	Notices
Website Adminstration	2,749	4,722	171.77%	Website Services & Constant Contact Email Services
Dues, Licenses, Subscriptions	590	196	33.22%	Special District Fee

Security Operations				
Security Patrol Services	1,000	818	81.80%	Officer on 4/19/26
Security Monitoring Services	8,064	8,245	102.25%	Monthly Fee
R&M Security Cameras	1,000	3,033	303.25%	DKS Tracker Board, New Cameras
Utilities				
Electric	25,000	17,468	69.87%	Monthly Fee
Garbage	4,100	6,891	168.08%	Republic Services monthly contract.
Water & Sewer	10,000	7,439	74.39%	Monthly Fee
Stormwater Control				
Contracts - Lake/Pond Bank	15,225	11,095	72.87%	Monthly Maintenance
Fountain Maintenance	5,000	961	19.22%	Quarterly fee , Aerator service & Stormwater Training
Other Physical Enviroment				
Contracts - Landscape/Irrigation	93,532	80,060	85.60%	Landscape monthly fee
Liability/Property Insurance	19,783	20,162	101.92%	Egis insurance paid in full. Two bills
R&M - Irrigation	3,500	2,389	68.26%	Repairs
Landscape Replacement	5,000	9,619	192.37%	Power Spike for Palm Trees
R&M - Entry Lighting, Walls & Fence	4,000	7,972	199.30%	Interior Painting & Down Payment
Parks and Recreation				
Pest Control	2,500	478	19.13%	Turner Pest Control quarterly
Amenity Management Service Contract	244,692	193,682	79.15%	Vesta monthly amenity mgmt fees.
Janitorial Services & Supplies	2,500	3,649	145.96%	Various Supplies
Telephone, Cable & Internet Service	5,700	6,859	120.34%	Comcast monthly fee
R&M - Fitness Equipment	2,200	1,768	80.36%	Allways Improving monthly fees & Cleaning wipes
R&M - Amenity Center	15,000	15,411	102.74%	Various purchases from Home Depot, GT Electrical, Foot Bridge Repair Work
Pool Supplies - Chemical/Permits/Supplies	15,000	13,168	87.79%	Bulk Chemicals
Amenity Supplies & Equipment	3,500	8,895	254.15%	Chairs and chair dolly, holiday lights office supplies, tools and Playground Slide
Pressure Washing	4,000	3,590	89.76%	Clubhouse?Pool Pavers Power Wash
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

Date	Name	Memo	GF	CRF	DS 2007	Total
10/1/2025	Duval County Tax Collector	FY26 On-Roll Assessments	**658,249.00**	**143,986.00**	**461,506.25**	**1,263,741.25**
			52.09%	11.39%	36.52%	100.00%
FY26 Tax Collections						
			-	-	-	
11/14/2025	Duval County		3,778.12	826.43	2,648.89	7,253.44
11/20/2025	Duval County		4,095.59	895.87	2,871.47	7,862.93
11/26/2025	Duval County		7,905.23	1,729.20	5,542.45	15,176.88
12/4/2025	Duval County		577,575.28	126,339.35	404,944.94	1,108,859.57
12/10/2025	Duval County		46,630.03	10,199.90	32,692.87	89,522.80
1/21/2026	Duval County		3,294.70	720.68	2,309.95	6,325.33
1/13/2026	Duval County		644.59	141.00	451.93	1,237.52
2/4/2026	Duval County		2,462.10	538.56	1,726.20	4,726.86
3/4/2026	Duval County		1,264.66	276.63	886.67	2,427.96
4/3/2026	Duval County		1,506.26	329.48	1,056.05	2,891.79
5/11/2026	Duval County		2,318.81	507.22	1,625.75	4,451.78
06/26/26	Duval County		6,196.40	1,355.40	4,344.36	11,896.16
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
			-	-	-	-
		Total FY26 YTD Collections	**657,671.77**	**143,859.73**	**461,101.53**	**1,262,633.02**
		On-Roll Assessments Receivable	**577.23**	**126.27**	**404.72**	**1,108.23**
Other Tax Collections		**Prior Year %**	48%	11%	41%	100%
		FY25 Excess Fees	1,403.55	321.16	1,189.64	2,914.35
			-	-	-	-
		Total Other Received	1,403.55	321.16	1,189.64	2,914.35
		Total Due to DS		144,180.89	462,291.17	

FY26 Tax Distributions

Date	Bank	Check #		CRF	DS 2007	Total
4/6/2026	US Bank	3021			455,265.01	455,265.01
		Total FY26 YTD Disributions		-	455,265.01	455,265.01
		Total Due from GF		144,180.89	7,026.16	

Trails CDD
Cash & Investment Report
August 31, 2026

Account Name	Bank Name	Investment Type	Maturity	Yield	Balance
General Fund					
Checking Account - Operating	Valley Bank	Public Funds Checking	N/A	3.56%	$ 619,054
Money Market Account	BankUnited	MMA	N/A	3.27%	734,739
			General Fund Subtotal		$ 1,353,794
Debt Service Funds					
Series 2007 Prepayment Account	U.S. Bank	First American FD SHS Treasury Note	N/A	3.29%	$ 1,689
Series 2007 Reserve Account	U.S. Bank	First American FD SHS Treasury Note	N/A	3.29%	231,047
Series 2007 Revenue Account	U.S. Bank	First American FD SHS Treasury Note	N/A	3.29%	216,577
			Debt Service Fund Subtotal		$ 449,312
				Total	**$ 1,803,106**

Return to Agenda

EXHIBIT 4

Trails CDD
Check Detail
August 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	**120174**	**08/04/2026**	**Hawkins Inc**		**1101000 · Operating Account - Vall...**		**-1,027.00**
Bill	7515819	07/30/2026			1580060 · Pool Services - Chem/Per...	-1,027.00	1,027.00
TOTAL						-1,027.00	1,027.00
Bill Pmt -Check	**120175**	**08/04/2026**	**Jacksonville Daily Record**		**1101000 · Operating Account - Vall...**		**-75.50**
Bill	26- 02867D	05/21/2026			1510120 · Legal Advertising	-75.50	75.50
TOTAL						-75.50	75.50
Bill Pmt -Check	**120176**	**08/04/2026**	**Vesta District Services**		**1101000 · Operating Account - Vall...**		**-6,054.58**
Bill	433795	08/01/2026			1510080 · District Management	-2,000.00	2,000.00
					1510090 · Accounting Services	-1,666.67	1,666.67
					1510070 · Administrative Services	-1,666.67	1,666.67
					1510030 · Assessment Roll	-492.17	492.17
					1510150 · Website Administration	-229.07	229.07
TOTAL						-6,054.58	6,054.58
Bill Pmt -Check	**120177**	**08/04/2026**	**Golden House Constructi...**		**1101000 · Operating Account - Vall...**		**-230.00**
Bill	INV8024	07/27/2026			1580050 · R&M - Amenity Center	-230.00	230.00
TOTAL						-230.00	230.00
Bill Pmt -Check	**120178**	**08/05/2026**	**Solitude Lake Manageme...**		**1101000 · Operating Account - Vall...**		**-1,226.00**
Bill	PSI290346	08/01/2026			1560000 · Contracts - Lake/Pond Bank	-1,226.00	1,226.00
TOTAL						-1,226.00	1,226.00
Bill Pmt -Check	**01ACH080626**	**08/06/2026**	**Republic Services - ACH**		**1101000 · Operating Account - Vall...**		**-720.51**
Bill	0687-001644511	07/16/2026			1540000 · Garbage - Recreation Fac...	-720.51	720.51
TOTAL						-720.51	720.51

Trails CDD
Check Detail
August 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	**120179**	**08/06/2026**	**Bland Landscaping Com...**		**1101000 · Operating Account - Vall...**		**-7,074.33**
Bill	377308	08/01/2026			1570000 · Contracts - Landscape/Irri...	-7,074.33	7,074.33
TOTAL						-7,074.33	7,074.33
Bill Pmt -Check	**120180**	**08/06/2026**	**Envera Systems**		**1101000 · Operating Account - Vall...**		**-623.92**
Bill	772193	08/03/2026			1520010 · Security Monitoring Servic...	-623.92	623.92
TOTAL						-623.92	623.92
Bill Pmt -Check	**120181**	**08/06/2026**	**Uline, Inc.**		**1101000 · Operating Account - Vall...**		**-445.60**
Bill	211096280	07/27/2026			1580020 · Janitorial Services & Supp...	-445.60	445.60
TOTAL						-445.60	445.60
Bill Pmt -Check	**120182**	**08/06/2026**	**Acree Engineering LLC**		**1101000 · Operating Account - Vall...**		**-400.00**
Bill	1047	08/01/2026			1510060 · District Engineer	-400.00	400.00
TOTAL						-400.00	400.00
Bill Pmt -Check	**120183**	**08/10/2026**	**Vesta Property Services, ...**		**1101000 · Operating Account - Vall...**		**-19,647.79**
Bill	433986	07/31/2026			1580010 · Amenity Management Ser... 1580010 · Amenity Management Ser...	-16,465.87 -3,181.92	16,465.87 3,181.92
TOTAL						-19,647.79	19,647.79
Bill Pmt -Check	**120184**	**08/12/2026**	**Envera Systems**		**1101000 · Operating Account - Vall...**		**-615.00**
Bill	112117	08/07/2026			1580050 · R&M - Amenity Center	-615.00	615.00
TOTAL						-615.00	615.00
Bill Pmt -Check	**120185**	**08/12/2026**	**Jacksonville Daily Record**		**1101000 · Operating Account - Vall...**		**-114.00**
Bill	080626-	08/06/2026			1510120 · Legal Advertising	-114.00	114.00
TOTAL						-114.00	114.00

Trails CDD
Check Detail
August 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	**01ACH081326**	**08/13/2026**	**Comcast Business - ACH**		**1101000 · Operating Account - Vall...**		**-632.75**
Bill	5610- JUL26	07/20/2026			1580030 · Telephone, Cable & Intern...	-632.75	632.75
TOTAL						-632.75	632.75
Bill Pmt -Check	**EFT081826**	**08/18/2026**	**Fla Dept of Revenue**		**1101000 · Operating Account - Vall...**		**-7.31**
Bill	July 2026	08/17/2026			1362010 · Access Cards	-7.31	7.31
TOTAL						-7.31	7.31
Bill Pmt -Check	**120186**	**08/20/2026**	**Hawkins Inc**		**1101000 · Operating Account - Vall...**		**-540.60**
Bill	7530922	08/13/2026			1580060 · Pool Services - Chem/Per...	-540.60	540.60
TOTAL						-540.60	540.60
Bill Pmt -Check	**120187**	**08/20/2026**	**Jacksonville Daily Record**		**1101000 · Operating Account - Vall...**		**-366.00**
Bill	26- 04868D	08/13/2026			1510120 · Legal Advertising	-366.00	366.00
TOTAL						-366.00	366.00
Bill Pmt -Check	**120188**	**08/24/2026**	**Bland Landscaping Com...**		**1101000 · Operating Account - Vall...**		**-249.00**
Bill	379360	08/20/2026			1570020 · R&M - Irrigation	-249.00	249.00
TOTAL						-249.00	249.00
Bill Pmt -Check	**120189**	**08/24/2026**	**Jacksonville Daily Record**		**1101000 · Operating Account - Vall...**		**-184.00**
Bill	26 -04868D	08/13/2026			1510120 · Legal Advertising	-184.00	184.00
TOTAL						-184.00	184.00
Bill Pmt -Check	**120190**	**08/24/2026**	**Taylor Tree Services, Inc.**		**1101000 · Operating Account - Vall...**		**-1,875.00**
Bill	22057	08/18/2026			1570000 · Contracts - Landscape/Irri...	-1,875.00	1,875.00
TOTAL						-1,875.00	1,875.00

Trails CDD
Check Detail
August 2026

Type	Num	Date	Name	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	**01ACH082526**	**08/25/2026**	**JEA**		**1101000 · Operating Account - Vall...**		**-2,351.88**
Bill	007480 AUG26	08/03/2026			1530000 · Utility Services	-1,591.70	1,591.70
					1550000 · Utility Services	-760.18	760.18
TOTAL						-2,351.88	2,351.88
Bill Pmt -Check	**01ACH082626**	**08/26/2026**	**Valley Bank ACH**		**1101000 · Operating Account - Vall...**		**-1,419.17**
Bill	0659- Jul 26	07/31/2026			1580080 · Amenity Supplies & Equip...	-20.26	20.99
					1570040 · R&M - Entry Light, Walls ...	-845.09	875.00
					1580080 · Amenity Supplies & Equip...	-126.15	130.61
					1580050 · R&M - Amenity Center	-25.71	26.62
					1580050 · R&M - Amenity Center	-46.06	47.69
					1510150 · Website Administration	-69.54	72.00
					1580020 · Janitorial Services & Supp...	-7.25	7.51
					1580050 · R&M - Amenity Center	-31.69	32.81
					1580080 · Amenity Supplies & Equip...	-174.98	181.17
					1510150 · Website Administration	-72.44	75.00
TOTAL						-1,419.17	1,469.40
Bill Pmt -Check	**3027**	**08/27/2026**	**U.S. Bank**		**1101000 · Operating Account - Vall...**		**-7,026.16**
Bill	DS2007 Trsfr FY...	08/27/2026			1207003 · Due to Debt Service Fund	-7,026.16	7,026.16
TOTAL						-7,026.16	7,026.16

Original

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

INVOICE

Total Invoice	**$1,027.00**
Invoice Number	7515819
Invoice Date	7/30/26
Sales Order Number/Type	5239371 SL
Branch Plant	74
Shipment Number	6312673

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

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

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
8/29/26	Net 30	PPD Origin	HWTG			385

Line #	Item Number	Item Name/ Description	Tax	Qty Shipped	Trans UOM	Unit Price	Price UOM	Weight Net/Gross	Extended Price
1.000	41930	Azone - EPA Reg. No. 7870-1	N	250.0000	GA	$2.9200	GA	2,417.5 LB	$730.00
		1 LB BLK (Mini-Bulk)		250.0000	GA			2,417.5 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	$12.0000			$12.00
2.000	60259	NuClo Quick Kill	N	1.0000	PA	$285.0000	PA	50.0 LB	$285.00
		50 LB PA		1.0000	PA			52.5 GW	

********** 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.

Tax Rate	Sales Tax
0 %	$0.00

Invoice Total **$1,027.00**

No Discounts on Freight

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

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

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

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

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

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

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

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

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

www.hawkinsinc.com

Job# 3164284

Jacksonville Daily Record

A Division of

DAILY RECORD & OBSERVER, LLC

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

INVOICE

May 21, 2026
Date

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

Serial # 26-02867D **PO/File #**

$75.50
Payment Due

Request for Qualifications for Engineering Services

$75.50
Publication Fee

Trails Community Development District

Amount Paid

Case Number

Publication Dates 5/21

County Duval

Payment is due before the Proof of Publication is released.

Payment Due Upon Receipt

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

If your payment is being mailed, please reference Serial # 26-02867D on your check or remittance advice.

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

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

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

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

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

Notice is hereby given that the qualifying period for candidates for the office of Supervisor of the Trails Community Development District will commence at noon on June 8, 2026, and close at noon on June 12, 2026. Candidates must qualify for the office of Supervisor with the Duval County Supervisor of Elections located at 105 E. Monroe Street, Jacksonville, FL 32202, Phone (904) 255-8683. All candidates shall qualify for individual seats in accordance with Section 99.061, *Florida Statutes*, and must also be a "qualified elector" of the District, as defined in Chapter 2004-461, Laws of Florida. A "qualified elector" is any person at least 18 years of age who is a citizen of the United States, a legal resident of the State of Florida and of the District, and who is registered to vote with the Duval County Supervisor of Elections. Campaigns shall be conducted in accordance with Chapter 106, *Florida Statutes*.

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

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

May 21 00 (26-02867D)

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	08/01/2026
Invoice #	433795

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

In Reference To:

Monthly contracted management fees, as follows:

Description	Quantity	Rate	Amount
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

GOLDEN HOUSE
CONSTRUCTION

INVOICE

Number: INV8024
Date: Jul 27, 2026
Due date: On receipt

BILL TO:

Trails CDD c/o Vesta District services

+1 (510) 230-0719
hburns@vestapropertyser-vices.com
15431 Spotted Stallion Trail
Jacksonville, FL 32234
United States

INVOICE FROM:

Golden House Construction LLC

347-500-0617
goldenhouseconstructionllc@gmail.com
3900 Oldfield Crossing Drive, Apt/904 , Jacksonville , FL 32223

Description	Quantity	Unit price	TAX	Amount
PAVERS REPAIR . 1- Repair the pavers at the corner of the driveway entrance	1	$230.00	0.0 %	$230.00

SUBTOTAL:	$230.00
TAX:	$0.00
TOTAL:	$230.00
PAID:	$0.00
BALANCE DUE	**$230.00**

Payment instructions
Check , Cash, Zelle , Cash app

Endrit Shehu

INVOICE

Please Remit Payment to:
Solitude Lake Management, LLC
*****ADDRESS CHANGED******
PO BOX 85529
CHICAGO, IL 60689-5529
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI290346
Invoice Date: 8/1/2026

Bill To: The Trails CDD
250 International Parkway, Suite 208
Heathrow, FL 32746

Ship To: The Trails CDD
250 International Parkway, Suite 208
Lake Mary, FL 32746
United States

Customer ID 23655
P.O. Number
P.O. Date 8/1/2026
Our Order No.

Ship Via
Ship Date 8/1/2026
Due Date 8/31/2026
Terms Net 30

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Annual Maintenance August Billing 8/1/2026 - 8/31/2026 Lake - ALL Pond 1 Pond 10 Pond 11 Pond 12 Pond 13 Pond 14 Pond 15 Pond 16 Pond 17 Pond 18 Pond 19 Pond 2 Pond 20 Pond 21 Pond 23 Pond 24 Pond 25 Pond 26 Pond 27 Pond 28 Pond 3 Pond 4 Pond 5 Pond 6 Pond 7		1	1	1,226.00	1,226.00

INVOICE

Please Remit Payment to:
Solitude Lake Management, LLC
*****ADDRESS CHANGED******
PO BOX 85529
CHICAGO, IL 60689-5529
Phone #: (888) 480-5253
Fax #: (888) 358-0088

Invoice Number: PSI290346
Invoice Date: 8/1/2026

Bill To: The Trails CDD
250 International Parkway, Suite 208
Heathrow, FL 32746

Ship To: The Trails CDD
250 International Parkway, Suite 208
Lake Mary, FL 32746
United States

Ship Via
Ship Date 8/1/2026
Due Date 8/31/2026
Terms Net 30

Customer ID 23655
P.O. Number
P.O. Date 8/1/2026
Our Order No.

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Pond 8					
Pond 9					

Amount Subject to Sales Tax 0.00
Amount Exempt from Sales Tax 1,226.00

Subtotal:	**1,226.00**
Invoice Discount:	0.00
Total Sales Tax:	0.00
Payment Amount:	0.00
Total:	**1,226.00**

8619 Western Way
Jacksonville FL 32256-036060

Customer Service (904) 731-2456
RepublicServices.com/Support

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

Account Number	**3-0687-0012356**
Invoice Number	0687-001644511
Invoice Date	July 16, 2026
Previous Balance	$749.62
Payments/Adjustments	-$749.62
Current Invoice Charges	**$720.51**

Autopayment	Payment Due Date
$720.51	**August 05, 2026**

PAYMENTS/ADJUSTMENTS

Description	Reference	Amount
Payment - Thank You 07/06	5555555	-$749.62

CURRENT INVOICE CHARGES

Description	Reference	Quantity	Unit Price	Amount
Trails Cdd 15431 Spotted Stallion Trl CSA A228841164				
Jacksonville, FL Contract: 9687025 (C50)				
1 Fl Waste Container 2 Yd, 1 Lift Per Week				
Pickup Service 08/01-08/31			$409.99	$409.99
Administrative Fee				$5.95
Total Fuel/Environmental Recovery Fee				$201.16
Total Franchise - Local				$103.41
CURRENT INVOICE CHARGES, AutoPayment due on August 05, 2026				**$720.51**

Simple account access at your fingertips.

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

8619 Western Way
Jacksonville FL 32256-036060

Do not Pay
*** Thank You For Your Automatic Payment ***

Autopayment	**$720.51**
Payment Due Date	**August 05, 2026**
Account Number	**3-0687-0012356**
Invoice Number	**0687-001644511**

Return Service Requested

For Billing Address Changes,
Check Box and Complete Reverse.

Make Checks Payable To:

TRAILS CDD
C/O INFRAMARK
11555 HERON BAY BLVD
SUITE 201
CORAL SPRINGS FL 33076-3360

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

306870012356000000164451100007205100007205 18

UNDERSTANDING YOUR BILL
Visit RepublicServices.com/MyBill

UNDERSTANDING OUR RATES, CHARGES, AND FEES
Visit Republicservices.com/customer-support/fee-disclosures

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

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

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

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

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

RM-3159

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

BILLING ADDRESS CHANGE

Address		
City	State	Zip Code
Phone	Alternate Phone	

BLAND LANDSCAPING CO.
P.O. Box 727
Apex, NC 27502

Foster Lake & Pond Management

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 377308

INVOICE DATE 08/01/2026

INVOICE	TERMS
08/01/2026	NET 30

DESCRIPTION	PRICE
AUGUST BILLING Grounds Maintenance Contrct	$7,074.33
INVOICE GRAND TOTAL	**$7,074.33**

PROPERTY	AMOUNT	INVOICE	INVOICE DATE
10941	$7,074.33	377308	08/01/2026

BLAND LANDSCAPING CO.

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

Foster Lake & Pond Management

Envera Systems

4724 Lena Rd.
Bradenton, FL 34211
(941) 556-7066

Invoice

Invoice Number	Date
772193	**08/03/2026**
Customer Number	Due Date
400481	**09/01/2026**

Page: 1

Customer Name	Customer Number	PO Number	Invoice Date	Due Date
Trails CDD	400481		08/03/2026	09/01/2026

Quantity	Description	Months	Rate	Amount
2539 - CCTV - Trails CDD - 15431 Spotted Stallion Trail, Jacksonville, FL				
1.00	Active Video Monitoring 09/01/2026 - 09/30/2026	1.00	$425.00	$425.00
1.00	Service & Maintenance 09/01/2026 - 09/30/2026	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
8/3/2026	772193	Monitoring Services	$623.92	**$623.92**

Envera Systems

4724 Lena Rd.
Bradenton, FL 34211
(941) 556-7066

Invoice

Invoice Number	Date
772193	**08/03/2026**
Customer Number	Due Date
400481	**09/01/2026**

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

ULINE

SHIPPING SUPPLY SPECIALISTS

1-800-295-5510

uline.com

PO Box 88741 • Chicago IL 60680-1741

INVOICE NO. 211096280

INVOICE

ULINE FED ID#. 36-3684738

THANK YOU FOR YOUR ORDER ULINE CUSTOMER SINCE 2024

YOUR ORDER # 52523954

SOLD TO

MDS2017 0200297 1 39 DS7 7 29835324

WINCHESTER RIDGE TRAILS CDD
TRL CDD
250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062

SHIP TO:

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

CUSTOMER NO	PURCHASE ORDER NO.	SHIP VIA	ORDER DATE	DATE SHIPPED	TERMS	INVOICE DA
29835324	TRAILSCDD	UPS GROUND	7/27/26	7/27/26	NET 30 DAYS	7/27/2

QUANTITY ORDERED	U/M	BACK ORDERED	ITEM NUMBER	DESCRIPTION	UNIT PRICE	EXTENDED PRICE
2	CT		S-7127	ULINE MULTI-FOLD TOWELS 4000/CT	38.00	76.
1	CT		S-15960	SANITARY NAPKIN RECEPTACLE LINER	43.00	43.
1	PK		S-22762	ULINE AAA ALKALINE BATT 24/PK	11.00	11.
1	PK		S-22763	ULINE AA ALKALINE BATT 24/PK	11.00	11.
1	PK		S-15608	DURACELL 9V ALK BATTERY 12/PK	32.00	32.
12	EA		S-24321	ULINE TOILET BOWL CLEANER 32 OZ	3.50	42.
7	EA		S-19373	ULINE DISINFECTANT 32 OZ	4.75	33.
7	EA		S-22344	ULINE FOAMING GLASS CLEANER	4.65	32.
2	EA		H-2246	INDUSTRIAL PLUNGER 2/CT	11.00	22.
1	EA		S-23281BL	S'WELL COFFEE TRAVEL MUG - ONYX	.00	.
				THIS ITEM AT NO CHARGE		

ORDER PLACED BY: HAROLD BURNS

INTERNET /

SUB-TOTAL	SALES TAX	FRT/HNDLING	AMOUNT DU
302.80	.00	142.89	445.6

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

CUSTOMER NAME	CUSTOMER NUMBER	INVOICE NUMBER	INVOICE DATE	AMOUNT DUE
WINCHESTER RIDGE TRAILS CDD	29835324	211096280	7/27/26	445.6

AMOUNT ENCLOSED
IF DIFFERENT THAN AMOUNT DUE $_____

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

MAKE CHECK PAYABLE AND MAIL TO

ULINE
ATTN: ACCOUNTS RECEIVABLE
PO BOX 88741
CHICAGO IL 60680-1741

2983532402110962802607270000445690

RHRNHN 01 01 002971 0340GP

INVOICE

Acree Engineering LLC
69 Crown Colony Rd
Saint Augustine, FL 32092-1190

Michelle@acreeeng.com
+1 (904) 874-2307
https://acreeeng.com

Bill to
Howard McGaffney
The Trails Community Development District
250 International Parkway, Suite 208
Lake Mary, FL 32746

Ship to
Howard McGaffney
The Trails Community Development District
250 International Parkway, Suite 208
Lake Mary, FL 32746

Invoice details
Invoice no.: 1047
Terms: Net 30
Invoice date: 08/01/2026
Due date: 08/31/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**District Engineer Services**	07-14-2026: 0.5hrs – Attend CDD meeting following District Engineering Approval	0.5	$200.00	$100.00
2.	**District Engineer Services**	07-21-2026: 1.5hrs – meeting onsite with District Manager	1.5	$200.00	$300.00

Total **$400.00**

Ways to pay

BANK

Checks are always welcome at our business address. Prefer to pay by credit card? No problem—just contact us for an updated invoice that includes an additional processing fee.

Note to customer

Thank you for your business!

Project Name: Trails CDD Project No.: 26-037

View and pay

Invoice

Invoice #	433986
Date	07/31/2026
Terms	Net 30
Due Date	08/30/2026
Memo	Monthly Services

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

Bill To

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

Description	Quantity	Rate	Amount
July Payroll Fees	1	16,465.87	16,465.87
Subcontracted Fees for Operations Oversight -FCS Management Group	1	3,181.92	3,181.92

Total 19,647.79

Cost Detail

LADR Item			
Wages		Expense	Totals
Gross Wages			$8,961.00
Overtime	$	474.61	
Holiday	$	219.07	
Vacation	$	-	
Holiday Worked	$	237.90	
Client Iss (call ins for Harold)	$	330.99	
Exp. Reimb.	$	100.00	
Subtotal			**$10,323.57**
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		$7.58	
Medicare		$145.01	
Social Sec		$620.04	
FL SUI		$1.26	
Worker's Comp		$116.46	
Total Tax & WC			$890.35
Total from LADR			**$12,833.88**

Trails/Winchester Ridge
Date 7-01-2026 to 7-31-2026
Invoice Detail

Paycom Labor Allocation Detail Report

Total Wages	$10,323.57	
Total Non-Wage Benefits	$1,619.96	
Total Tax & Worker's Comp	$890.35	
Total from LADR	$12,833.88	
Subtotal		**$12,833.88**
Cost Plus Fee Multiplier	**1.283**	
Total Cost Plus Invoice		**$16,465.87**

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 Thur Items		**$3,181.92**
Total Cost Plus Invoice		**$19,647.79**

Labor Allocation Detail Report

Company Totals

Code	Desc	Hours/Units	Amount
R	Regular	391.77	8,961.00
O	Overtime	15.86	474.61
CE2	Exp Reimb	0.00	100.00
HOL	Holiday	8.05	219.07
HOW	Holiday Wo	7.95	237.90
BON	Client Iss	0.00	330.99

%	Code	Desc	Amount
	HMC	Medical -	137.34
	VIS	Vision	12.76
	BAD	Basic ADD	1.84
	BAL	Basic Life	10.12
	MER	Medical Me	1,308.00
	HDP	Medical -	72.74
	TMR	Tvl, Mls,	-36.08
	HSM	HSA Employ	300.00

Code	Desc	Wages	Amount
FWT	Fed W/H	10,000.73	745.93
MED	Medicare	10,000.73	145.01
SSC	Social Sec	10,000.73	620.04

Code	Desc	Wages	Amount
FUT	FUTA	1,264.07	7.58
MED	Medicare	10,000.73	145.01
SSC	Social Sec	10,000.73	620.04
FLT	FL SUI	1,264.07	1.26
WKC	Workers Co	10,065.37	116.46

Gross	10,323.57
Net	8,625.83
Liab	11,213.92

Total Earnings	423.63	10,323.57
Total Deductions		186.76
Total Employee Taxes		1,510.98
Total Employer Taxes		890.35

Invoice

ENVERA

Page	1/1
Date	8/7/2026
Reference	Completed 08/03/26
Invoice Number	112117

Hidden Eyes LLC
d/b/a Envera Systems
P.O. Box 2086
Hicksville, NY 11802
(941) 556-0743

Bill To
Trails Community CDD
c/o Vesta District Services
250 International Pkwy, Ste 208
Lake Mary, FL, 32746

Site
Trails Community CDD - Amenity
15431 Spotted Stallion
Jacksonville, FL, 32234

Bill To Number	Document Number	Type	Site Number	Entered By	Customer Reference	Weight
002840	112117	SER	000051	WOODSK	Completed 08/03/26	0.0000

Code / Description	Supply	Unit	Unit Price	Discount	Unit Tax	Ext.
SER-SC Service Labor	3.00	HOUR	185.00	0.00	0.00	555.00
SER-TR Trip Charge	1	Each	60.00	0.00	0.00	60.00
Service Comment Vandalism Trails CDD - Amenity - Box Hanging Off Post District Manager: Howard McGaffney | 904-386-0186 The community reported that the box on the camera post is hanging off, please investigate. Repaired Enclosure						

If terms permit, where paying by check
Please make payable to Envera Systems
Remit to: P.O. Box 2086 Hicksville, NY 11802

Tax Summary
DUVA 0.00

Services	615.00
Items	0.00
Subtotal	615.00
Less Discount	0.00
Less Cover	0.00
Plus Excl. Tax	0.00
Less Payment	
Total Due (USD)	615.00

Due Date: 9/6/2026

Terms: Net 30 Days

Jacksonville Daily Record

A Division of

DAILY RECORD & OBSERVER, LLC

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

INVOICE

August 6, 2026
Date

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

Serial # 26-04614D **PO/File #**

$114.00
Payment Due

Notice of Rule Development

$114.00
Publication Fee

Trails Community Development District

Amount Paid

Case Number

Publication Dates 8/6

County Duval

Payment is due before the Proof of Publication is released.

Payment Due Upon Receipt

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

If your payment is being mailed, please reference Serial # 26-04614D on your check or remittance advice.

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

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

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

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

NOTICE OF RULE DEVELOPMENT BY THE TRAILS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the Trails Community Development District ("**District**") hereby gives notice of its intention to develop revised Rules of Procedure to govern the operations of the District. The proposed rule number is 2026-01.

The revised Rules of Procedure will address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedure under the Consultants' Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the proposed revised Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes*. The specific laws implemented in the proposed revised Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes*.

A copy of the proposed revised Rules of Procedure and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, (321) 263-0132 (the "**District Manager's Office**").

Howard McGaffney,
District Manager
The Trails
Community Development District
Aug. 6 on (26-04614D)

Hello Trails Cdd,

Thanks for choosing Comcast Business.

Your bill at a glance

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

Previous balance		$631.91
EFT Payment - thank you	Jul 12	-$631.91
Balance forward		**$0.00**
Regular monthly charges	Page 3	$587.65
Taxes, fees and other charges	Page 3	$45.10
New charges		**$632.75**
Amount due		**$632.75**

Thanks for paying by Automatic Payment

Your automatic payment on Aug 11, 2026, will include your amount due, plus or minus any payment related activities or adjustments, and less any credits issued before your bill due date.

Need help?

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

Your bill explained

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

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

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

Please write your account number on your check or money order

Account number	**8495 74 120 1695610**
Automatic payment	Aug 11, 2026
Please pay	**$632.75**

Electronic payment will be applied Aug 11, 2026

COMCAST
PO BOX 71211
CHARLOTTE NC 28272-1211

849574120169561000632752

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

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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 cuts 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/serviceconter** to find a store near you

Regular monthly charges $587.65

Comcast Business $565.65

Bundled services		**$334.95**
Data, Voice Package Package Includes: Business Internet 300+ and 1 Mobility Voice Line.	$334.95	
TV services		**$127.85**
TV Basic Business Video.	$75.95	
TV Adapter	$11.95	
Broadcast TV Fee	$39.95	
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**
Ecobill/autopay Discount	-$10.00	

Service fees $22.00

Directory Listing Management Fee	$11.00
Voice Network Investment	$11.00

Taxes, fees and other charges $45.10

Other charges $9.83

Federal Universal Service Fund	$4.34
Regulatory Cost Recovery	$5.49

Taxes & government fees $35.27

Sales Tax	$3.00
State Communications Services Tax	$17.39
Local Communications Services Tax	$14.08
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 ecobill/autopay 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.

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.

Florida
DEPARTMENT OF REVENUE

Taxpayer Information

Name	TRAILS COMMUNITY DEVELOPMENT DISTRICT
Account Type	Sales And Use Tax
Account ID	Certificate Number: 2680187945495
Address	15431 SPOTTED STALLION TRL JACKSONVILLE FL 32234-2399

Return Information

Form Type	DR-15 - Original Return
Filing Period	07/01/2026 - 07/31/2026
Postmark Date	08/17/2026
Submitted Date	08/17/2026 03:45 PM
Confirmation Number	920003677674

Submitter Info

User Name	Kayla Hoogenboom	**User ID**	AF1879454901
Email	khoogenboom@vestapropertyservices.com	**Primary Phone**	+1 321-263-0132

DR-15 Sales Details:

	1. Gross Sales	2. Exempt Sales	3. Taxable Amount	4. Tax Due
A. Sales/Services/Electricity	$100.00	$0.00	$100.00	$7.50
B. Taxable Purchases	$0.00	$0.00	$0.00	$0.00
C. Commercial Rentals	$0.00	$0.00	$0.00	$0.00
D. Transient Rentals	$0.00	$0.00	$0.00	$0.00
E. Food & Beverage Vending	$0.00	$0.00	$0.00	$0.00

DR-15:

Line #	Line Item	
-----	Summary Calculation Lines	
5	Total Amount of Tax Due	$7.50
6	Lawful Deductions	$0.00
7	Net Tax Due	$7.50
8a	Estimated Paid Prior	$0.00
8b	Rural or Urban High Crime Area Job Tax Credits	$0.00
8c	DOR Credit Memos	$0.00
8d	Other Authorized Credits	$0.00
8	Estimated Tax Paid / DOR Credit Memos	$0.00
9	Estimated Tax Due Current Month	$0.00
-----	Tax Due Calculations	
10	Amount Due	$7.50
11	Collection Allowance	$0.19

	Donate Allowance to the Education Enhancement Trust Fund	No
12	Penalty	$0.00
13	Interest	$0.00
14	Amount Due with Return	$7.31
-----	Discretionary Tax	
15(a)	Exempt Amount of Items Over $5000	$0.00
15(b)	Other Taxable Amounts NOT Subject to Surtax	$0.00
15(c)	Amounts Subject to Surtax at a Rate Different than Your County Surtax Rate	$0.00
15(d)	Total Amount of Discretionary Sales Surtax Due	$1.50
-----	Tax Credits and Other Sales	
16	Florida Tax Credit Scholarship Program Motor Vehicle Sales Tax Credit	$0.00
17	Taxable Sales/Untaxed Purchases or Uses of Electricity	$0.00
18	Taxable Sales/Untaxed Purchases of Dyed Diesel Fuel	$0.00
19	Taxable Sales from Amusement Machines	$0.00
20	Rural or Urban High Crime Area Job Tax Credits	$0.00
21(a)	Scholarship Funding Tax Credit	$0.00
21(d)	Strong Families Tax Credit	$0.00
21(e)	New Worlds Reading Initiative Tax Credit	$0.00
21(f)	Child Care Tax Credit	$0.00
21(g)	Additional Authorized Credits	$0.00
21	Total Credits	$0.00

Estimated Tax Worksheet:

Line #	Line Item	
	Estimated Tax Current	$0.00
-----	Estimated Tax Calculation Method 1	
	Use Method 1	No
	Method 1 Result	$0.00
-----	Estimated Tax Calculation Method 2	
	Use Method 2	No
	Method 2 Result	$0.00
-----	Estimated Tax Calculation Method 3	

	Use Method 3	No
	Method 3 Result	$0.00

Vending and Amusement Worksheet:

Line #	Line Item	
-----	Tangible Vending	
	County Surtax Rate	0.015
	County Divisor	1.0791
	Tangible Vending (Non Food/Bev) (Gross Vending Receipts)	$0.00
	Taxable Sales	$0.00
	Tax-State & Surtax	$0.00
	County Surtax	$0.00
-----	Amusement Machines	
	County Surtax Rate	0.015
	County Divisor	1.055
	Amusement Machines (Gross Vending Receipts)	$0.00
	Taxable Sales	$0.00
	Tax-State & Surtax	$0.00
	County Surtax	$0.00
-----	Food & Beverage Vending	
	County Surtax Rate	0.015
	County Divisor	1.0767
	Food & Beverage (Gross Vending Receipts)	$0.00
	Taxable Sales	$0.00
	Tax-State & Surtax	$0.00
	County Surtax	$0.00

Florida DEPARTMENT OF REVENUE

Payment Confirmation

Your payment information is below. Please record and keep the confirmation number for your record.

Transaction Information

Confirmation#	920003677674	**Submitted Date**	Monday, 08/17/2026
Status	IN PROCESS	**Submitted Time**	03:46 PM

Payment Information

Taxpayer Name	TRAILS COMMUNITY DEVELOPMENT DISTRICT	**Debit Date**	Tuesday, 08/18/2026
Document Type	DR-15	**Filling Period End Date**	07/31/2026
Amount Paid	$7.31		
Payment Amount	$7.31		
Fee Amount	$0.00		

Electronic Check Information

Bank Nickname	ON FILE FOR Sales And Use Tax	**Routing Number**	X21201383
Bank Account Type	BUSINESS/CORPORATE CHECKING	**Account Number**	XXXXXXXXXXXXX7901

Payment Details:

Account Type	Identifier	Filling Period End Date	Amount Paid
Sales And Use Tax	Certificate Number:26-8018794549-5	07/31/2026	$7.31

Trails CDD
Transaction Detail By Account
July 2026

Type	Date	Num	Memo	Class	Debit	Credit	Balance
1362010 · Access Cards							
Deposit	07/10/2026	87056	Mike Barnes- Access Cards (2)	1. Genera...		50.00	50.00
Deposit	07/10/2026	64183	Wendy Douglas- Access Cards (2)	1. Genera...		50.00	100.00
Total 1362010 · Access Cards					0.00	100.00	100.00
TOTAL					**0.00**	**100.00**	**100.00**

Original

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

INVOICE

Total Invoice	**$540.60**
Invoice Number	7530922
Invoice Date	8/13/26
Sales Order Number/Type	5255111 SL
Branch Plant	74
Shipment Number	6332977

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

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

Net Due Date	Terms	FOB Description	Ship Via	Customer P.O.#	P.O. Release	Sales Agent #
9/12/26	Net 30	PPD Origin	HWTG			384

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	130.0000	GA	$2.9200	GA	1,257.1 LB	$379.60
		1 LB BLK (Mini-Bulk)		130.0000	GA			1,257.1 GW	
1.010	Fuel Surcharge	Freight	N	1.0000	EA	$12.0000			$12.00
2.000	935	Hydrochloric Acid 20'	N	1.0000	DD	$134.0000	DD	145.0 LB	$134.00
		145 LB DD ACID MURIATIC 20'		1.0000	DD			159.0 GW	
2.001	699922	15 GA Blu/Black Deldrum	N	1.0000	DD	$15.0000	RD	10.0 LB	$15.00
		DELDRM 1H1/X1.9/250		1.0000	RD			10.0 GW	

Related Order #: 05255111

********** 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.

Tax Rate	Sales Tax
0 %	$0.00

Invoice Total **$540.60**

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# 3237088

Jacksonville Daily Record

A Division of

DAILY RECORD & OBSERVER, LLC

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

INVOICE

August 13, 2026
Date

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

Serial # 26-04868D **PO/File #**

$366.00
Payment Due

Notice of Rulemaking Regarding the Revised Rules of Procedure

$366.00
Publication Fee

Trails Community Development District

Amount Paid

Case Number

Publication Dates 8/13,20

County Duval

Payment is due before the Proof of Publication is released.

Payment Due Upon Receipt

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

If your payment is being mailed, please reference Serial # 26-04868D on your check or remittance advice.

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

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

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

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

NOTICE OF RULEMAKING REGARDING THE REVISED RULES OF PROCEDURE OF THE TRAILS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the Trails Community Development District (the "**District**") hereby gives the public notice of its intent to adopt its proposed revised Rules of Procedure (the "**Proposed Rule**"). The Proposed Rule number is 2026-01. Prior notice of rule development relative to the Proposed Rule was published in the Jax Daily Record on August 6, 2026.

A public hearing will be conducted by the Board of Supervisors (the "**Board**") District on **September 15, 2026, at 6:30 p.m. at Winchester Ridge Amenity Center, 15431 Spotted Stallion Trail Jacksonville, FL 32234** relative to the adoption of the Proposed Rule. Pursuant to Sections 190.011(5) and 190.012(3), *Florida Statutes*, the Proposed Rule will not require legislative ratification.

The summary of, purpose and effect of the revised Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The specific grant of rulemaking authority for the adoption of the Proposed Rule includes Sections 190.011(5), 190.011(15) and 190.035, *Florida Statutes*. The specific laws implemented in the Proposed Rule include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, 189.053, 189.069, 190.006, 190.007, 190.008, 190.011, 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.012, 286.0113, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes*.

A statement of estimated regulatory costs, as defined in Section 120.541(2), *Florida Statutes*, has not been prepared relative to the Proposed Rule. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, (321) 263-0132, howard@cddmanagers.com (the "**District Manager's Office**").

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Manager's Office.

Howard McGaffney,
District Manager
The Trails Community
Development District
Aug. 13 00 (26-04868D)

BLAND LANDSCAPING CO.
P.O. Box 727
Apex, NC 27502

Foster Lake & Pond Management

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 379360

INVOICE DATE 08/20/2026

INVOICE	TERMS
08/20/2026	NET 30

DESCRIPTION	PRICE
08/02/2026: WORK ORDER: 173511 Irrigation Repair Performed lateral line repair. (1) 1" Lateral Line = $79.00 2.00 hours of Irrigation Repair Labor completed on 7.30.26 = $170.00	$249.00
INVOICE GRAND TOTAL	**$249.00**

PROPERTY	AMOUNT	INVOICE	INVOICE DATE
10941	$249.00	379360	08/20/2026

BLAND LANDSCAPING CO.

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

Foster Lake & Pond Management

Jacksonville Daily Record

A Division of

DAILY RECORD & OBSERVER, LLC

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

CORRECTED

INVOICE

August 13, 2026

Date

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

Serial # 26-04868D **PO/File #**

$184.00
Payment Due

Notice of Rulemaking Regarding the Revised Rules of Procedure

$184.00
Publication Fee

Trails Community Development District

Amount Paid

Case Number

Publication Dates 8/13

County Duval

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Howard McGaffney,
District Manager
The Trails Community
Development District
Aug. 13 00 (26-04868D)

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

Invoice

BILL TO
The Trails CDD-Wichester Ridge C/0 Vesta Property Services

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
22057	08/18/2026	$1,875.00	08/18/2026	Due on receipt	

SCOPE	QTY	RATE	AMOUNT
The Trails We propose to deboot approximately 75 feet off of 15 sable palm trees haul away debris	1	1,875.00	1,875.00

BALANCE DUE **$1,875.00**

Ways to pay

BANK affirm

View and pay

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

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

Phone: (904) 665-6000
Online: jea.com
Business Customers: (904) 665-6250

TRAILS COMMUNITY DEVELOPMENT DISTRICT

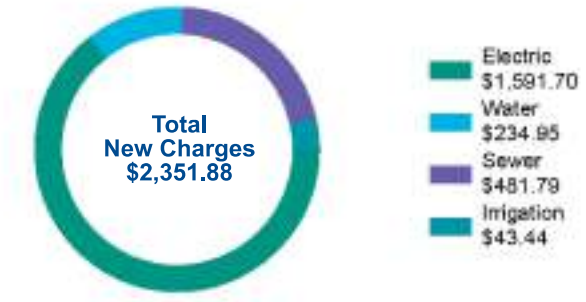
Account #: 0715007480 Bill Date: 08/03/26 Cycle: 06	**Amount Due** **$2,351.88** Do not pay. AutoPay will process your payment on 08/25/26.

TOTAL SUMMARY OF CHARGES

Electric	$	1,591.70
Water		234.95
Sewer		481.79
Irrigation		43.44
Total New Charges	**$**	**2,351.88**

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

Previous Balance	$	2,321.35
Payment(s) Received		-2,321.35
Balance Before New Charges		0.00
New Charges		2,351.88
Do not pay. AutoPay will process your payment on 08/25/26.	**$**	**2,351.88**



MESSAGES

Replace your HVAC filters every 30 days, or as recommended by the manufacturer, to help your system run efficiently.

Energy and water efficiency upgrades are smart investments. Visit jea.com/businessrebates to learn more about rebates that can help lower the upfront cost of improvements.

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

Additional information on reverse side.

SCAN TO PAY ONLINE

☐ **Check here for telephone/mail address correction and fill in on reverse side.**

☐ Add $_____to my monthly bill: $_____for Neighbor to Neighbor and/or $_____for the Prosperity Scholarship Fund. I will notify JEA when I no longer wish to contribute.

Acct #: 0715007480 **Bill Date: 08/03/26**

Do not pay. AutoPay will process your payment on 08/25/26.	TOTAL AMOUNT PAID
$2,351.88	

TRAILS COMMUNITY DEVELOPMENT DISTRICT

250 INTERNATIONAL PKWY STE 208
LAKE MARY FL 32746-5062

TRAILS COMMUNITY DEVELOPMENT DISTRICT

Account #: 0715007480 Bill Date: 08/03/26 Cycle: 06

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

ELECTRIC SERVICE

Billing Rate: General Service
Service Address: 15431 SPOTTED STALLION TRL
Service Period: 07/02/26 - 07/31/26 Reading Date: 07/31/26
Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
22953185	29	14647	Regular	40	7320 KWH
22953185	29	.54	Regular	40	21.60 KW

Basic Monthly Charge	$	25.00
Energy Charge ($0.06813 per kWh)		498.71
Tax Exempt Fuel Cost ($0.03875 per kWh)		283.65
Taxable Fuel Cost ($0.00511 per kWh)		37.41
City of Jacksonville Franchise Fee		25.34
Gross Receipts Tax		22.31
Total Current Electric Charges	**$**	**892.42**

WATER SERVICE

Billing Rate: Commercial Water Service
Service Address: 15431 SPOTTED STALLION TRL
Service Period: 07/01/26 - 07/30/26 Reading Date: 07/30/26
Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
85979421	29	4823	Regular	1 1/2	58000 GAL

Basic Monthly Charge	$	50.63
Water Consumption Charge		177.48
City of Jacksonville Franchise Fee		6.84
Total Current Water Charges	**$**	**234.95**

SEWER SERVICE

Billing Rate: Commercial Sewer Service
Service Address: 15431 SPOTTED STALLION TRL
Service Period: 07/01/26 - 07/30/26 Reading Date: 07/30/26
Service Point: Commercial - Water/Sewer

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
85979421	29	4823	Regular	1 1/2	58000 GAL

Basic Monthly Charge	$	167.90
Sewer Usage Charge		299.86
City of Jacksonville Franchise Fee		14.03
Total Current Sewer Charges	**$**	**481.79**

ELECTRIC SERVICE

Billing Rate: General Service
Service Address: 15796 NORMANDY BV APT SL01
Service Period: 07/02/26 - 07/31/26 Reading Date: 07/31/26
Service Point: Arealight 01- Metered

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24111930	29	121	Regular	1	3 KWH

Basic Monthly Charge	$	25.00
Energy Charge ($0.06813 per kWh)		0.20
Tax Exempt Fuel Cost ($0.03875 per kWh)		0.12
Taxable Fuel Cost ($0.00511 per kWh)		0.02
City of Jacksonville Franchise Fee		0.76
Gross Receipts Tax		0.67
Total Current Electric Charges	**$**	**26.77**

ELECTRIC SERVICE

Billing Rate: General Service
Service Address: 15796 NORMANDY BV APT SL02
Service Period: 07/02/26 - 07/31/26 Reading Date: 07/31/26
Service Point: Arealight 02 - Metered

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24067363	29	4807	Regular	1	67 KWH

Basic Monthly Charge	$	25.00
Energy Charge ($0.06813 per kWh)		4.56
Tax Exempt Fuel Cost ($0.03875 per kWh)		2.60
Taxable Fuel Cost ($0.00511 per kWh)		0.34
City of Jacksonville Franchise Fee		0.98
Gross Receipts Tax		0.86
Total Current Electric Charges	**$**	**34.34**

ELECTRIC SERVICE

Billing Rate: General Service
Service Address: 6021 WINDING MARE BV APT IR01
Service Period: 07/02/26 - 07/31/26 Reading Date: 07/31/26
Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24065140	29	31522	Regular	1	1436 KWH

Basic Monthly Charge	$	25.00
Energy Charge ($0.06813 per kWh)		97.83
Tax Exempt Fuel Cost ($0.03875 per kWh)		55.65
Taxable Fuel Cost ($0.00511 per kWh)		7.34
City of Jacksonville Franchise Fee		5.57
Gross Receipts Tax		4.91
Total Current Electric Charges	**$**	**196.30**

TRAILS COMMUNITY DEVELOPMENT DISTRICT

Account #: 0715007480 Bill Date: 08/03/26 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: 07/02/26 - 07/31/26 Reading Date: 07/31/26
Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24067347	29	39985	Regular	1	845 KWH

Basic Monthly Charge	$	25.00
Energy Charge ($0.06813 per kWh)		57.57
Tax Exempt Fuel Cost ($0.03875 per kWh)		32.74
Taxable Fuel Cost ($0.00511 per kWh)		4.32
City of Jacksonville Franchise Fee		3.59
Gross Receipts Tax		3.16
Total Current Electric Charges	**$**	**126.38**

ELECTRIC SERVICE

Billing Rate: General Service
Service Address: 6070 WINDING MARE BV APT IR01
Service Period: 07/02/26 - 07/31/26 Reading Date: 07/31/26
Service Point: Irrigation 1 - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
26020424	29	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: 07/02/26 - 07/31/26 Reading Date: 07/31/26
Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24319193	29	58760	Regular	1	1997 KWH

Basic Monthly Charge	$	25.00
Energy Charge ($0.06813 per kWh)		136.06
Tax Exempt Fuel Cost ($0.03875 per kWh)		77.38
Taxable Fuel Cost ($0.00511 per kWh)		10.20
City of Jacksonville Franchise Fee		7.46
Gross Receipts Tax		6.57
Total Current Electric Charges	**$**	**262.67**

ELECTRIC SERVICE

Billing Rate: General Service
Service Address: 6187 WINDING MARE BV APT FS01
Service Period: 07/02/26 - 07/31/26 Reading Date: 07/31/26
Service Point: Commercial - Electric

Meter Number	Days Billed	Current Reading	Reading Type	Meter Constant	Consumption
24319269	29	67018	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**

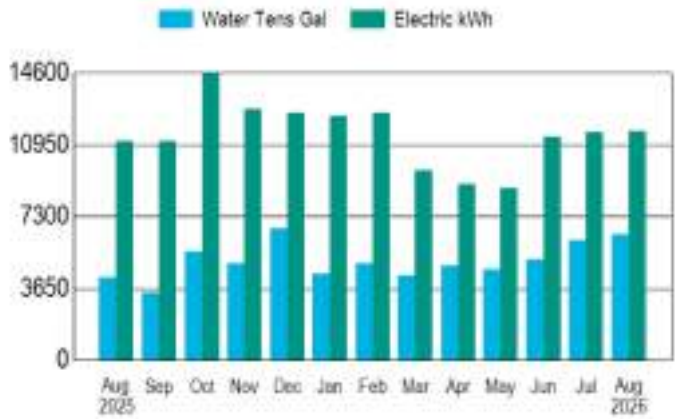
IRRIGATION SERVICE

Billing Rate: Commercial Irrigation Service
Service Address: 8145 MCCLELLAND RD APT IR01
Service Period: 07/01/26 - 07/30/26 Reading Date: 07/30/26
Service Point: Irrigation 1 - Commercial

Meter Number	Days Billed	Current Reading	Reading Type	Meter Size	Consumption (1 cu ft = 7.48 gal)
91398507	29	335	Regular	3/4	6000 GAL

Basic Monthly Charge	$	18.23
Tier 1 Consumption (1 - 7 Kgal @ $3.99 kgal)		23.94
City of Jacksonville Franchise Fee		1.27
Total Current Irrigation Charges	**$**	**43.44**

CONSUMPTION HISTORY



	1 Year Ago	Last Month	This Month	Average Daily
Total kWh Used	11,133	11,588	11,668	402
Total Gallons Used	42,000	61,000	64,000	2,207

Valley

0 0 Account Number: XXXX XXXX XXXX 0659

ACCOUNT SUMMARY

Credit Limit	$7,000.00
Credit Available	$5,580.00
Statement Closing Date	July 31, 2026
Days in Billing Cycle	31
Previous Balance	$763.87
Payments & Credits	$814.10
Purchases & Other Charges	$1,394.40
Balance Transfer	$0.00
FEES CHARGED	$75.00
INTEREST CHARGED	$0.00
New Balance	$1,419.17

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

PAYMENT INFORMATION

New Balance	$1,419.17
Minimum Payment Due	**$1,419.17**
Payment Due Date	**August 25, 2026**

Notice: SEE REVERSE SIDE FOR MORE IMPORTANT INFORMATION

TRANSACTIONS

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			TOTAL XXXXXXXXXXXX 0659 $688.87-	
07/27	07/27	F151500K000CHGDDA	AUTOMATIC PAYMENT - THANK YOU	763.87-
07/31	07/31	F151500K4000CYLAC	ANNUAL FEE 08/26 THROUGH 07/27	75.00
07/31	07/31		VALLEY ONECARD CASH REWARD CREDIT	50.23-
		HAROLD BURNS	**TOTAL XXXXXXXXXXXX 8807 $1,394.40**	
07/06	07/06	1230202JB00Q4YA9F	STAMPS.COM EL SEGUNDO CA	20.99
			MCC: 4215 MERCHANT ZIP:	
07/14	07/14	5550080JKPXPMHMKK	SUPERIOR FENCE AND RAI JACKSONVILLE FL	875.00
			MCC: 5085 MERCHANT ZIP: 32254	
07/14	07/14	5550629JLPY4WFLG8	ELISTWAY ACE HARDWARE JACKSONVILLE FL	26.62
			MCC: 5251 MERCHANT ZIP: 32221	
07/14	07/14	0230537JLEHZ8J335	OFFICE DEPOT #24 JACKSONVILLE FL	130.61
			MCC: 5943 MERCHANT ZIP: 32205	
07/21	07/21	5550629JVR5VZ6F40	ELISTWAY ACE HARDWARE JACKSONVILLE FL	47.69
			MCC: 5251 MERCHANT ZIP: 32221	
07/21	07/21	7541823JS7LSP8LJ6	CCI*CONSTANT-CONTACT WALTHAM MA	72.00

Transactions continued on next page

Please detach bottom portion and submit with payment using enclosed envelope

Valley

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

PAYMENT INFORMATION

Account Number:	XXXX XXXX XXXX 0659
Payment Due Date	**August 25, 2026**
New Balance	**$1,419.17**
Minimum Payment Due	$1,419.17
Past Due Amount	$0.00

Make Check Payable to:

Amount Enclosed: $

0 0
TRAILS COMMUNITY DEVELOPMENT DISTR
250 INTERNATIONAL PARKWAY STE 208
LAKE MARY FL 32746

Valley Bank
PLEASE DO NOT MAIL CHECKS
St Petersburg FL 33716

TRANSACTIONS (continued)

Tran Date	Post Date	Reference Number	Transaction Description	Amount
			MCC: 5968 MERCHANT ZIP:	
07/22	07/22	5543286JV61AQBXGY	AMAZON MKTPL*O994L4XO3 SEATTLE WA	7.51
			MCC: 5942 MERCHANT ZIP:	
07/28	07/28	5550629K2RDKP4EF2	ELISTWAY ACE HARDWARE JACKSONVILLE FL	32.81
			MCC: 5251 MERCHANT ZIP: 32221	
07/29	07/29	0230537K3EHZLYG8X	OFFICE DEPOT #24 JACKSONVILLE FL	181.17
			MCC: 5943 MERCHANT ZIP: 32205	

IMPORTANT ACCOUNT INFORMATION

$0 - $1,419.17 WILL BE DEDUCTED FROM YOUR ACCOUNT AND CREDITED AS YOUR AUTOMATIC PAYMENT ON 08/25/26. THE AUTOMATIC PAYMENT AMOUNT WILL BE REDUCED BY ALL PAYMENTS POSTED ON OR BEFORE THIS DATE.

REWARDS SUMMARY

Previous Cashback Balance	$46.74	THE MORE YOU SPEND, THE MORE YOU EARN
Cashback Earned this Statement	$3.49	$0-$500,000 = 0.25%
New Cashback Balance	$0.00	$500,001-$1,500,000 = 0.60%
Cash Back Credited this Month	$50	$1,500,00-$4,000,000 = 0.75%
Your cashback will be award on	Jul 2026	$4,000,001-$12,500,000 = 0.90%
		$12,500,001+ = 1.00%

INTEREST CHARGE CALCULATION

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

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

(v) = variable (f) = fixed

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

District Credit Card Expense Tracker

District: **Trails CDD**

Cardholder: **Harold Burns**

Month: **JULY**

Date of Recipt	Store/Vendor/Where purchased	GL Account (Expense Line in the Budget)	Amount on Receipt/Invoice	Description
6-Jul	Stamps.com	1580080-1180000	$20.99	Postage service subscription
14-Jul	Superior Fence	1570040-1170000	$875.00	Deposit for fence repair
14-Jul	Office Depot	1580080-1180000	$130.61	Office supplies
14-Jul	Ace Hardware	1580050-1180000	$26.62	Amenity Repair & Maintenance supplies
21-Jul	Ace Hardware	1580050-1180000	$47.69	Amenity Repair & Maintenance supplies
21-Jul	Constant Contact	1510150-1110000	$72.00	E-Blast website
21-Jul	Amazon	1580020-1180000	$7.51	Restroom dispenser keys
28-Jul	Ace Hardware	1580050-1180000	$32.81	Amenity Repair & Maintenance supplies
29-Jul	Office Depot	1580080-1180000	$181.17	Office Printer & Supplies
		Total on Report	$ 1,394.40	

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.

THANK YOU FOR SHOPPING AT
CLIFTMAY ACE HARDWARE
7950 NORMANDY BLVD
JACKSONVILLE FL 32221
(904) 813-7672

07/14/26	9:02AM DC		002	SALE
8096324	1	EA	$6.99	EA
LUBE SPRY ALT PRP 2.7502				$6.59
6114839	1	EA	$2.59	EA
SCISSOR 3PC 4" 5" 5				$2.59
8197170	1	EA	$8.99	EA
ALTO THREADLOCKER 0.202				$8.99
1495203	1	EA	$6.59	EA
LINZERCHIP BRUSH SET 6PC				$6.59

SUB-TOTAL:$ 24.76 TAX: $ 1.86
TOTAL: $ 26.62
BC APT: $ 26.62

BK CARD#: XXXXXXXXXXXXXXXX
MID:*******9861 TID:*****9925
AUTH: 014232 AMT: $ 26.62
Host reference #:355875 Bat#

Authorizing network: MASTERCARD

Order Summary

Order placed July 21, 2026 Order # 112-3543334-2965835

Ship to

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

Payment method

Mastercard ending in 8807

View related transactions

Order Summary

Item(s) Subtotal:	$6.99
Shipping & Handling:	$0.00
Total before tax:	$6.99
Estimated tax to be collected:	$0.52
Grand Total:	$7.51

Arriving tomorrow

2055 Dispenser Key Replacement for Brad-Ley Toilet Paper Dispensers 6 Pack
Sold by: gradura
Supplied by: Other
$6.99

Office DEPOT
OfficeMax

JACKSONVILLE - (904) 695-9754
07/29/2026 2 56 PM

V2VTUGYP436Y4MWUC

SALE 24 2 8573-1093060-11.6.2.22

5087875 INK,T222,BLK,C 76 19
Coupon - 87891600 -3.98
You Pay 72.21SS
828622 CABLE,USB,A/B, 14 99
Coupon - 87891600 -0.78
You Pay 14.21SS
1982344 PRT,WRKFRC,WF- 179 99
ISD726264 -80.00
Coupon - 87891600 6.24
You Pay 94.76SS
Coupon Number - 87891600

Subtotal 181.17
Total 181 17
MasterCard 8807 181 17

THANK YOU FOR SHOPPING AT
ELISTWAY ACE HARDWARE
7953 NORMANDY BLVD
JACKSONVILLE, FL 32221
(904) 813-7622

07/29/26 1:40PM RO 300 SALE

11156 1 EA $1.39 EA
YARDSTICK ACE 36' $1.99
1582188 1 EA $6.99 EA
JBMN LNG HNDL SCRUB BRSH $6.99
1582402 2 EA $3 99 EA
ANGLE BOWL BRUSH 16.25"L $7.98
1094622 1 EA $5.99 EA
GOD CORE 2OZ LIQ $5.99
5028231 2 EA $2.99 EA
NO SMOKING DECAL 4'X6' $5.98
5028406 1 EA $1.59 EA
NO TRESPASS SIGN 8X12' $1.59

SUB-TOTAL:$ 33.52 TAX: $ 2.29
TOTAL: $ 32.81
BC AMT: $ 32.81

BK CARD#: XXXXXXXXXXXX8807
MID:********9881 TID:***9925
AUTH: 028205 AMT: $ 32.81
Host reference #:357285 Bat#

THANK YOU FOR SHOPPING AT
ELISTWAY ACE HARDWARE
7953 NORMANDY BLVD
JACKSONVILLE, FL 32221
(904) 813-7622

07/29/26 1:20PM DC 302 SALE

1015403 1 EA $13.99 EA
BLUE CONST PREMIUM 2802 $13.99
13000 1 EA $15.99 EA
CAULK GUN STL INDUSTRIAL $15.99
56 20 EA .12 EA *
MISC. FASTENERS $2.40
2552990 1 EA $6.99 EA
DRIL BIT TFMY HEX 1/16" $6.99
2029727 1 EA $4.99 EA
DW PH #1 BIT 3.5" $4 99

SUB-TOTAL:$ 44.36 TAX: $ 3 33
TOTAL: $ 47 69
BC AMT: $ 47 69

BK CARD#: XXXXXXXXXXXX8807
MID ********9881 TID:***9925
AUTH: 021950 AMT: $ 47.69
Host reference #:356613 Bat#

Authorizing Network: MASTERCARD

Office DEPOT
OfficeMax

JACKSONVILLE - (904) 695-9754
07/14/2026 8:36 AM

V2VTYGYP233YMWRBC

SALE 24-2-6926-1002369-11 6 2_20

626502 Pd_gl,Can,50Sh 21 99SS
ISD62926C -7.00
You Pay 14.99SS
754521 BADGE,LANYARD, 14 49 SS
909919 TAPE,MAGIC,2/P 7 99SS
ISD62826F -1.00
You Pay 6.99SS
626590 BATTERY,ALKA,9 13 49 SS
533066 PEN GEL,0.7MM 2 49 SS
6873075 HP 5'X_ Black 69 99 SS
Subtotal 122.44
Sales and Use Tax 8 17
Total 130 61
MasterCard 8807: 130.61

AUTH CODE 014792
TDS Contactless
AID A0000000041010 MasterCard
TVR CVS No Signature Required

Harold T. Burns

From:	Constant Contact Billing <notification@constantcontact.com>
Sent:	Tuesday, July 21, 2026 3:29 AM
To:	Harold T. Burns
Subject:	Constant Contact Payment Receipt for Harold Burns

External Sender - From: (Constant Contact Billing <notification@constantcontact.com>)
This message came from outside your organization.

Constant Con

Payment Receipt for July 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: July 21, 2026

$72.00

Payment Date: July 21, 2026

Harold T. Burns

From: Stamps.com Account Support <no-reply@stamps.com>
Sent: Monday, July 6, 2026 8:35 AM
To: Harold T. Burns
Subject: Stamps.com Account Statement

External Sender - **From: ("Stamps.com Account Support" <no-reply@stamps.com>)**
This message came from outside your organization.

Statement #1003692280 - 18629699

Dear Harold,

Thank you for using Stamps.com. The following is your statement for June 06, 2026 to July 06, 2026.

Summary of Charges	
Description	**Amount**
Service Charges	$20.99
	Total Charges: $20.99

Service Charges		
Date	**Description**	**Amount**
06-06-2026 to 07-06-2026	Core 380 - $20.99/Monthly Service Charge	$20.99
		Total Service Fees: $20.99
Your service fee is a flat fee of per billing period.		

Please note: this is not a bill. It is an activity statement for your information only.

Your username is: halb954.

Thank you,
The Stamps.com Team

SUPERIOR FENCE&RAIL
Where Quality Matters!

Proposal for Fencing Installation

AFA MEMBER
American Fence Association, Inc.

PRODUCT SPECIFICATIONS:

6'H Black 300 Sterling (R): 24 LF.
Specifications: Post: 2" Sq., Rail: 1" Sq., Picket: 5/8" Sq.

JOB OPTIONS:

(24 Linear Feet) Take Down and Haul Away

JOB NOTES:

No Returns for Special Order Product.

Approximate Start Date: 8/4/2026 Approximate Finish Date: 8/7/2026	**All dates are approximate and subject to change based on unforeseen events including inclement weather, permitting delays, change orders, and manufacturing delays. See terms and conditions for full details.**

Acceptance and Authorization: By signing below, you authorize Superior to perform the installation work as outlined and arrange for the delivery of ordered order merchandise, including special order merchandise that may be custom made, as specified in this Agreement. You understand and agree that this Agreement constitutes the entire understanding between you and Superior and that there have been no oral or written representations or agreements made to you by Superior or that, if there did, you agree that the Agreement supersedes them.

Do not sign if there are blanks. By signing, you acknowledge that you have read, understand, and accept this Agreement in its entirety. You further acknowledge receiving a complete copy. Keep it in a safe place for your legal rights.

It is very important for you to read and understand the Terms and Conditions included herein. By signing this proposal and providing a deposit you are creating a Contract between you and Superior for the selected products and services in accordance with those Terms and Conditions listed above.

Payment Schedule: You agree that payments will be due as indicated below. If You are paying by credit or debit card, the account may be charged or debited (as applicable) on the same day that it is accepted by the Superior. Convenience fee may apply for credit card transactions.

Contract Amount	$3,750.00	
Sales Tax	$0.00	
Deposit Amount	$875.00	DUE IN FULL IMMEDIATELY
Remaining Balance	$875.00	Due upon completion

Accepted by *Harold Burns* 7/14/2026
Customer's Signature — Date

Coleman Marley 7/14/2026
Superior Authorized Representative Signature — Date
Coleman Marley
Superior Authorized Representative

Customer's Initials: *HB* BY INITIALING, YOU AUTHORIZE DELIVERY OF MERCHANDISE TO SERVICE ADDRESS PROVIDED ABOVE WITHOUT OBTAINING DELIVERY AGENT'S SIGNATURE AND AGREE TO INDEMNIFY AND HOLD SUPERIOR HARMLESS FROM ANY RESULTING CLAIMS

Superior Fence & Rail Contact Information
Superior Fence and Rail of NOFL, LLC
5470 Highway Avenue
Jacksonville, FL 32254
904-683-6349

Return to Agenda

EXHIBIT 5

AGREEMENT FOR DISTRICT MANAGEMENT SERVICES

This Agreement ("**Agreement**") is made and entered into effective this 24th day of August 2026, by and between:

> **TRAILS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Duval County, Florida, with a mailing address of c/o FCS Management Group, LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("**District**"); and
>
> **FCS MANAGEMENT GROUP, LLC**, a Florida limited liability company, with an address of 162 S. Prairie Lakes Drive, St. Augustine, Florida 32084 ("**District Manager**" and, together with the District, "**Parties**").

This Agreement is further acknowledged by:

> **DPFG MANAGEMENT & CONSULTING, LLC D/B/A VESTA DISTRICT SERVICES**, a Florida limited liability company, with an address of 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("**Controller**"), which provides certain financial compliance and accounting support services to the District separate from the Services provided by District Manager under this Agreement.

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, by ordinance adopted by the City Council for the City of Jacksonville, for the purpose of planning, financing, constructing, operating, and/or maintaining various public improvements and real property; and

WHEREAS, the District desires to enter into an agreement with the District Manager to provide certain district management services ("**Services**"), in conjunction with certain services provided by the Controller pursuant to separate agreement, all as further set forth in **Exhibit A** attached hereto, and the District Manager agrees to provide the Services; and

WHEREAS, the District and District Manager warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. ENGAGEMENT OF SERVICES. The District agrees to engage the District Manager to provide the Services. This Agreement grants to the District Manager the right to enter and use District property for the purposes and uses described in this Agreement, and the District Manager hereby agrees to comply with all applicable laws, rules, and regulations while performing its obligations under this Agreement.

3. PURPOSE; SCOPE OF SERVICES.

a. District Management Services. The District Manager agrees to provide the Services as set forth in **Exhibit A**, attached hereto and incorporated by reference herein. The purpose of this Agreement is for the District Manager to provide professional district management services to the District pursuant to Chapters 189, 190, and 218, *Florida Statutes* and other applicable law and as more particularly described herein and in **Exhibit A**.

b. Additional Services. In addition to the Services described in the Agreement, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the District Manager. Any services not specifically provided for in the Agreement or that are necessary to carry out the Services as described herein, as well as any material changes in the scope requested by the District, will be considered "**Additional Services**." If any Additional Services are requested, the Parties will agree to a detailed description of such services and fees. The District Manager shall undertake the Additional Services after the District has issued its written approval of the description and fees for such services to the District Manager, as evidenced by a written addendum and a vote of the Board of Supervisors ("**Board**").

4. TERM; RENEWALS. The Services described in this Agreement shall commence October 1, 2026, as described in **Exhibit B**; provided, however, DPFG Management & Consulting, LLC (DBA-Vesta District Services) shall perform all of the Services through September 30, 2026. Performance of all Services shall continue through September 30, 2029, unless any such Services are terminated earlier in accordance with the terms of this Agreement. Notwithstanding the foregoing, this Agreement may be renewed for additional one (1)-year terms upon mutual written agreement of the Parties at least thirty (30) days prior to the expiration of the then-current term. Each additional one-year renewal shall be as priced in **Exhibit B**; thereafter, renewals shall be as negotiated between the Parties in writing. Such renewal may be evidenced by letter agreement that includes the pricing of the next succeeding fiscal year and incorporates the terms and conditions of this Agreement.

5. FEES AND EXPENSES; PAYMENT TERMS.

a. Fees and Expenses.

i. Management Services. A schedule of fees for the Services is shown in **Exhibit B** to this Agreement, which is attached hereto and incorporated herein ("**Fee Schedule**"). The District shall pay the District Manager for the Services provided under the terms of this Agreement in accordance with the Fee Schedule.

ii. Additional Services. The District shall compensate the District Manager only for those Services provided under the terms of this Agreement. The fees for those services which are not being requested at the time this Agreement is approved will be provided to the District at such time as those services are required in accordance with the procedures detailed in section 3.b. of this Agreement.

iii. Changes in Scope. In the event the District authorizes a change in the scope of services requested, the District Manager shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the provisions of this Agreement. Such amendment must be validly executed by the Parties before the District Manager is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.

iv. Out-of-Pocket Expenses. For the purposes of this Agreement, an out-of-pocket expense is an unexpected expense that the District Manager incurs during the performance of the Services, as provided in this Agreement. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services will be subject to reimbursement at cost. These expenses include, but are not limited to, airfare, mileage, transportation/parking, lodging, postage, copies, and binding not already included in the Services.

b. Payment Terms.

i. Payment for Services. The Services will be billed monthly as a fixed fee pursuant to the Fee Schedule attached as **Exhibit B**. The District Manager acknowledges that the prices for the Services set forth in this Agreement are firm through Fiscal Year 2029 and that the District Manager may change the prices only with the District's written consent as evidenced by a vote of the Board and an

addendum to this Agreement. Any change in fees must further be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any such fees or expenses. In no event shall the fees be increased to an amount which exceeds the amount of funds approved for the Services in the applicable General Fund Budget adopted by the Board. The District Manager shall send monthly invoices to the District, in writing, which shall be delivered to the District on or before the First (1st) of the month in which the invoice is billed (*e.g.*, for the District Manager to receive timely payment for Services provided for the month of May, the invoice for May shall be delivered on or before May 1st).

ii. **Prompt Payment.** All payments shall be subject to the Prompt Payment Act, Chapter 218.70, *et seq.*, *Florida Statutes*. Pursuant to Section 218.74(2), *Florida Statutes*, all invoices will be due and payable forty-five (45) days from the date specified in Section 218.73, *Florida Statutes*.

iii. **Additional Services.** Unless otherwise stated in a separate amendment for Additional Services, Additional Services authorized under Section 3 will be billed monthly on an hourly basis for the hours incurred at the District Manager's then-current hourly rate or as otherwise authorized by the District after the District has issued its written approval, as evidenced by a vote of the Board.

iv. **Failure to Pay.** The District Manager shall have the right to suspend Services being provided as outlined in this Agreement if the District fails to pay the District Manager's invoices in a timely manner in accordance with the Prompt Payment Act, Section 218.70, *Florida Statutes*, and the District has not provided written notice of any good faith dispute regarding the invoice. The District Manager shall notify the District, in writing, at least ten (10) days prior to suspending Services. The District shall have the right to withhold payment for Services not performed or improperly performed until such Services are completed or corrected to the District's reasonable satisfaction, provided the District notifies the District Manager in writing of the specific deficiencies within ten (10) days of discovery.

6. **DISTRICT RESPONSIBILITIES.** The District shall provide for the timely services of its legal counsel, engineer, Controller, and any other, contractors, or employees, as required, for the District Manager to perform the duties outlined in this Agreement. The District Manager shall be responsible for coordinating with the Controller as necessary to ensure the District Manager has access to information and documentation needed to perform the Services. Expenses incurred in providing the Controller support shall be the sole responsibility of the District unless specified herein.

7. TERMINATION.

a. Agreement. This Agreement may be terminated as follows:

i. By the District Manager or District for "good cause," which shall include misfeasance, malfeasance, or nonfeasance by either party or any material breach of this Agreement by either party; or

ii. Upon the dissolution or court-declared invalidity of the District or the District Manager; or

iii. By the District Manager or the District, for any reason, upon provision of a minimum of sixty (60) days' written notice of termination to the address noted herein.

iv. Upon the termination of this Agreement, the District Manager agrees to take all reasonable and necessary actions to transfer to the District, or to such other party as directed by the District, all the books and records of the District in the District Manager's possession in an orderly fashion. The portion of the fees and any other amounts due and owing to the District Manager under this Agreement up to the effective date of the termination of this Agreement shall be due and payable immediately upon the termination of this Agreement, subject to any offsets due District may have for Services or Additional Services not performed or not performed in accordance with the Agreement. The District's obligation to make payment to the District Manager of the portion of the fees and any other amounts due and owing to District Manager under this Agreement up to the effective date of the termination shall survive the termination of this Agreement.

b. Controller Agreement. The Parties agree and acknowledge that certain administration, financial and accounting services will be provided by a third-party contractor, DPFG Management & Consulting, LLC D/B/A Vesta District Services, to whom the term "Controller" refers as used in this Agreement ("Administration, **Financial and Accounting Services**") are governed by a separate agreement between the District and Controller ("Administration, **Financial and Accounting Services Agreement**"). The District Manager's responsibilities under this Agreement are limited to the Services as set forth in Section 2 and the exhibits hereto and do not include the Administration, Financial and Accounting Services to be provided by the Controller. The Controller and District Manager each owe an obligation of good faith and fair dealing to the District and shall cooperate and coordinate with each other to ensure the District receives the full benefit of both this Agreement and the Administration, Financial and Accounting

Services Agreement. In the event the Administration, Financial and Accounting Services Agreement is terminated or otherwise no longer effective, the District Manager shall not be required to assume or provide the Administration, Financial and Accounting Services unless the District and District Manager enter into a separate written amendment to this Agreement that specifically sets forth the scope of such Administration, Financial and Accounting Services to be provided by District Manager, the compensation for such services, and any additional insurance or other requirements necessary for District Manager to perform such services.

8. REPRESENTATIONS AND ACKNOWLEDGMENTS.

a. The District Manager shall devote such time as is necessary to perform the Services.

b. The District Manager agrees that all Services shall be performed by skilled and competent personnel.

c. The District Manager and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The District Manager agrees to take steps to repair any damage resulting from the District Manager's activities and work pursuant to the Agreement within twenty-four hours (24) hours.

d. The District Manager represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of the Services, as provided for in the standard set forth in Section 112.311, *Florida Statutes*. The District Manager further represents that no person having any such interest shall be employed by the District Manager to perform the Services or any portion thereof.

e. The District acknowledges that the District Manager is not an attorney and may not render legal advice or opinions. The District acknowledges that the District Manager is not an engineer and may not render engineering advice or opinions. Although the District Manager may participate in the accumulation of information necessary for use in documents required by the District in order to finalize any particular matter(s), such information shall be verified by the District as to its correctness; provided, however, that the District shall not be required to verify the correctness of any information originated by the District Manager in connection with the Services, including but not limited to financial information of the District.

9. INDEMNIFICATION; SOVEREIGN IMMUNITY.

a. **District Manager Indemnification.** To the extent allowable under applicable law and except and to the extent caused by the gross negligence or willful misconduct of the District, the District Manager agrees to indemnify and hold the District and its respective officers, directors, employees, agents, successors and assigns (the District and each such person being an "**Indemnified Party**") harmless from and against any and all damages, losses, settlement payments, deficiencies, liabilities, costs, and expenses, including without limitation, attorneys' fees suffered, sustained, incurred or required to be paid by any Indemnified Party related to or arising out of the negligent, reckless, and/or intentionally wrongful acts or omissions of the District Manager pursuant to this Agreement. In the event that the District Manager receives notice of or undertakes the defense or the prosecution of any action, claim, suit, administrative or arbitration proceeding or investigation consistent with District Manager's indemnity obligations hereunder, the District Manager shall give the District prompt notice of such proceedings and shall inform the District in advance of all hearings regarding such action, claim, suit, proceeding, or investigation. The District Manager shall ensure that the indemnification obligations herein are included in any agreement between the District Manager and the District Manager, such that the District Manager is responsible for indemnifying each Indemnified Party according to the terms herein; however, in no event shall the District Manager be relieved of its responsibility to indemnify the District and each Indemnified Party according to the terms herein, regardless of whether such indemnification obligation is included in any agreement between the Controller and District Manager or any agreement between the District and Controller.

b. **District Indemnification.** To the extent allowable under applicable law and up to the limit of the District's then-applicable insurance coverage, the District agrees to indemnify, defend, and hold harmless the District Manager from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorneys' fees, that District Manager may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to this Agreement that are caused by the grossly wrongful acts or omissions of the District. The District's indemnification, defense, and hold harmless obligations under this subsection shall apply only up to, and without waiving, the monetary limitations of liability and sovereign immunity protection set forth in Section 768.28, *Florida Statutes*.

c. **Indemnification Obligations.** Indemnification obligations under this Agreement shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees,

and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

d. **Sovereign Immunity.** Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, *Florida Statutes*, or other applicable law, including to the extent that the District Manager may be deemed to be an agent of the District.

10. INSURANCE.

a. The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars ($1,000,000.00) throughout the term of this Agreement.

b. The District Manager shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Agreement:

i. Workers' Compensation Insurance in accordance with the laws of the State of Florida (which may be waived with a valid Certificate of Election to be Exempt from Florida Workers' Compensation Law issued by the State of Florida Department of Financial Services).

ii. Commercial General Liability Insurance with the following limits:

$2,000,000	*General Aggregate*
$1,000,000	*Products/Completed Operations*
$1,000,000	*Personal & Advertising Injury*
$1,000,000	*Each Occurrence*

iii. Comprehensive automobile liability insurance for all vehicles used by the District Manager or its employees with respect to the operation of the Facilities whether owned, non-owned or hired, with a combined single limit of $1,000,000.

iv. Professional Liability Insurance with limits of $1,000,000 (or other similar insurance coverage, which may be waived in the District's discretion).

v. Excess (Umbrella) liability policy in excess of the limits set forth in the provisions above, in the amount of $3,000,000.

c. Insurance obtained by District Manager shall be primary and noncontributory with respect to insurance outlined above. All such policies shall be issued by insurance companies licensed to do business in the state

of Florida. The District, its officers, supervisors, staff and employees shall be listed as additional insureds on the commercial general liability policy , automobile liability policy, and excess (umbrella) liability policy, and no policy may be cancelled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this paragraph shall be sent to the District prior to the commencement of any performance under this Agreement. No policy may be cancelled, materially modified, or allowed to expire during the term of this Agreement without at least thirty (30) days prior written notice to the District.

11. COMPLIANCE WITH PUBLIC RECORDS LAWS. The District Manager understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the District Manager agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. The District Manager acknowledges that the designated public records custodian for the District is **Vesta District Services** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the District Manager shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the District Manager does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in the District Manager's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the District Manager, the District Manager shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF ANY PARTY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE DISTRICT MANAGER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (321) 263-0132, PUBLICRECORDS@VESTAPROPERTYSERVICES.COM, OR BY MAIL C/O VESTA DISTRICT SERVICES, 250 INTERNATIONAL PARKWAY, SUITE 208, LAKE MARY, FLORIDA 32746.

12. NOTICES. All notices, requests, consents and other communications under this Agreement ("**Notice(s)**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, emailed read receipt, or overnight delivery service, to the Parties as follows:

If to the District: Trails Community Development District
c/o FCS Management Group, LLC
250 International Parkway, Suite 208
Lake Mary, Florida 32746
Attn: Trails CDD, District Manager

With a copy to: Kutak Rock LLP
107 W College Ave.
Tallahassee, Florida 32301
Attn: Trails CDD, District Counsel
Wesley.Haber@kutakrock.com

If to the District Manager: FCS Management Group, LLC
162 S. Prairie Lakes Drive
St. Augustine, Florida 32084
Attn: Howard McGaffney
howard@cddmanagers.com

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the District Manager may deliver Notice on behalf of the District and the District Manager, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

13. AMENDMENT. Amendments to, and waivers of, the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and the District Manager.

14. ASSIGNMENT. Neither the District nor the District Manager may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the District Manager or the District without the prior written approval of the other party is void. Notwithstanding the foregoing, this Agreement shall not be construed to limit or restrict the District's separate agreement with DPFG Management & Consulting, LLC d/b/a Vesta District Services for administration, financial compliance and accounting support services, which services are expressly excluded from the scope of this Agreement.

15. CONTROLLING LAW. The Agreement shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. The venue for all proceedings shall be in Duval County, Florida.

16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

17. MERGER PROVISION. This instrument, together with its exhibits, contains the entire understanding and agreement between the Parties concerning the subject matter hereof and supersedes all prior agreements, understandings, discussions, negotiations, and undertakings, whether written or oral, between the Parties, with respect thereto. This instrument, together with its exhibits, shall constitute the final and complete expression of this Agreement between the District and the District Manager relating to the subject matter of this Agreement. To the extent of any conflict between this instrument and the exhibits, this instrument shall control.

18. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either the District or the District Manager under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

19. ENFORCEMENT OF AGREEMENT; ATTORNEYS' FEES. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or the District Manager is required to enforce this Agreement by court proceedings or otherwise, the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

20. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the District Manager and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the District Manager any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the District Manager and their respective representatives, successors, and assigns.

21. COMPLIANCE WITH GOVERNMENTAL REGULATION. The District Manager shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances. If the District Manager fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation

or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the District Manager or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

22. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the District Manager as an arm's length transaction. The District and the District Manager participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

23. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

24. E-VERIFY. The District Manager, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The District Manager further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, *Florida Statutes*, and that such provisions are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The District Manager shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, the District Manager shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the District Manager has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the District Manager represents that no public employer has terminated a contract with the District Manager under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

25. SEVERABILITY. In the event that any provision of this Agreement shall be determined to be unenforceable or invalid by a court of law, such unenforceability or invalidity shall not affect the remaining provisions of the Agreement which shall remain in full force and effect.

26. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The District Manager agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

27. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135,

Florida Statutes, the District Manager represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, the District Manager shall immediately notify the District. If the District Manager is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

28. ANTI-HUMAN TRAFFICKING. The District Manager certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. The District Manager shall execute an affidavit, in an acceptable form to the District, in compliance with Section 787.06(13), *Florida Statutes.*

29. NO CONSTRUCTION AGAINST DRAFTING PARTY. Each party to this Agreement expressly recognizes that this Agreement results from a negotiation process in which each party was represented or had the opportunity to be represented by counsel, and contributed to the drafting of this Agreement. No legal or other presumptions against the party drafting this Agreement concerning its construction, interpretation, or otherwise accrue to the benefit of any party to this Agreement, and each party expressly waives the right to assert such a presumption in any proceeding or dispute connected with, arising out of, or involving this Agreement.

(Remainder of this page is left blank intentionally)

NOW, THEREFORE, the District Manager and the District each intend to enter this Agreement, understand the terms set forth herein, and hereby agree to those terms.

FCS MANAGEMENT GROUP, LLC

Howard McGaffney (Aug 28, 2026 16:03:54 EDT)

By:
Howard McGaffney

Its:
President

TRAILS COMMUNITY DEVELOPMENT DISTRICT

Terence Douglas (Aug 28, 2026 16:28:20 EDT)

By:
Terence Douglas

Its:
Chairman

Acknowledged by:

DPFG MANAGEMENT & CONSULTING, LLC D/B/A VESTA DISTRICT SERVICES

Scott Smith

By:
Scott Smith

Its:
VP, Vesta District Services

Exhibit A: Services
Exhibit B: Fee Schedule

Exhibit A
FCS MANAGEMENT GROUP, LLC – SCOPE OF SERVICES
Scope of Services

a. District Management General Responsibilities

i. Attend and conduct all regularly scheduled and special Board of Supervisors meetings, continued meetings, hearings, and workshops. Arrange for time, location, and all other necessary logistics for such meetings, hearings, and workshops, including broadcasting public meetings via conference call, Zoom, or other communications technology to allow virtual attendance by Board members, District staff, and for companies who may require remote participation to make presentations.

ii. Monitor the performance of the District's vendors and service providers and ensure that contractual requirements are met and to identify any cost-saving measures. The District manager will be responsible for the oversight of the District's onsite management company and other third party contractors that assist in providing comprehensive management, operation, and maintenance of the District's amenity facilities and common areas, including but not limited to the following:

1. Oversight of all employees, independent contractors, and licensees of the District.
2. Oversight of the contracted Administration, Financial and Accounting Services, ensuring the development and maintenance of the amenity and capital reserve portions of the budgets related to the District's amenities in accordance with Generally Accepted Accounting Principles (GAAP) and applicable Florida law.
3. Coordinate necessary insurance, waivers, agreements, and other documentation through District staff to ensure all District-related activities are appropriately and legally documented to protect the District from additional liability exposure. All waivers and agreements must be reviewed by District Counsel prior to implementation.
4. Work with the General Manager and other onsite staff as needed to resolve any facility-related issues that may occur, communicate to the appropriate parties issues that may require additional resources, or which are beyond the Contractor's expertise.
5. Ensure all contractual obligations to the community are fulfilled with excellence; monitor vendor performance and communicate when standards are not being met.
6. Maintain timely communication with District staff, the Board of Supervisors, and support staff.
7. Provide timely communication with residents as it relates to concerns and/or requests in conjunction with onsite staff.

8. Support and hold accountable all District staff to exceptional standards of service in their areas of responsibility; provide direction and support to said staff.
9. Review/evaluate lifeguard staffing recommendations in coordination with the General Manager and other onsite staff, for the purpose of, and proposing potential ways to increase evening and off-season pool/amenity access for residents.
10. Implement the policies established and adopted by the Board in connection with the operations of the District.

iii. Provide an effective communication strategy, channels, and forms for District residents to contact the District Manager, including electronic communications and by telephone.

iv. Coordinate with other District staff, including amenity management, field management, maintenance, and food and beverage management providers as applicable.

v. Assist in the negotiation and oversight of contracts, as directed by the Board of Supervisors, with cost-saving opportunities to be actively identified.

vi. Advise the Board on the status of negotiations, as well as contract provisions and their impacts on the District and provide contract administration services.

vii. Coordinate with the General Manager and other onsite staff, to prepare, maintain and circulate, as applicable, a regularly distributed report of all contracts with start and expiration dates to allow for quick review of status.

viii. Make recommendations on contract approval, rejection, amendment, renewal, and cancellation in advance of expiration of contracts.

ix. Advise the Board of any need for renewal or additional procurement activities and implement same.

x. Monitor certificates of insurance as needed per contracts.

xi. Perform periodic performance assessments of District staff, vendors, etc., as requested by the Board.

xii. Proactively mitigate and manage risk and impact of management and staff turnover.

xiii. In coordination with other District Staff, provide training sessions, seminars, and educational materials for Board of Supervisors.

xiv. Spend sufficient time onsite to fully understand District operations, challenges, and opportunities. This is essential to provide meaningful solutions and thoughtful recommendations to the Board.

Exhibit B
Fee Schedule

Scope of Services	Aug. 2026	Sept. 2026	FY27*	FY27	FY28
District Management Services	$2,000	$2,000	$60,000	$63,600	$67,200
Total Fee	$2,000	$2,000	$60,000	$63,600	$67,200

Per Meeting/Workshop Fee after 4 regular monthly meetings and 1 workshop: $1,200

Hourly Rate for providing services not included in this agreement including, consulting services, or services related to legal matters including but not limited to deposition, attending mediations, lawsuits, court appearances: $150/hour

Return to Agenda

EXHIBIT 6

AGREEMENT BETWEEN THE
TRAILS COMMUNITY DEVELOPMENT DISTRICT AND
DPFG MANAGEMENT & CONSULTING, LLC D/B/A VESTA DISTRICT SERVICES
FOR AMENITY MANAGEMENT SERVICES

THIS AGREEMENT ("**Agreement**") is made and entered into as of this 24th day of August, 2026, by and between:

> **TRAILS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, with a mailing address c/o District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, FL 32746 (the "District"), and
>
> **VESTA PROPERTY SERVICES**, a Florida limited liability company, with a principal address of 245 Riverside Ave., Ste. 300, Jacksonville, FL 32202 (hereinafter "**Consultant**" and together with the District, the "**Parties**").

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to and governed by Chapter 190, Florida Statutes; and

WHEREAS, the District wishes to retain an independent contractor to provide professional amenity management services, all as more particularly described herein and in **Exhibit A**, which is incorporated herein by reference;

WHEREAS, Consultant represents and warrants to the District that it is qualified, capable and willing to provide such services and the District desires to enter into this Agreement with the Consultant for the same; and

WHEREAS, the District and Consultant warrant and agree that they have the right, power and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

SECTION 1. RECITALS. The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Agreement.

SECTION 2. PURPOSE; SCOPE OF SERVICES: The purpose of this Agreement is for the Consultant to provide professional amenity management services to the District pursuant to the Act. A detailed description is provided in **Exhibit A** to this Agreement (the "Services").

SECTION 3. TERM. The initial term of this Agreement commences on October 1, 2026, and continues until September 30, 2027 ("**Initial Term**"), unless terminated earlier by either party

in accordance with the provisions of this Agreement. The Parties hereby agree to two (2) additional years, extending services through September 30, 2029, with the mutual agreement of fees as outlined in Exhibit B. The Consultant acknowledges that the prices of this Agreement are firm and that the Consultant may change the prices only with the District's written consent, as evidenced by a vote of the District's Board of Supervisors.

SECTION 4. FEES AND EXPENSES; PAYMENT TERMS.

A. Fees and Expenses.

1. A schedule of fees for the services provided pursuant to this Agreement is attached hereto as **Exhibit B** to this Agreement, and incorporated herein. The District shall pay the Consultant for the services it provides pursuant to this Agreement in accordance with the schedule of fees in **Exhibit B**. For purposes of the Consultant's compensation for services provided pursuant to this Agreement, the District shall compensate the Consultant only for those services provided under the terms of this Agreement.

a. The Contractor and the District acknowledge that Exhibit B is the Contractor's best estimate of the total cost to provide the Services and that the amounts in the chart may not reflect the actual costs of the Services. Contractor is responsible for employing the individuals to provide the Services (the "Staff") and determining, in its sole discretion, the wages and benefits each member of the Staff will earn (the "Wages and Benefits Amount").

b. Contractor shall invoice the District monthly for the Services provided under this Agreement. Contractor shall substantiate invoices by evidence of actual payment and individual employee time records, together with any other documentation the District may reasonably request. Contractor shall provide a reporting of the Wages and Benefits Amount incurred for each Staff member assigned by the Contractor as prepared by the Contractor's third-party payroll processor. The District shall pay substantiated invoices within thirty (30) days of receipt.

c. The Contractor and the District acknowledge that the Wages and Benefits Amount includes time for vacations. By way of example, the General Manager will be a full-time employee entitled to vacation time. While the General Manager is on vacation, if the District wants someone to fill that role, the Contractor shall be entitled to compensation, calculated in accordance with this Agreement, for the Staff member providing the replacement services.

d. The amounts payable to the Contractor shall be computed by multiplying the Wages and Benefits Amount by the fixed amount of 1.283. The amounts payable to the Contractor shall include wages, indirect costs, general and administrative expenses, and profit.

e. The District shall pay a deposit equal to one month's worth of budgeted services within 7 days of the start of the contract. This amount will be credited to the final invoice from the Contractor. The deposit amount will be $14,358.05.

f. Contractor acknowledges and agrees that the compensation paid pursuant to this Agreement shall be the District's total obligation related to the costs, fees, and/or expenses related to employing a Staff member and the District shall not be responsible for any other amounts including, but not limited to, amounts related to any employment claims or disputes that may arise.

2. Unless otherwise specified by this Agreement, the Consultant will invoice the District for the Consultant's services as soon as may be practicable in advance of each month and in the amounts set forth in **Exhibit B**. The fees for those services which are not being requested at the time this Agreement is approved will be provided to the District at such time as those services are required and requested by vote of the Board of Supervisors. All invoices shall be due and payable by the District within thirty (30) days from the date of receipt of a correctly submitted invoice or as otherwise provided by the Prompt Payment Act, Chapter 218.70, *Florida Statutes*. Invoices not paid within thirty (30) days of presentation shall be charged interest on the balance due at the maximum legally permissible rate.

3. In the event the District authorizes a requested change in the scope of services, Consultant shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the amendment procedure in this Agreement. Such amendment must be validly executed by the Parties before Consultant is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.

4. For the purposes of this Agreement, an out-of-pocket expense is an unexpected expense that the Consultant or one of its subcontractors, if applicable, incurs during the performance of the Standard Services, as provided in this Agreement. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services and Litigation Support Services will be subject to reimbursement at cost. These expenses include, but are not limited to, airfare, mileage, transportation/parking, lodging, postage, and copies.

B. <u>Payment Terms.</u>

1. **Standard Services**. Standard Services will be billed monthly as a fixed fee pursuant to the schedule shown in **Exhibit B**.

2. **Additional Services**. Additional Services will either be billed monthly at the Consultant's proposed hourly rate or per occurrence both as authorized by the District and negotiated by the Parties.

3. **Litigation Support Services**. Litigation Support Services will be billed monthly on an hourly basis for the hours incurred at the Consultant's proposed hourly rate, as authorized by the District and negotiated by the Parties.

4. **Out-of-Pocket Expenses**. Out-of-Pocket expenses not included under the Standard Services of the Consultant will be billed monthly as incurred.

SECTION 5. SUSPENSION OF SERVICES FOR NON-PAYMENT. Unless nonpayment is the fault of the Consultant, the Consultant shall have the right to suspend services being provided pursuant to this Agreement if the District fails to pay Consultant's invoices in a timely manner, which shall be construed as thirty (30) days from date of the invoice or as otherwise provided by the Prompt Payment Act, Section 218.70, *Florida Statutes*. Consultant shall notify the District, in writing, at least ten (10) days prior to suspending services.

SECTION 6. AMENDMENT. Amendments to, and waivers of, the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and the Consultant.

SECTION 7. RESPONSIBILITIES.

A. District Responsibilities. The District shall provide for the timely services of its legal counsel, engineer, and any other consultants, contractors, or employees, as required, for the Consultant to perform the duties outlined in this Agreement. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.

B. Limitations of Responsibilities. To the extent not referenced herein, and to the extent consistent with Section 190.006, *Florida Statutes*, Consultant shall not be responsible for the acts or omissions of any other Consultant or any of its subcontractors, suppliers, or of any other individual or entity performing services as part of this Agreement which are not under the control of the Consultant. Consultant shall not be liable for any damage that occurs from Acts of God, which are defined as those caused by windstorm, hail, fire, flood, hurricane, freezing, or other similar occurrences of nature.

SECTION 8. TERMINATION. This Agreement may be terminated as follows:

A. By the District for "good cause" immediately, which shall include, but is not limited to, misfeasance, malfeasance, nonfeasance, or dereliction of duties by the Consultant. Termination for "good cause" shall be effected by written (electronic) notice to Consultant.

B. By the Consultant for "good cause" immediately, which shall include, failure of the District to timely pay Consultant for services rendered in accordance with the terms set forth in this Agreement, malfeasance, nonfeasance, or dereliction of duties by the District, or upon request or demand by the Board, or any member thereof, for Consultant to undertake any action or implement a policy of the Board which Consultant deems unethical, unlawful, or in contradiction of any applicable federal, state, or municipal law or rule. Termination for "good cause" shall be effected by written (electronic) notice to District.

C. By the Consultant or District, for any reason, upon provision of a minimum of sixty (60) days written (electronic) notice of termination to the address noted herein.

D. Upon any termination of this Agreement, the Consultant shall be entitled to payment for all services rendered pursuant to this Agreement up until the effective date of the termination of this Agreement, subject to whatever claims or off-sets the District may have against the Consultant. Consultant will make all reasonable efforts to provide for an orderly transfer of the books and records of the District to the District or its designee.

SECTION 9. GENERAL TERMS AND CONDITIONS.

A. The Consultant and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. The Consultant agrees to take steps to repair any damage resulting from the Consultant's activities and work pursuant to the Agreement within twenty-four hours (24) hours.

B. Dissolution or court declared invalidity of the District shall not relieve the District of compensation due for services theretofore rendered.

SECTION 10. APPLICABLE LAW AND VENUE. THIS AGREEMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAWS OF THE STATE OF FLORIDA WITHOUT REFERENCE TO THE PRINCIPLES OF CONFLICT OF LAWS. EXCEPT FOR ACTIONS SEEKING INJUNCTIVE RELIEF (WHICH MAY BE BROUGHT IN ANY APPROPRIATE JURISDICTION), SUITS UNDER THIS AGREEMENT SHALL ONLY BE BROUGHT IN A COURT OF COMPETENT JURISDICTION IN THE COUNTY OF DUVAL, STATE OF FLORIDA. THIS CHOICE OF VENUE IS INTENDED BY THE PARTIES TO BE MANDATORY AND NOT PERMISSIVE IN NATURE, AND TO PRECLUDE THE POSSIBILITY OF LITIGATION BETWEEN THE PARTIES WITH RESPECT TO, OR ARISING OUT OF, THIS AGREEMENT IN ANY JURISDICTION OTHER THAN THAT SPECIFIED IN THIS SECTION. EACH PARTY WAIVES ANY RIGHT IT MAY HAVE TO ASSERT THE DOCTRINE OF FORUM NON CONVENIENS OR SIMILAR DOCTRINE OR TO OBJECT TO VENUE WITH RESPECT TO ANY PROCEEDING BROUGHT IN ACCORDANCE WITH THIS SECTION.

SECTION 11. INDEMNIFICATION.

A. District Indemnification. To the extent allowable under applicable law (and only to the extent of the limitations of liability set forth in Section 768.28, *Florida Statutes*), except to the extent caused by the negligence or willful misconduct of the Consultant, the District agrees to indemnify, defend, and hold harmless the Consultant and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that Consultant may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of

the District. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the Consultant may be entitled and shall continue after the Consultant has ceased to be engaged under this Agreement.

B. Consultant Indemnification. The Consultant agrees to indemnify, defend, and hold harmless the District and its officers, supervisors, staff, and employees from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorney's fees, that the District may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to the negligent or intentionally wrongful acts or omissions of the Consultant. The indemnification provided for herein shall not be deemed exclusive of any other rights to which the District may be entitled and shall continue after the Consultant has ceased to be engaged under this Agreement. Additionally, nothing in this Agreement requires Consultant to indemnify the District for the District's percentage of fault if the District is adjudged to be more than 50% at fault for any claims against the District and Consultant as jointly liable parties; however, Consultant shall indemnify the District for any and all percentage of fault attributable to Consultant for claims against the District, regardless of whether the District is adjudged to be more or less than 50% at fault.

C. Sovereign Immunity; Indemnification Obligations. Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, *Florida Statutes*, or other applicable law. Indemnification obligations under this Agreement shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorneys' fees, paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings), any interest, expenses, damages, penalties, fines, or judgments as ordered.

SECTION 12. INSURANCE.

A. The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars ($1,000,000.00) throughout the term of this Agreement.

B. The Consultant shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Agreement:

1. Worker's Compensation Insurance in accordance with the laws of the State of Florida.

2. General Liability Insurance with the limit of One Million Dollars ($1,000,000.00) per each occurrence.

3. Professional Liability Insurance with limit of no less than One Million Dollars ($1,000,000.00) per each occurrence.

4. Employment Practices Liability Insurance with limit of Two Million Dollars ($2,000,000.00) per each occurrence.

5. Comprehensive Automobile Liability Insurance for all vehicles used by the Consultant's staff, whether owned or hired, with a combined single limit of One Million Dollars ($1,000,000.00).

6. Umbrella or Excess Liability Insurance with limits of not less than $3,000,000.00.

C. Except with respect to Professional Liability, Employment Practices Liability Insurance and Worker's Compensation insurance policies, the District and its officers, supervisors, staff, and employees will be listed as additional insureds on each insurance policy described above. For clarity, the Umbrella Policy follows the underlying General Liability form so when an entity is an additional Insured on the General Liability it is also considered an additional insured on the Umbrella Policy even if not specifically named as such. None of the policies above may be canceled during the term of this Agreement (or otherwise cause the District to not be named as an additional insured where applicable) without thirty (30) days written notice to the District. Consultant will furnish the District with a Certificate of Insurance evidencing compliance with this section upon request. Insurance should be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

D. If the Consultant fails to secure or maintain the required insurance, the District has the right (without any obligation to do so), after providing ten (10) days' Notice to Consultant, to secure such required insurance, in which event the Consultant shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

SECTION 13. <u>ASSIGNMENT.</u> Neither the District nor the Consultant may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the Consultant or the District without the prior written approval of the other party is void.

SECTION 14. <u>COMPLIANCE WITH PUBLIC RECORDS LAWS.</u> Consultant understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Consultant agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Consultant acknowledges that the designated public records custodian for the District is **Dana Harden** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Consultant shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*, and the District's Rules of Procedure; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Consultant does not transfer the records to the Public Records Custodian of the District; 4) follow

the District's Records Request Policy; and 5) upon completion of the Agreement, transfer to the District or its designee, at no cost, all public records in Consultant's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Consultant, the Consultant shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Office products, Adobe PDF formats, or the other information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT VESTA PROPERTY SERVICES, 245 RIVERSIDE AVE., STE. 300, JACKSONVILLE, FL 32202; 813-390-6553; DHARDEN@VESTAPROPERTYSERVICES.COM.

SECTION 15. NOTICES. All notices, requests, consents and other communications under this Agreement ("**Notices**") shall be electronic or in writing and delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the parties, as follows:

If to the District: Trails Community Development District
c/o Vesta District Services
250 International Parkway, Suite 208
Lake Mary, FL 32746
Attn: District Manager

With a copy to: Kutak Rock.
107 West College Avenue
Tallahassee, FL 32301
Attn: District Counsel

If to the Consultant: Vesta Property Services
245 Riverside Ave., Suite 300
Lake Mary, FL 32202
Attn: President

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above or delivered electronically with return receipt. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the Consultant may

deliver Notice on behalf of the District and the Consultant, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the parties and addressees set forth herein.

SECTION 16. EFFECTIVE DATE. This Agreement shall become effective upon execution by both the District and the Consultant and shall remain effective until terminated by either the District or the Consultant in accordance with the provisions of this Agreement.

SECTION 17. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

SECTION 18. AGREEMENT; CONFLICTS. This instrument, together with accompanying **Exhibits A and B**, shall constitute the final and complete expression of this Agreement between the District and the Consultant relating to the subject matter of this Agreement. To the extent of any conflict between this instrument and **Exhibits A and B** this instrument shall control.

SECTION 19. ENFORCEMENT OF AGREEMENT; PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either the District or the Consultant under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. In the event that either the District or the Consultant is required to enforce this Agreement by court proceedings or otherwise, then the prevailing Party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third-party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third-party to this Agreement.

SECTION 20. THIRD PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Consultant and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the Consultant any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Consultant and their respective representatives, successors, and assigns.

SECTION 21. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Consultant shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances. If the Consultant fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any

action of the Consultant or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

SECTION 22. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Consultant as an arm's length transaction. The District and the Consultant participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

SECTION 23. INDEPENDENT CONTRACTOR STATUS. In all matters relating to this Agreement, the Consultant shall be acting as an independent contractor. Neither the Consultant nor employees of the Consultant are employees of the District under the meaning or application of any Federal or State Unemployment or Insurance Laws or Old Age Laws or otherwise. The Consultant agrees to assume all liabilities or obligations imposed by any one or more of such laws with respect to employees of the Consultant in the performance of this Agreement. The Consultant shall not have any authority to assume or create any obligation, express or implied, on behalf of the District and the Consultant shall have no authority to represent the District as an agent, employee, or in any other capacity, unless otherwise set forth in this Agreement.

SECTION 24. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Agreement shall not affect the validity or enforceability of the remaining portions of this Agreement, or any part of this Agreement not held to be invalid or unenforceable.

SECTION 25. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

SECTION 26. COMPLIANCE WITH E-VERIFY. The Consultant shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, beginning January 1, 2021, to the extent required by Florida Statute, Consultant shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Consultant has knowingly violated Section 448.091, Florida Statutes.

A. If the Consultant anticipates entering into agreements with a subcontractor for the Standard Services or Additional Services, Consultant will not enter into the subcontractor agreement without first receiving an affidavit from the subcontractor regarding compliance with Section 448.095, *Florida Statutes*, and stating that the subcontractor does not employ, contract with, or subcontract with an unauthorized

alien. Consultant shall maintain a copy of such affidavit for the duration of the agreement and provide a copy to the District upon request.

B. In the event that the District has a good faith belief that a subcontractor has knowingly violated Section 448.095, *Florida Statutes*, but the Consultant has otherwise complied with its obligations hereunder, the District shall promptly notify the Consultant. The Consultant agrees to immediately terminate the agreement with the subcontractor upon notice from the District. Further, absent such notification from the District, the Consultant or any subcontractor who has a good faith belief that a person or entity with which it is contracting has knowingly violated s. 448.09(1), Florida Statutes, shall promptly terminate its agreement with such person or entity.

C. By entering into this Agreement, the Consultant represents that no public employer has terminated a contract with the Consultant under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties each intend to enter this Agreement, understand the terms set forth herein, hereby agree to those terms, and have executed this Agreement on the day and year first written below.

TRAILS COMMUNITY DEVELOPMENT DISTRICT

Terence Douglas (Sep 29, 2026 16:16:11 EDT)

Chairperson, Board of Supervisors

VESTA PROPERTY SERVICES, a Florida limited liability company

By: Daniel Armstrong

Its: CFO

Exhibit A: Scope of Services
Exhibit B: Schedule of Fees

Exhibit A: Scope of Services
Trails CDD/Winchester Ridge

A) Staffing Levels and Operational Hours
   1) Full-Time Operations Manager: One full-time Operations Manager to oversee daily operations of community operation and amenities. This position reports directly to the District Manager.
   2) Full-Time Facilities Attendant: One part-time facilities attendant working approximately 24 hours per week to maintain the cleanliness of the facilities. This position will primarily work five (5) days a week, eight (8) hours each in afternoon/evenings, and will be responsible for closing shift responsibilities around the facilities. The start and end times will vary based on seasonality and as directed by the Operations Manager. This position reports directly to Operations Manager and/or District Manager
   3) Spring Break, facilities will be staffed the weekend before through the next weekend of Spring Break (approximately 9 days)
      a) 7:30 a.m. to 7:30 p.m.
   4) Seasonal Facilities Attendant/Pool Monitoring:
      a) Fridays, Saturdays, Sundays (352 Seasonal Hours approximately)
      b) Memorial Day weekend through when school begins: 7:30 a.m. to 8:30 p.m.
      c) Weekends only after school begins, and Labor Day Weekend and Labor Day: 7:30 a.m. to 8:30 p.m.
B) Scopes of Services
   1) General Facility Maintenance: Create Daily Checklists which include but is not limited to:
      a) *Building*: Create workorders, solicit proposals for and schedule repairs and maintenance. General cleanliness of the exterior including periodic control of cobwebs and prevent other debris from accumulating on exterior walls; and replace interior lights and AC filters as needed. Report any extraordinary repairs to District Manager as needed.
      b) *Pool Deck*: Blow off entire deck area regularly; empty and replace waste receptacles around pool area; control algae growth around pool deck.
      c) *Playground Park Area:* Check equipment, periodically clean equipment and remove debris on and around equipment as needed.
      d) *Parking Lot*: Blow off debris; pick up trash and debris as needed.
      e) Solicit proposals for any necessary repairs, extraordinary cleaning, or replacement items that may be required due to "normal wear and tear," "acts of God," or vandalism. These services may be provided by Vesta or outside service contractors and will be billed separately as approved by the District Manager or Board of Supervisors in accordance with the District's Procurement Policy.
   2) Swimming Pool Maintenance
      a) Conduct necessary tests for proper pool chemicals as required in order to maintain water quality levels within requirements of Chapter 64E-9.004(d).
      b) Check pool water quality and complete equivalent to *DH Form 921 3/98*

(I) *Swimming Pool Report,* as required by Chapter 64E-9.004(13), FAC

(II) Operate filtration and recirculation systems, backwashing as needed. Clean all strainers. Maintain pool at proper water level, and maintain filtration rates. Check valves for leaks, as well as other components, and maintain in proper condition.

(III) Manually skim, brush and vacuum pools as necessary.

c) Advise the C.D.D. of any necessary repairs, cleaning, or replacement items required due to "normal wear & tear," "acts of God," or vandalism. These services will be provided by qualified pool technicians / service contractors and will be billed separately as approved by the District Manager or Board of Supervisors in accordance with the District's Procurement Policy.

3) Janitorial Services:
   a) Dust and damp mop all tiled areas including baseboards.
   b) Dust window ledges, blinds, air condition vents and returns.
   c) Clean all windows.
   d) Empty and remove all trash from receptacles.
   e) Bathrooms: clean and disinfect floors, counters, mirrors, toilets, urinals and all surrounding areas. Paper and soap dispensers shall be cleaned and filled as needed.
   f) Fitness room: Clean flooring, ceiling fans, baseboards, and provide light cleaning to all fitness equipment.
4) Operations Management
   a) Vendor management, solicit proposals, schedule maintenance, coordinate repairs
   b) Provide general oversight of all district common grounds and assets.
   c) Conduct site inspections and provide oversight of district service providers.
   d) Advise the District of any necessary repairs, extraordinary cleaning, or replacement of assets.
   e) Remain aware of potential safety or security hazards within district property, communicate with the appropriate district personnel regarding possible corrective action to resolve a safety or security matter, and implement such action when necessary, for the safety and security of the district.
   f) Maintain full knowledge/awareness of all aspects of residential community maintenance to include landscaping, lake and wetland maintenance, carpentry, electrical, plumbing, painting, and management and/or monitoring of recreational facilities.
   g) Assess property damage, neglect and/or depreciation and report to District Manager.
   h) Maintain inventory control of maintenance items, implementing preventative maintenance programs.
   i) Remain available during posted times to assist residents with access cards and room rentals.

5) Note that Extraordinary public records requests that are extensive in nature, as defined by District's adopted Rules of Procedure, requiring significant effort to fulfill, shall not be a part of the Scope of Services and shall be billed separately.

Exhibit B: Schedule of Fees
Trails CDD/Winchester Ridge

A. Schedule of Hours Provided and Estimated Fees:

TRAILS CDD VESTA PROPERTY SERVICES	FY 2027	FY 2028	FY 2029
	Annual Amount	Annual Amount	Annual Amount
Operations and Amenity Staffing	$ 183,859.67	$ 192,098.88	$ 201,703.83
Mileage billed separately			
Emergency Call Ins billed at x 1.5 rate			

B. Estimate of Fees is a good faith projection of what labor costs will be giving prevailing and anticipated labor market conditions over the life of the contract based on the staffing levels above and scope of services provided. Monthly reporting to the Board will be provided to show any monthly and YTD variances between actual and projected costs. If costs are trending greater than estimated, then recommendations will be provided for cost reductions to bring overall costs in line with any budget parameters. The Board can then decide to implement cost reductions and or maintain services levels at the higher cost at their sole discretion. Vendor is committed to managing all aspects of the operation to come in on or below budget parameters and guidance provided by the Board within our reasonable ability to control.

a. Included in Fees Estimate:
   i. Direct labor costs to include: gross wages, employer paid benefits (medical, vacation, holiday, etc.), payroll taxes and worker's compensation.
   ii. Mobile phone reimbursement at $50ea a month for two onsite staff
   iii. Vesta branded uniforms for onsite personnel
   iv. One office computer
   v. One MaintainX subscription
   vi. All offsite corporate support (Human Resources, Information Technology, Administration, Accounting, Payroll Processing, Insurance, Legal, etc.)

b. Not Included in fee Estimate:
   i. Any items not specifically included above.
   ii. COBRA benefits the Board may elect to provide to staff during vendor transitions in order to maintain medical benefits.
   iii. Mileage
   iv. Emergency Call Ins
   v. OverTime.

Return to Agenda

EXHIBIT 7

AGREEMENT FOR FINANCIAL COMPLIANCE AND ACCOUNTING SUPPORT SERVICES

This Agreement ("**Agreement**") is made and entered into effective this 24th day of August 2026, by and between:

> **TRAILS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Duval County, Florida, with a mailing address of c/o FCS Management Group, LLC, 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("**District**"); and
>
> **DPFG MANAGEMENT & CONSULTING, LLC D/B/A VESTA DISTRICT SERVICES**, a Florida limited liability company, with an address of 250 International Parkway, Suite 208, Lake Mary, Florida 32746 ("**Controller**" and, together with the District, "**Parties**").

This Agreement is further acknowledged by:

> **FCS MANAGEMENT GROUP, LLC,** a Florida limited liability company, with an address of 162 S. Prairie Lakes Drive, St. Augustine, Florida 32084 ("**District Manager**"), which provides certain district management services to the District separate from the Services provided by Controller under this Agreement.

RECITALS

WHEREAS, the District is a local unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes*, by ordinance adopted by the City Council for the City of Jacksonville, for the purpose of planning, financing, constructing, operating, and/or maintaining various public improvements and real property; and

WHEREAS, the District desires to enter into an agreement with the Controller to provide financial compliance and accounting services ("**Services**"), all as further set forth in **Exhibit A** attached hereto, and the Controller agrees to provide the Services; and

WHEREAS, the District and Controller warrant and agree that they have all right, power, and authority to enter into and be bound by this Agreement.

NOW, THEREFORE, in consideration of the recitals, agreements, and mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties agree as follows:

1. RECITALS. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. ENGAGEMENT OF SERVICES. The District agrees to engage the Controller to provide the Services. This Agreement grants to the Controller the right to enter and use District property for the purposes and uses described in this Agreement, and the Controller hereby agrees to comply with all applicable laws, rules, and regulations while performing its obligations under this Agreement.

3. PURPOSE; SCOPE OF SERVICES.

a. Financial Compliance and Accounting Services. The Controller agrees to provide the Services as set forth in **Exhibit A**, attached hereto and incorporated by reference herein. The purpose of this Agreement is for the Controller to provide professional financial compliance and accounting services to the District pursuant to Chapters 189, 190 and 218, *Florida Statutes*, and other applicable law and as more particularly described herein and in **Exhibit A**.

b. Additional Services. In addition to the Services described in the Agreement, or in any addendum executed between the Parties, the District may, from time to time, require additional services from the Controller. Any services not specifically provided for in the Agreement or that are necessary to carry out the Services as described herein, as well as any material changes in the scope requested by the District, will be considered "**Additional Services**." If any Additional Services are requested, the Parties will agree to a detailed description of such services and fees. The Controller shall undertake the Additional Services after the District has issued its written approval of the description and fees for such services to the Controller, as evidenced by a written addendum and a vote of the Board of Supervisors ("**Board**").

4. TERM; RENEWALS. The Services described in this Agreement shall commence October 1, 2026, as described in **Exhibit B**; provided, however, DPFG Management & Consulting, LLC (DBA-Vesta District Services) shall perform all of the Services through September 30, 2026. Performance of all Services shall continue through September 30, 2029, unless any such Services are terminated earlier in accordance with the terms of this Agreement. Notwithstanding the foregoing, this Agreement may be renewed for additional one (1)-year terms upon mutual written agreement of the Parties at least thirty (30) days prior to the expiration of the then-current term. Each additional one-year renewal shall be as priced in **Exhibit B**; thereafter, renewals shall be as negotiated between the Parties in writing. Such renewal may be evidenced by letter agreement that includes the pricing of the next succeeding fiscal year and incorporates the terms and conditions of this Agreement.

5. FEES AND EXPENSES; PAYMENT TERMS.

a. Fees and Expenses.

i. Financial and Accounting Services. A schedule of fees for the Services, including but not limited to administrative services, accounting services, financial/assessment services, revenue

collection, and dissemination agent services, is shown in **Exhibit B** to this Agreement, which is attached hereto and incorporated herein ("**Fee Schedule**"). The District shall pay the Controller for the Services provided under the terms of this Agreement in accordance with the Fee Schedule.

ii. **Additional Services.** The District shall compensate the Controller only for those Services provided under the terms of this Agreement. The fees for those services which are not being requested at the time this Agreement is approved will be provided to the District at such time as those services are required in accordance with the procedures detailed in section 3.b. of this Agreement.

iii. **Changes in Scope.** In the event the District authorizes a change in the scope of services requested, the Controller shall submit, in writing to the District, a request for a fee amendment corresponding to the change in services being requested, if it has not already done so. Any change in the scope of requested services and the corresponding fee amendment shall comply with the provisions of this Agreement. Such amendment must be validly executed by the Parties before the Controller is authorized to begin providing services pursuant to the change in scope and the revised fees are adopted.

iv. **Out-of-Pocket Expenses.** For the purposes of this Agreement, an out-of-pocket expense is an unexpected expense that the Controller incurs during the performance of the Services, as provided in this Agreement. Such out-of-pocket expenses are included in the fees shown in **Exhibit B**. Out-of-pocket expenses incurred in connection with the performance of Additional Services will be subject to reimbursement at cost. These expenses include, but are not limited to, airfare, mileage, transportation/parking, lodging, postage, copies, and binding not already included in the Services.

b. **Payment Terms.**

i. **Payment for Services.** The Services will be billed monthly as a fixed fee pursuant to the Fee Schedule attached as **Exhibit B**. The Controller acknowledges that the prices for the Services set forth in this Agreement are firm through Fiscal Year 2029 and that the Controller may change the prices only with the District's written consent as evidenced by a vote of the Board and an addendum to this Agreement. Any change in fees must further be reflected in the adopted General Fund Budget of the District. The District's adoption of the General Fund Budget shall not constitute the District's consent for payment of any such fees or expenses. In no

event shall the fees be increased to an amount which exceeds the amount of funds approved for the Services in the applicable General Fund Budget adopted by the Board. The Controller shall send monthly invoices to the District, in writing, which shall be delivered to the District on or before the fifteenth (15th) of the month in which the invoice is billed (*e.g.*, for the Controller to receive timely payment for Services provided for the month of May, the invoice for May shall be delivered on or before May 15th).

ii. **Prompt Payment.** All payments shall be subject to the Prompt Payment Act, Chapter 218.70, *et seq.*, *Florida Statutes*. Pursuant to Section 218.74(2), *Florida Statutes*, all invoices will be due and payable forty-five (45) days from the date specified in Section 218.73, *Florida Statutes*.

iii. **Additional Services.** Unless otherwise stated in a separate amendment for Additional Services, Additional Services authorized under Section 3 will be billed monthly on an hourly basis for the hours incurred at the Controller's then-current hourly rate or as otherwise authorized by the District after the District has issued its written approval, as evidenced by a vote of the Board.

iv. **Failure to Pay.** The Controller shall have the right to suspend Services being provided as outlined in this Agreement if the District fails to pay the Controller's invoices in a timely manner in accordance with the Prompt Payment Act, Section 218.70, *Florida Statutes*, and the District has not provided written notice of any good faith dispute regarding the invoice. The Controller shall notify the District, in writing, at least ten (10) days prior to suspending Services. The District shall have the right to withhold payment for Services not performed or improperly performed until such Services are completed or corrected to the District's reasonable satisfaction, provided the District notifies the Controller in writing of the specific deficiencies within ten (10) days of discovery.

6. **DISTRICT RESPONSIBILITIES.** The District shall provide for the timely services of its legal counsel, engineer, District Manager, and any other contractors or employees, as required, for the Controller to perform the duties outlined in this Agreement. The District Manager shall be responsible for coordinating with the Controller as necessary to ensure the Controller has access to information and documentation needed to perform the Services. Expenses incurred in providing this support shall be the sole responsibility of the District unless specified herein.

7. **TERMINATION.**

a. **Agreement.** This Agreement may be terminated as follows:

i. By the Controller or District for "good cause," which shall include misfeasance, malfeasance, or nonfeasance by either party or any material breach of this Agreement by either party; or

ii. Upon the dissolution or court-declared invalidity of the District or the Controller; or

iii. By the Controller or the District, for any reason, upon provision of a minimum of sixty (60) days' written notice of termination to the address noted herein.

iv. Upon the termination of this Agreement, the Controller agrees to take all reasonable and necessary actions to transfer to the District, or to such other party as directed by the District, all the books and records of the District in the Controller's possession in an orderly fashion. The portion of the fees and any other amounts due and owing to the Controller under this Agreement up to the effective date of the termination of this Agreement shall be due and payable immediately upon the termination of this Agreement, subject to any offsets due District may have for Services or Additional Services not performed or not performed in accordance with the Agreement. The District's obligation to make payment to the Controller of the portion of the fees and any other amounts due and owing to Controller under this Agreement up to the effective date of the termination shall survive the termination of this Agreement.

b. **District Management Agreement.** The Parties agree and acknowledge that certain district management services, including but not limited to meeting agenda preparation, minutes preparation, resident communications, onsite oversight, and contract administration, will be provided by a third-party contractor, FCS Management Group, LLC, to whom the term "District Manager" refers as used in this Agreement ("**District Management Services**"). The Controller further recognizes and agrees that such District Management Services are governed by a separate agreement between the District and District Manager ("**District Management Agreement**"). The Controller's responsibilities under this Agreement are limited to financial accounting services as set forth in Section 2 and the exhibits hereto and do not include the District Management Services to be provided by the District Manager. The Controller and District Manager each owe an obligation of good faith and fair dealing to the District and shall cooperate and coordinate with each other to ensure the District receives the full benefit of both this Agreement and the District Management Agreement. In the event the District Management Agreement is terminated or otherwise no longer effective, the Controller shall not be required to assume or provide the District Management Services unless the District and Controller enter into a separate written amendment to this Agreement that specifically sets forth

the scope of such District Management Services to be provided by Controller, the compensation for such services, and any additional insurance or other requirements necessary for Controller to perform such services.

8. REPRESENTATIONS AND ACKNOWLEDGMENTS.

a. The Controller shall devote such time as is necessary to perform the Services.

b. The Controller agrees that all Services shall be performed by skilled and competent personnel.

c. The Controller and its officers, supervisors, staff, and employees shall use due care to protect the property of the District, its residents, and landowners from damage. To the extent damage is caused by the Controller, the Controller agrees to take steps to repair any damage resulting from the Controller's activities and work pursuant to the Agreement within twenty-four hours (24) hours.

d. The Controller represents that it presently has no interest and shall acquire no interest, either direct or indirect, which would conflict in any manner with the performance of the Services, as provided for in the standard set forth in Section 112.311, *Florida Statutes*. The Controller further represents that no person having any such interest shall be employed by the Controller to perform the Services or any portion thereof.

e. The District acknowledges that the Controller is not an attorney and may not render legal advice or opinions. Although the Controller may participate in the accumulation of information necessary for use in documents required by the District in order to finalize any particular matter(s), such information shall be verified by the District as to its correctness; provided, however, that the District shall not be required to verify the correctness of any information originated by the Controller in connection with the Services, including but not limited to financial information of the District.

9. INDEMNIFICATION; SOVEREIGN IMMUNITY.

a. **Controller Indemnification.** To the extent allowable under applicable law and except and to the extent caused by the gross negligence or willful misconduct of the District, the Controller agrees to indemnify and hold the District and its respective officers, directors, employees, agents, successors and assigns (the District and each such person being an "**Indemnified Party**") harmless from and against any and all damages, losses, settlement payments, deficiencies, liabilities, costs, and expenses, including without limitation, attorneys' fees suffered, sustained, incurred or required to be paid by any Indemnified Party related to or arising out of the negligent,

reckless, and/or intentionally wrongful acts or omissions of the Controller pursuant to this Agreement. In the event that the Controller receives notice of or undertakes the defense or the prosecution of any action, claim, suit, administrative or arbitration proceeding or investigation consistent with Controller's indemnity obligations hereunder, the Controller shall give the District prompt notice of such proceedings and shall inform the District in advance of all hearings regarding such action, claim, suit, proceeding, or investigation. The Controller shall ensure that the indemnification obligations herein are included in any agreement between the Controller and the District Manager related to the District, such that the District Manager is responsible for indemnifying each Indemnified Party according to the terms herein; however, in no event shall the Controller be relieved of its responsibility to indemnify the District and each Indemnified Party according to the terms herein, regardless of whether such indemnification obligation is included in any agreement between the District Manager and Controller or any agreement between the District and District Manager related to the District.

b. **District Indemnification.** To the extent allowable under applicable law and up to the limit of the District's then-applicable insurance coverage, the District agrees to indemnify, defend, and hold harmless the Controller from and against any and all liability, claims, actions, suits, demands, assessments or judgments asserted and any and all losses, liabilities, damages, costs, court costs, and expenses, including attorneys' fees, that Controller may hereafter incur, become responsible for, or be caused to pay out arising out of or relating to this Agreement that are caused by the grossly wrongful acts or omissions of the District. The District's indemnification, defense, and hold harmless obligations under this subsection shall apply only up to, and without waiving, the monetary limitations of liability and sovereign immunity protection set forth in Section 768.28, *Florida Statutes*.

c. **Indemnification Obligations.** Indemnification obligations under this Agreement shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.

d. **Sovereign Immunity.** Nothing herein shall be construed to waive or limit the District's sovereign immunity limitations of liability as provided in Section 768.28, *Florida Statutes*, or other applicable law, including to the extent that the Controller may be deemed to be an agent of the District.

10. INSURANCE.

a. The District shall provide and maintain Public Official Liability and General Liability insurance policies, each in an amount not less than One Million Dollars ($1,000,000.00) throughout the term of this Agreement.

b. The Controller shall provide and maintain the following levels of insurance coverage at all times throughout the term of this Agreement:

i. Workers' Compensation Insurance in accordance with the laws of the State of Florida.

ii. Commercial General Liability Insurance with the following limits:

$1,000,000	*General Aggregate*
$1,000,000	*Products/Completed Operations*
$1,000,000	*Personal & Advertising Injury*
$1,000,000	*Each Occurrence*

iii. Comprehensive automobile liability insurance for all vehicles used by the Controller or its employees with respect to the operation of the Facilities whether owned, non-owned or hired, with a combined single limit of $1,000,000.

iv. Employer's Liability Coverage with limits of $250,000.

v. Professional Liability Insurance with limits of $1,000,000 (or other similar insurance coverage, which may be waived in the District's discretion).

vi. Employment theft dishonesty insurance in the amount of $500,000.

vii. Excess (Umbrella) liability policy in excess of the limits set forth in the provisions above, in the amount of $3,000,000.

c. Insurance obtained by Controller shall be primary and noncontributory with respect to insurance outlined above. All such policies shall be issued by insurance companies licensed to do business in the state of Florida. The District, its officers, supervisors, staff and employees shall be listed as additional insureds on the commercial general liability policy (including any endorsement for abuse/molestation coverage), automobile liability policy, and excess (umbrella) liability policy, and no policy may be cancelled during the term of this Agreement without at least thirty (30) days written notice to the District. An insurance certificate evidencing compliance with this paragraph shall be sent to the District prior to the

commencement of any performance under this Agreement. No policy may be cancelled, materially modified, or allowed to expire during the term of this Agreement without at least thirty (30) days prior written notice to the District.

11. COMPLIANCE WITH PUBLIC RECORDS LAWS. The Controller understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, the Controller agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. The Controller acknowledges that the designated public records custodian for the District is **Vesta District Services** ("**Public Records Custodian**"). Among other requirements and to the extent applicable by law, the Controller shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the Agreement term and following the Agreement term if the Controller does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the Agreement, transfer to the District, at no cost, all public records in the Controller's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Controller, the Controller shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

IF ANY PARTY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTROLLER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (321) 263-0132, PUBLICRECORDS@VESTAPROPERTYSERVICES.COM, OR BY MAIL C/O VESTA DISTRICT SERVICES, 250 INTERNATIONAL PARKWAY, SUITE 208, LAKE MARY, FLORIDA 32746.

12. NOTICES. All notices, requests, consents and other communications under this Agreement ("**Notice(s)**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, emailed read receipt, or overnight delivery service, to the Parties as follows:

If to the District: Trails Community Development District
c/o FCS Management Group, LLC
250 International Parkway, Suite 208
Lake Mary, Florida 32746
Attn: Trails CDD, District Manager

howard@fcsmanagementgroup.com

With a copy to: Kutak Rock, LLP
107 W College Ave.
Tallahassee, Florida 32301
Attn: Trails CDD, District Counsel
Wesley.Haber@kutakrock.com

If to the Controller: DPFG Management & Consulting, LLC
d/b/a Vesta District Services
250 International Parkway, Suite 208
Lake Mary, Florida 32746
Attn: Chris Hodge
chodge@vestapropertyservices.com

Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth above. Notices delivered after 5:00 p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States Government shall not be regarded as business days. Counsel for the District and counsel for the Controller may deliver Notice on behalf of the District and the Controller, respectively. Any party or other person to whom Notices are to be sent or copied may notify the other parties and addressees of any change in name or address to which Notices shall be sent by providing the same on five (5) days' written notice to the Parties and addressees set forth herein.

13. AMENDMENT. Amendments to, and waivers of, the provisions contained in this Agreement may be made only by an instrument in writing that is executed by both the District and the Controller.

14. ASSIGNMENT. Neither the District nor the Controller may assign this Agreement or any monies to become due hereunder without the prior written approval of the other. Any assignment attempted to be made by the Controller or the District without the prior written approval of the other party is void. Notwithstanding the foregoing, this Agreement shall not be construed to limit or restrict the District's separate agreement with FCS Management Group, LLC for district management services, which services are expressly excluded from the scope of this Agreement.

15. CONTROLLING LAW. The Agreement shall be interpreted in accordance with and shall be governed by the laws of the State of Florida. The venue for all proceedings shall be in Duval County, Florida.

16. HEADINGS FOR CONVENIENCE ONLY. The descriptive headings in this Agreement are for convenience only and shall neither control nor affect the meaning or construction of any of the provisions of this Agreement.

17. MERGER PROVISION. This instrument, together with its exhibits, contains the entire understanding and agreement between the Parties concerning the subject matter hereof and supersedes all prior agreements, understandings, discussions, negotiations, and undertakings, whether written or oral, between the Parties, with respect thereto. This instrument, together with its exhibits, shall constitute the final and complete expression of this Agreement between the District and the Controller relating to the subject matter of this Agreement. To the extent of any conflict between this instrument and the exhibits, this instrument shall control.

18. DEFAULT AND PROTECTION AGAINST THIRD-PARTY INTERFERENCE. A default by either the District or the Controller under this Agreement shall entitle the other to all remedies available at law or in equity, which may include, but not be limited to, the right of damages, injunctive relief, and/or specific performance. The District shall be solely responsible for enforcing its rights under this Agreement against any interfering third party. Nothing contained in this Agreement shall limit or impair the District's right to protect its rights from interference by a third party to this Agreement.

19. ENFORCEMENT OF AGREEMENT; ATTORNEYS' FEES. A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity. In the event that either the District or the Controller is required to enforce this Agreement by court proceedings or otherwise, the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

20. THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the District and the Controller, and no right or cause of action shall accrue upon or by reason, to or for the benefit of any third party not a formal party to this Agreement. Nothing in this Agreement, express or implied, is intended or shall be construed to confer upon any person or corporation other than the District and the Controller any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions of this Agreement; and all of the provisions, representations, covenants, and conditions contained in this Agreement shall inure to the sole benefit of and shall be binding upon the District and the Controller and their respective representatives, successors, and assigns.

21. COMPLIANCE WITH GOVERNMENTAL REGULATION. The Controller shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, and ordinances. If the Controller fails to notify the District in writing within five (5) days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by a local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Controller or any of its agents, servants, employees, or materialmen, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within five (5) days after receipt of any such notice, order, request to comply notice, or report of a violation of an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination.

22. ARM'S LENGTH TRANSACTION. This Agreement has been negotiated fully between the District and the Controller as an arm's length transaction. The District and the Controller participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

23. COUNTERPARTS. This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute but one and the same instrument.

24. E-VERIFY. The Controller, on behalf of itself and its subcontractors, hereby warrants compliance with all federal immigration laws and regulations applicable to their employees. The Controller further agrees that the District is a public employer subject to the E-Verify requirements provided in Section 448.095, *Florida Statutes*, and that such provisions are applicable to this Agreement, including, but not limited to registration with and use of the E-Verify system. The Controller shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, the Controller shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Controller has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Controller represents that no public employer has terminated a contract with the Controller under Section 448.095(5)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.

25. SEVERABILITY. In the event that any provision of this Agreement shall be determined to be unenforceable or invalid by a court of law, such unenforceability or invalidity shall not affect the remaining provisions of the Agreement which shall remain in full force and effect.

26. COMPLIANCE WITH SECTION 20.055, *FLORIDA STATUTES*. The Controller agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.

27. SCRUTINIZED COMPANIES STATEMENT. In accordance with Section 287.135, *Florida Statutes*, the Controller represents that in entering into this Agreement, neither it nor any of its officers, directors, executives, partners, shareholders, members, or agents is on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or the Scrutinized Companies that Boycott Israel List created pursuant to Sections 215.4725 and 215.473, *Florida Statutes*, and in the event such status changes, the Controller shall immediately notify the District. If the Controller is found to have submitted a false statement, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Terrorism Sectors List, or has been engaged in business operations in Cuba or Syria, or is now or in the future on the Scrutinized Companies that

Boycott Israel List, or engaged in a boycott of Israel, the District may immediately terminate this Agreement.

28. ANTI-HUMAN TRAFFICKING. The Controller certifies, by acceptance of this Agreement, that neither it nor its principals utilize coercion for labor or services as defined in Section 787.06, *Florida Statutes*. The Controller shall execute an affidavit, in an acceptable form to the District, in compliance with Section 787.06(13), *Florida Statutes.*

29. NO CONSTRUCTION AGAINST DRAFTING PARTY. Each party to this Agreement expressly recognizes that this Agreement results from a negotiation process in which each party was represented or had the opportunity to be represented by counsel and contributed to the drafting of this Agreement. No legal or other presumptions against the party drafting this Agreement concerning its construction, interpretation, or otherwise accrue to the benefit of any party to this Agreement, and each party expressly waives the right to assert such a presumption in any proceeding or dispute connected with, arising out of, or involving this Agreement.

[**Signature Page Follows**]

NOW, THEREFORE, the Controller and the District each intend to enter this Agreement, understand the terms set forth herein, and hereby agree to those terms.

DPFG MANAGEMENT & CONSULTING, LLC D/B/A VESTA DISTRICT SERVICES

Scott Smith

By:
Scott Smith

Its:
VP, Vesta District Services

TRAILS COMMUNITY DEVELOPMENT DISTRICT

Terence Douglas (Aug 28, 2026 16:29:52 EDT)

By:
Terence Douglas

Its:
Chairman

Acknowledged by:
FCS MANAGEMENT GROUP, LLC

Howard McGaffney (Aug 28, 2026 16:03:30 EDT)

By:
Howard McGaffney

Its:
President

Exhibit A: Services
Exhibit B: Fee Schedule

Exhibit A
VESTA PROPERTY SERVICES, INC. - SCOPE OF SERVICES
Scope of Services

A. Accounting

i. Financial Statements:

1. Establish a Fund Accounting System in accordance with federal and state law, as well as Generally Accepted Accounting Principles ("GAAP"), Generally Accepted Auditing Standards ("**GAAS**"), and the Rules of the Auditor General. This includes the following:
    A. Chart of Accounts; and
    B. Vendor and Customer Master File; and
    C. Report creation and set-up.
2. Prepare and ensure the accuracy of monthly balance sheets, income statement(s) with budget to actual variances, including the following:
    A. Cash Investment Account Reconciliations per fund; and
    B. Balance Sheet Reconciliations per fund; and
    C. Expense Variance analysis.
3. Prepare and file Annual Public Depositor's Report and distribute it to Florida Department of Financial Services.
4. Prepare and file Public Depositor's and Indemnification Form on new accounts, as needed.
5. Facilitate banking relations with the District's Depository and Trustee.
6. Prepare all other financial reports and ensure accuracy of the data contained in financial reports, as required by applicable law and accounting standards, and bond trust indenture requirements.
7. Account for assets constructed by or donated to the District for maintenance.
8. On or before October 1st of every year prepare an annual inventory of all District-owned tangible personal property and equipment in accordance with all applicable rules and standards.
9. Provide audit support to auditors for the required annual audit, as follows:
    A. Review statutory and bond indenture requirements.
    B. Prepare Audit Confirmation Letters for independent verification of activities.
    C. Prepare all supporting accounting reports and documents as requested by the auditors.
    D. Respond to auditor questions.
    E. Review and edit draft report.
    F. Prepare year-end adjusting journal entries as required.
10. Provide for transmission of the audit to all authorities having jurisdiction, as required by law.
11. Provide and file the Annual Financial Report, Bond Financing Reporting, and Financial Audit Report on or before the filing deadline(s) each year.

12. Regularly audit (review) District finances and provide findings to the Board of Supervisors, which presentations shall include descriptions of interest earnings, account transfers, and related financial activity.
13. Present Treasurer reports to the Board of Supervisors, which reports shall include bank balances and sufficient detail as directed by the Board of Supervisors.
14. Upon request, provide review access to Board of Supervisors of all files, accounting records, and relevant operational data.

ii. **Budgeting:**

1. Responsibly prepare the budget and backup material for presentation at all budget meetings, public hearings, and workshops. Controller shall coordinate with FCS Management Group, LLC regarding presentation of the budget at such meetings. The budget is to be prepared in accordance with state law standards and requirements and shall be consistent with applicable Government Finance Officers Association ("**GFOA**") and Governmental Accounting Standards Board ("**GASB**") standards. Budget preparation shall include calculation of operation and maintenance assessments, which may include development of benefit methodology for those assessments. The Board of Supervisors shall have view access to all documents supporting each line item within the budget.
2. File all required documentation to the Department of Revenue, Auditor General, Duval County, and all other governmental agencies with jurisdiction.
3. Prepare and cause to be published notices of all budget-related public hearings and workshops.
4. Prepare all budget amendments on an ongoing basis as needed and additionally when requested by the Board.
5. Assist the Board in and during the process to retain an auditor and cooperate and assist in the performance of the audit by the District's independent auditor.

iii. **Accounts Payable/Receivable:**

1. Administer the processing, review and approval, and payment of all invoices and purchase orders.
2. Ensure timely payment of vendor invoices and purchase orders.
3. Manage vendor information per W-9 reports.
4. Prepare monthly Vendor Payment Report and Invoicing Support for presentation to the Board of Supervisors for approval or ratification.
5. Maintain checking accounts with qualified public depository, including reconciliation to reported bank statements for all accounts and funds.
6. Prepare year-end 1099 Forms for vendor payments, as applicable, and file reports with the IRS, as applicable.
7. Ensure monthly Vendor Payment Report (i.e., O&M Expenditures) reflects the current month and is never in arrears.

8. Provide monthly running balance report that ties back to monthly balance sheet and transaction history.

iv. **Capital Program Administration:**

1. Maintain proper capital fund and project fund accounting procedures and records.
2. Process construction requisitions, including:
    A. Vendor Contract completion status; and
    B. Verify Change Orders for materials; and
    C. Check for duplicate submittals; and
    D. Verify allowable expenses per Bond Indenture agreements such as Contract Assignment, Acquisition Agreement, Project Construction and Completion Agreement, as applicable.
3. Oversee and implement bond issuance related compliance, including but not limited to: coordination of annual arbitrage report, transmittal of annual audit and budget to the Trustee, transmittal of annual audit and other information to dissemination agent (if other than Controller) or directly to bondholders as required by Continuing Disclosure Agreements, and annual and/or quarterly disclosure reporting and updates.
4. Provide asset tracking for improvements to be transferred and their value for removal from the District's Schedule of Property Ownership.
5. Provide for appropriate bid and/or proposal or qualifications processes for construction projects.
6. Perform internal evaluations of bond funds and adequately respond to Board questions.

v. **Purchasing:**

1. Assist the Board in selecting vendors as needed for services, goods, supplies, and materials.
2. Obtain pricing proposals as needed and in accordance with District rules and Florida law.
3. Prepare RFPs for administrative services, as needed, such as audit services, legal services, and engineering services.
4. Prepare and process requisitions for capital expenses, in coordination with the District's Engineer.
5. Ensure best price for the value when procuring products, materials, services, and labor by obtaining a minimum of three (3) competitive quotes where practicable, maintaining detailed documentation of all procurement decisions, and adhering to the District's procurement policies and procedures.

vi. **Risk Management:**

1. Prepare and follow risk management policies and procedures.

2. Recommend and advise the Board, in consultation with the District's Engineer and District Counsel, of the appropriate amount and type of insurance.
3. Procure all necessary insurance for the District at competitive market rates, subject to Board approval, and maintain documentation of all insurance procurement efforts.
4. Process and assist in the investigation of insurance claims, in coordination with the District's legal counsel.
5. Review insurance policies and coverage amounts of District vendors.
6. Provide an update to the Schedule of Values of Assets owned by the District for purposes of procuring adequate coverage.
7. Maintain and monitor Certificates of Insurance for all service and contract vendors.
8. Investigate eligibility and prepare application(s) for FEMA grants and other available funding when available, as needed.

B. <u>Financial and Revenue Collection</u>

i. **Administer Prepayment Collection:**

1. Provide payoff information and prepayment amounts upon request of property owners. A reasonable administrative fee may be charged for this service.
2. Monitor, collect, and maintain records of prepayment of assessments.
3. Coordinate with Trustee to confirm semi-annual interest payments and bond call amounts.
4. Prepare periodic continuing disclosure reports for investment bankers, bondholders, and reporting agencies.

ii. **Administer Assessment Roll Process:**

1. Prepare annual assessment roll for collection of debt service and operations and maintenance assessments.
2. Update roll to reflect per unit and per parcel assessments based on adopted fiscal year budgets.
3. Verify assessments on platted lots, commercial properties, or other assessable lands.
4. Convert final assessment roll to Duval County Property Appraiser or Tax Collector format and remit to Duval County.
5. Execute and issue Certificate of Non-Ad Valorem Assessments to Duval County.

iii. **Administer Assessments for Off Tax Roll parcels/lots:**

1. Maintain and update a current list of owners of property not assessed via the tax roll.
2. Prepare and issue direct invoices for the annual debt service and operations and maintenance assessments.

3. Monitor collection of direct invoices and prepare and send delinquent/collection notices, as necessary.

iv. **True-Up Analysis:**

1. Annually compare current platted and unplatted lots to original development plan to ensure adequate collection of assessment revenue, as necessary.
2. Prepare true-up calculations and invoice property owners for true-up payments, as necessary.

C. <u>Administrative Services</u>

i. Ensure compliance with all statutes affecting the District, including but not limited to:

1. Certify and submit the Special District Update Form, as required each year.
2. Assign and provide a Records Management Liaison Officer for reporting to the Division of Library and Information Services.
3. Assign and provide contact person for the State Commission of Ethics for Financial Disclosure and other necessary coordination.
4. Provide Form l Financial Disclosure filing information and/or documents to District Supervisors.
5. Provide Form 1F Financial Disclosure filing information and/or documents for Supervisors whose terms end during District Manager's tenure, whether through term expiry or resignation.
6. Monitor and provide Form 8B Memorandum of Voting Conflict to District Supervisors, as may be required from time to time.
7. Monitor and provide updates to District organizational documents, including the Notice of Establishment, to authorities requesting and having jurisdiction.
8. Maintain Disclosure of Public Financing and file with Department of Commerce.
9. Prepare and submit a proposed budget for Board approval no later than June 15 of each fiscal year, in accordance with Section 190.008, *Florida Statutes*.
10. Provide copy of approved proposed budget to the County a minimum of 60 days prior to the public hearing on the budget.
11. Provide written notice to property owners of public hearing on the budget and its related assessments.
12. Provide copy of the initial Public Facilities report to the County as required by law and provide copy of an annual notice of any changes to the Public Facilities report to the County if changes are made, at a minimum every seven (7) years after initial submission.
13. File name and location of the Registered Agent and Office location each year to all authorities having jurisdiction.
14. Provide for publication and submission of the regular meeting schedule of the Board to the County, and in a newspaper of general circulation in the area of the District, as required by Florida Statute.

15. Provide District map and updates, as provided by the District's Engineer, as needed to authorities requesting and having jurisdiction.
16. Provide legal description and District boundary map, as provided by District's Engineer, as needed to the Supervisor of Elections.
17. File request letter to the Supervisor of Election of the County for number of registered voters as of April 15 of each year.
18. Provide for public records announcement and file document of registered voter data each June.
19. Update Supervisor names, officer positions, and contact information to the State Commission on Ethics annually or otherwise as required.
20. Certify and file the Form DR-421 Certification for Taxing Authorities that Do Not Levy Ad Valorem Taxes with the Department of Revenue on or before November 1 each year.
21. Provide for the appropriate advertisement templates, required language, and services in order to effectuate proper notice of all public meetings of the Board in accordance with the applicable Florida Statutes, including but not limited to, notices of public hearings on assessments; the annual budget; establishment of rates, fees, or charges; rulemaking; uniform method of collection; and all other required notices of meetings, hearings and workshops.
22. Provide instruction to property owners regarding the general election process and forms.
23. Respond to bondholder's requests for information in a timely manner.
24. Implement the policies established and adopted by the Board in connection with the operations of the District.
25. Answer project status inquiries from bonding companies, as required.
26. Staff an office location to process and respond to written, telephone, and/or e-mail inquiries from the public.

D. <u>District Management Administrative Responsibilities</u>

i. Prepare agendas for transmittal to the Board, District staff, and residents at least seven (7) days prior to Board meetings.

ii. Prepare meeting materials for other meetings, public hearings, etc., as needed.

iii. Prepare and provide accurate minutes for all meetings, workshops, and hearings of the Board within seven (7) business days following each meeting, maintaining compliance with Chapter 286, *Florida Statutes*.

iv. Provide a means of remote viewing (such as Zoom) for monthly Board meetings.

v. Provide means for Board Members (or to the public by request) to receive a recorded video of the meeting.

vi. Implement and maintain a document management system to create, save, and archive District documents in accordance with Chapter 119, *Florida Statutes*, and applicable retention schedules; upon termination of this services agreement, provide all documents to the District within thirty (30) days in an organized, searchable format.

vii. Provide a method for Board members to access the database for research and information gathering.

viii. Certify and file annual report to the Department of State, Division of Library and Information Services for storage and disposal of public records.

ix. Protect the integrity of all public records in accordance with the requirements of Florida law.

x. Respond to public records requests as required by law and in compliance with the District's public records policy and *Rules of Procedure*.

xi. Maintain "Record of Proceedings" for the District within Duval County, including meeting minutes, agreements, resolutions, and other records required by law.

xii. Ensure relevant financial data is posted, reported and up to date so that the public has full access to required information.

E. <u>Additional Services</u>

i. **Financial Reports:**
   1. Modifications and Certification of Special Assessment Allocation Report.
   2. True-Up Analysis:
      A. When modifications are made to a Special Assessment Allocation Report, the Controller shall conduct a review of the current platted and unplatted lots compared to the original development plan to ensure adequate collection of assessment revenue.
      B. When true-up calculations are required pursuant to the Special Assessment Allocation Report or applicable bond documents, the Controller shall prepare true-up calculations and coordinate with the District's assessment consultant to invoice property owners for true-up payments in accordance with Chapter 170, Florida Statutes.
   3. Refinancing analysis.

ii. **Bond Issuance Services:***
   1. Prepare benefit analysis based on infrastructure to be funded with bond proceeds.
   2. Prepare Master and/or Preliminary Special Assessment Allocation Report and present to District board and staff as needed.

3. Prepare or provide signatures on all closing documents, certificates, or schedules related to the bond issue that are required by District Manager or District Assessment Methodology Consultant.

iii. **Bond Validation Services:***

1. Prepare Bond Validation Report determining the "not-to-exceed" par amount of bonds to be issued by the District and present to Board as part of the Bond Resolution.
2. Provide expert testimony at bond validation hearing in Court having jurisdiction.

*Bond Issuance Services and Bond Validation Services shall be provided at a rate of $25,000 for new bond issuances and $15,000 for bond refinances.

iv. Services related to amendment to District boundaries, as needed.

v. Preparation of Grant Applications, as needed.

vi. Services as Escrow Agent, as needed.

F. <u>Additional Services Provided to Third Parties</u>

i. **Issue Estoppel Letters as Needed for Property Transfers ($200 per letter):**

1. Prepare estoppel letter(s) reflecting current District assessment information as required for sale or transfer of residential or commercial property within the District, upon request.
2. Issue lien releases for properties which are prepaid within the District.

ii. **Bond Prepayment Processing:**

1. Collect bond prepayments, both short term and long-term bonds, verify amounts, and remit to Trustee with deposit instructions.
2. Maintain collection log showing all parcels that have prepaid assessments.
3. Prepare, execute, and issue release of lien to be recorded in public records.

Exhibit B
Fee Schedule

TRAILS CDD VESTA DISTRICT SERVICES	FY 2027 (10/01/2026 - 09/30/2027)	FY 2028 (10/01/2027 - 09/30/2028)	FY 2029 (10/01/2028 - 09/30/2029)
	Annual Amount	Annual Amount	Annual Amount
Accounting	$ 20,600.00	$ 21,630.00	$ 22,711.50
Administration	$ 20,600.00	$ 21,630.00	$ 22,711.50
Assessment Preparation/Collection	$ 6,083.00	$ 6,387.15	$ 6,706.51
Disclosure Reporting	$ 5,150.00	$ 5,407.50	$ 5,677.88
Website & Technology	$ -	$ -	$ -
Total	$ 52,433.00	$ 55,054.65	$ 57,807.38

***The August 2026 and September 2026 monthly invoices shall be billed at the approved amounts per agreement that was in effect prior to the new agreement.**

Return to Agenda

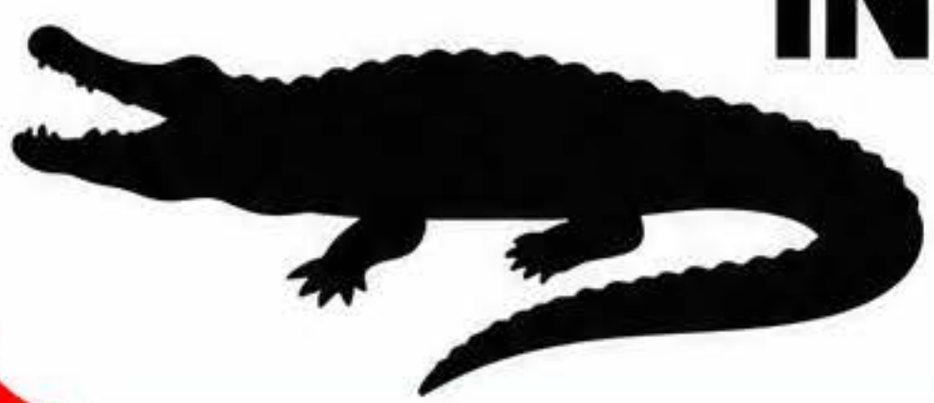
EXHIBIT 8

NO TRESPASSING

NO BOATING
NO SWIMMING
NO WADING

DANGER

ALLIGATORS AND SNAKES IN AREA



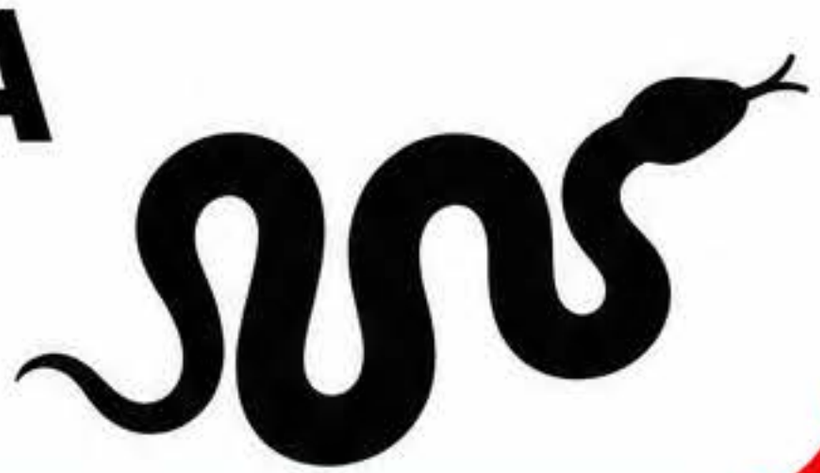


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EXHIBIT 8A

FASTSIGNS
Make Your Statement™

8535 Baymeadows Rd
Ste 7
Jacksonville, FL 32256
(904) 443-7446

fastsigns.com/299

ESTIMATE
EST-108810

Payment Terms: Payment Upfront

Created Date: 9/23/2026

DESCRIPTION: Pond Signs

Bill To: Trails CDD c/o Vesta Property Services
15431 Spotted Stallion Trail
Jacksonville, FL 32234
US

Pickup At: FASTSIGNS of Jacksonville - Baymeadows
8535 Baymeadows Rd
Ste 7
Jacksonville, FL 32256
US

Requested By: Harold Burns
Email: hburns@vestapropertyservices.com
Work Phone: (904) 748-0051

Salesperson: Kim Brown
Entered By: Kim Brown

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	**Pond Signs (Aluminum Posts)**	72	$94.2878	$6,788.72
1.1	**HQ OUTPUT TO RIGID MATERIAL - Premium Printed 3M 180 Vinyl with Premium 3M 8518 UV Laminate mounted to 080 Aluminum with Radius Corners and Holes Centered Top and Bottom** **Part Qty:** 1 **Width:** 12.00" **Height:** 18.00" **Sides:** 1			
1.2	**FRAMES - 6' Green Channel Post** **Part Qty:** 1			
2	**Installation at 27 Ponds**	1	$3,150.00	$3,150.00
2.1	**IN HOUSE INSTALLATION -** **Part Qty:** 1 **Text:** * The price depends on each sign is clearly marked before installation date			

Subtotal:	$9,938.72
Taxes:	$745.40
Grand Total:	$10,684.12
Credit Card Surcharge:	*3.00%*
Total with Surcharge:	*$11,004.64*

Signature: _____ **Date:** _____

FASTSIGNS
Make Your Statement™

8102 Blanding Blvd
Ste 14
Jacksonville, FL 32244
(904) 771-7446

fastsigns.com/532

ESTIMATE
E532-33761

Payment Terms: Balance due on completion

Created Date: 9/23/2026

DESCRIPTION: Warning Signs

Bill To: Trails-CDD-Vesta Property Services
15431 Spotted Stallion Trail
Jacksonville, FL 32234
US

Pickup At: FASTSIGNS 532
8102 Blanding Blvd
Ste 14
Jacksonville, FL 32244
US

Requested By: Harold Burns
Email: hburns@vestapropertyservices.com
Work Phone: (904) 748-0051

Salesperson: Alon LaRoche
Work Phone: (904) 771-7446

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	**Max Metal Signs**	72	$28.0736	$2,021.30
1.1	**Max Metal 3mm -** **Part Qty:** 1 **Width:** 12.00" **Height:** 18.00" **Sides:** 1 **Text:** Customer Graphics 6051656f-893d-4add-a388-1fdb70fc6caf			
2	**Layout and Setup**	1	$25.00	$25.00
2.1	**Graphic Design Fee-Basic Design and Layout -** **Part Qty:** 1			
3	**U Channel Posts**	72	$17.15	$1,234.80
3.1	**U-Channel Post -** **Part Qty:** 1 **Text:** 6 ft Long Green			
4	**Hardware**	72	$1.50	$108.00
4.1	**Hardware -** **Part Qty:** 2 **Text:** Stainless Steel Bolts, Nuts and Washers			
5	**Installation**	1	$2,000.00	$2,000.00
5.1	**Installation -** - # of Hours: 20			

Subtotal:	$5,389.10
Taxes:	$254.19
Grand Total:	$5,643.29
Deposit Required:	$2,821.65

*"Design and Layout" fees are placed on all orders, with the exception of EXACT reprints. This line item becomes NON-REFUNDABLE once a design has been presented to the customer. The amount of these fees are dictated by the complexity of the design and the expected amount of time our design team will spend on the entire project. The minium fee is $25.00 per order, and does not include additional photos or clip art. This fee includes an initial proof and 2 revisions. More than 2 revisions may result in additional costs.

Signature: _____ **Date:** _____

EXHIBIT 8B

Estimate

Signs By Tomorrow
8110 Cypress Plaza Drive, Suite 305
Jacksonville, FL 32256
ph. 904-332-0778
fax 904-332-0779
email: info@sbtjax.com

Estimate: 17491

Printed 9/25/2026 10:56:05AM

Description: **Custom Pond Sign Project (Production and Installation Qty: 72) - Aluminum .063 Sign Faces**
Prepared For: Harold Burns ph: (904) 748-0051
Company: Trails-CDD-Vesta Property Services
Estimate Date: 9/24/2026 2:27:02PM email: hburns@vestapropertyservices.com

Dear Harold:

Thank you for considering Signs By Tomorrow for your sign needs. We are pleased to present to you the following quotation. This estimate covers only the services outlined below. If the scope of the work changes, approved revisions and additions will be charged accordingly. This Estimate is valid for 7 Days from the date it was provided, unless otherwise noted.

The price(s) are subject to sales tax. If you are tax exempt, please furnish us with a copy of your tax-exempt certificate with your deposit.

All jobs less than $500, require prepayment before they may enter the design / production process. A deposit of 70% is required on all orders over $500 before they may enter the design / production process, unless other arrangements have been made. Full payment is due at the time the order is complete, unless other arrangements have been made.

Production turnaround time varies based on the type of signage requested, material availability, production schedule, as well as external factors outside of our control. Because of this, production turnaround time is an estimate and is not guaranteed unless specifically stated in your order. If you need an order by a specific date that is earlier than the current standard turnaround time, it may be possible to request a rush order to reduce the production time or move ahead of existing orders in the production queue. Please ask us for more information to see if this is an option for your order. RUSH FEES WOULD APPLY.

The pricing listed in this estimate is presented as an "entire project" and not intended for a la carte pricing. Any changes in the items or quantities ordered may result in pricing adjustments.

PLEASE NOTE: Credit cards provided for deposits will be used for the balance of the order once the job is complete unless other arrangements have been made.

ORDER CANCELLATION AND RETURN POLICY
Because all orders are custom-made, refunds cannot be provided once orders are in production. Orders that are canceled after the order is placed but prior to production may be subject to a restocking fee up to 25% of the order cost and/or design fees for any design work provided up to the point of cancellation. If the order is already in production, there will be no refunds as all signage is custom-made to your specifications. Furthermore, the return policy is that no items can be returned for refund or credit as all products are unique to each customer and cannot be restocked or resold after production begins. Any special order item has no ability to be returned or canceled once ordered.

Please don't hesitate to call us if you have any questions.

Again, thank you for using Signs By Tomorrow.

Signs By Tomorrow

Product	Font	Qty	Sides	Height	Width	Unit Cost	Item Total

Estimate

Signs By Tomorrow
8110 Cypress Plaza Drive, Suite 305
Jacksonville, FL 32256
ph. 904-332-0778
fax 904-332-0779
email: info@sbtjax.com

Estimate: 17491

Printed 9/25/2026 10:56:05AM

Product	Font	Qty	Sides	Height	Width	Unit Cost	Item Total
1 Aluminum .063		1	1	18	12	$9,936.72	$9,936.72

Color: Black / Red on White

Description: x72 Full Sign Sets, produced and installed:
- .063 Aluminum Pond Sign
- U-Channel Post - 8' - Green, 2lb/ft
- Hardware mounting set (Bolts and Nuts for Mounting sign face to U-Channel post)
- Installation of 72 sign/post sets at 27 ponds within the same community

(Need to confirm installation locations / area - Extended installation area may affect pricing.)

Text: Custom Artwork
No Trespassing
No Swimming
No Wading
Danger
Alligators and Snakes
in Area
(Silhouettes of Alligator and Snake)

2 Set-Up Fee		1	1	1	1	$19.95	$19.95

Color: Black on White

Description: File / Order Set-Up: Covers job folder creation and file management for this order (separate from artwork/desig

Text:

Notes:

Line Item Total:	**$9,956.67**
Subtotal:	**$9,956.67**
Taxes:	**$672.41**
Total:	**$10,629.08**

Deposit Required: **$7,440.36**

Company: Trails-CDD-Vesta Property Services
15431 Spotted Stallion Trail
Jacksonville, FL 32234

Received/Accepted By:

/ /

Estimate

Signs By Tomorrow
8110 Cypress Plaza Drive, Suite 305
Jacksonville, FL 32256
ph. 904-332-0778
fax 904-332-0779
email: info@sbtjax.com

Estimate: 17492

Printed 9/25/2026 10:56:29AM

Description: **Custom Pond Sign Project (Production and Installation Qty: 72) - ACM (3mm) Sign Faces**
Prepared For: Harold Burns ph: (904) 748-0051
Company: Trails-CDD-Vesta Property Services
Estimate Date: 9/24/2026 2:38:21PM email: hburns@vestapropertyservices.com

Dear Harold:

Thank you for considering Signs By Tomorrow for your sign needs. We are pleased to present to you the following quotation. This estimate covers only the services outlined below. If the scope of the work changes, approved revisions and additions will be charged accordingly. This Estimate is valid for 7 Days from the date it was provided, unless otherwise noted.

The price(s) are subject to sales tax. If you are tax exempt, please furnish us with a copy of your tax-exempt certificate with your deposit.

All jobs less than $500, require prepayment before they may enter the design / production process. A deposit of 70% is required on all orders over $500 before they may enter the design / production process, unless other arrangements have been made. Full payment is due at the time the order is complete, unless other arrangements have been made.

Production turnaround time varies based on the type of signage requested, material availability, production schedule, as well as external factors outside of our control. Because of this, production turnaround time is an estimate and is not guaranteed unless specifically stated in your order. If you need an order by a specific date that is earlier than the current standard turnaround time, it may be possible to request a rush order to reduce the production time or move ahead of existing orders in the production queue. Please ask us for more information to see if this is an option for your order. RUSH FEES WOULD APPLY.

The pricing listed in this estimate is presented as an "entire project" and not intended for a la carte pricing. Any changes in the items or quantities ordered may result in pricing adjustments.

PLEASE NOTE: Credit cards provided for deposits will be used for the balance of the order once the job is complete unless other arrangements have been made.

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Because all orders are custom-made, refunds cannot be provided once orders are in production. Orders that are canceled after the order is placed but prior to production may be subject to a restocking fee up to 25% of the order cost and/or design fees for any design work provided up to the point of cancellation. If the order is already in production, there will be no refunds as all signage is custom-made to your specifications. Furthermore, the return policy is that no items can be returned for refund or credit as all products are unique to each customer and cannot be restocked or resold after production begins. Any special order item has no ability to be returned or canceled once ordered.

Please don't hesitate to call us if you have any questions.

Again, thank you for using Signs By Tomorrow.

Signs By Tomorrow

Product	Font	Qty	Sides	Height	Width	Unit Cost	Item Total

Estimate

Signs By Tomorrow
8110 Cypress Plaza Drive, Suite 305
Jacksonville, FL 32256
ph. 904-332-0778
fax 904-332-0779
email: info@sbtjax.com

Estimate: 17492

Printed 9/25/2026 10:56:29AM

Product	Font	Qty	Sides	Height	Width	Unit Cost	Item Total
1 Polymetal ACM: 3mm (1/8")		1	1	18	12	$9,317.16	$9,317.16

Color:

Description: x72 Full Sign Sets, produced and installed:
- 3mm ACM (Aluminum composite material) Pond Sign
- U-Channel Post - 8' - Green, 2lb/ft
- Hardware mounting set (Bolts and Nuts for Mounting sign face to U-Channel post)
- Installation of 72 sign/post sets at 27 ponds within the same community

(Need to confirm installation locations / area - Extended installation area may affect pricing.)

Text: Custom Artwork
No Trespassing
No Swimming
No Wading
Danger
Alligators and Snakes
in Area
(Silhouettes of Alligator and Snake)

2 Set-Up Fee		1	1	1	1	$19.95	$19.95

Color: Black on White

Description: File / Order Set-Up: Covers job folder creation and file management for this order (separate from artwork/desig

Text:

Notes:

Line Item Total:	**$9,337.11**
Subtotal:	**$9,337.11**
Taxes:	**$635.23**
Total:	**$9,972.34**

Deposit Required: **$6,980.64**

Company: Trails-CDD-Vesta Property Services
15431 Spotted Stallion Trail
Jacksonville, FL 32234

Received/Accepted By:

/ /

Return to Agenda

EXHIBIT 9

OCT 2026	Field Operations Manager's Rep
Field Operations Manager	Harold Burns
Community	Winchester Ridge-Trails CDD
Created Work Orders Last 30 Days	255
Completed Work Orders Last 60 Days	255
Current Open Work Orders	0

DEPARTMENTAL & OPERATIONAL REPORT

LANDSCAPE AND IRRIGATION:

- Mowing assignments phase 1&2 are still being closely monitored daily

POND AND FOUNTAIN MAINTENANCE:

- Solitude pond management has been informed of algae growth and water weeds

AMENITY CENTER

- Seeking estimates for pool coping & paver repairs
- Seeking estimates for updated pond warning signs

Residents Suggestions & Request

- Is fishing allowed
- Fall fair or carnival for kids

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