

Parkside Trails
Community Development District

Meeting Agenda

March 26, 2025

AGENDA

Parkside Trails

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

Phone: 407-841-5524 – Fax: 407-839-1526

March 19, 2025

Board of Supervisors
Parkside Trails Community
Development District

Dear Board Members:

The meeting of the Board of Supervisors of the Parkside Trails Community Development District will be held **Wednesday, March 26, 2025 at 2:00 p.m., or shortly thereafter as reasonably possible, at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.** Following is the advance agenda for the regular meeting:

1. Roll Call
2. Public Comment Period
3. Approval of Minutes of the January 22, 2025 Meeting
4. Consideration of Lake County Property Appraiser Agreements
 - A. Uniform Method of Collection
 - B. Nondisclosure Agreement for Information Exempt from Public Disclosure
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Balance Sheet and Income Statement
 - ii. Ratification of Funding Request #6
6. Other Business
7. Supervisor's Requests
8. Adjournment

The balance of the agenda will be discussed at the meeting. In the meantime, if you should have any questions, please contact me.

Sincerely,

George S. Flint

George S. Flint
District Manager

Cc: Tucker Mackie, District Counsel
John Powell, District Engineer
Steve Sanford, Bond Counsel
Jon Kessler, Underwriter
Scott Schuhle, Trustee

Enclosures

MINUTES

MINUTES OF MEETING
PARKSIDE TRAILS
COMMUNITY DEVELOPMENT DISTRICT

The Organizational meeting of the Board of Supervisors of the Parkside Trails Community Development District was held Wednesday, January 22, 2025 at 12:00 p.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum were:

Aaron Struckmeyer	Chairman
Mary Burns	Vice Chairperson
Bernard Sullivan	Assistant Secretary
Dan Edwards	Assistant Secretary
Richard Jerman	Assistant Secretary

Also present were:

George Flint	District Manager
Ryan Dugan <i>by phone</i>	District Counsel
John Prowell <i>by phone</i>	District Engineer
Ashley Hilyard	Field Manager
Clayton Smith	Field Operations Manager

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 2:00 p.m. and called the roll. Five Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

There were no members of the public present for the meeting.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the September 25,
2024 Meeting**

Mr. Flint presented the minutes from the September 25, 2024 Board of Supervisors meeting. He asked for any comments or corrections.

On MOTION by Mr. Struckmeyer, seconded by Ms. Burns, with all in favor, the Minutes from the September 25, 2024 Board of Supervisors Meeting, were approved, as presented.

FOURTH ORDER OF BUSINESS

Public Hearing

Mr. Flint noted this is the public hearing to consider imposition of assessments. He asked for a motion to open the public hearing.

On MOTION by Mr. Struckmeyer, seconded by Ms. Burns, with all in favor, Opening the Public Hearing, was approved.

Mr. Flint noted the public hearing is open. There are no members of the public present to provide comment or testimony.

A. Consideration of Engineer’s Report

Mr. Flint noted the Board has been provided the report. Mr. Prowell reviewed the updated report. He offered to answer any questions the Board may have. Mr. Dugan asked Mr. Prowell based on his professional experience, are the cost assessments in his report reasonable and proper. Mr. Prowell noted yes. He asked if Mr. Prowell is aware of any reason that the improvements in the report cannot be carried out by the District? Mr. Prowell stated no. There will be a modification of information regarding the electric utility provider.

On MOTION by Mr. Jerman, seconded by Mr. Struckmeyer, with all in favor, the Engineer’s Report Subject to Modification of the Information Regarding the Electric Utility Provider, was approved.

B. Consideration of Master Assessment Methodology Report

Mr. Flint noted Table 1 shows 7 phases (5 phases with some subphases) and a total of 948 units which are mix of townhomes and four different single family product types. ERU factors have been assigned to those product types that results in 776.36 ERUs. Table 2 is the estimated infrastructure cost of the items that the District Engineer identifies public improvements eligible to be financed by the District and that total is \$62,818,750. The footnote will need to be updated to January 10, 2025. Table 3 is the preliminary bond sizing for purposes of the master lien assuming the District funds 100% of the improvements, very conservative sizing parameters resulting in a par amount of \$82,515,000. Table 4 allocates the benefit based on improvement cost and demonstrates the benefit. Table 5 demonstrates the benefit based on the par debt. Table 6

shows if they were to fund 100% of the improvements at those conservative assumptions and the sizing what the annual debt assessments would be. This gives maximum flexibility when you go to size the bonds. Table 7 is the preliminary assessment roll and attached is the legal description. Mr. Struckmeyer noted every three months they are changing; additional lots being changed over. The Board could approve the report subject to revision in Table 7 and Counsel prepare the consents to the parties that now own that property consenting to these assessments so it preserves the lien on the property.

On MOTION by Mr. Struckmeyer, seconded by Mr. Jerman, with all in favor, the Master Assessment Methodology Report Subject to Revisions Discussed, was approved.

C. Public Comment and Testimony

Mr. Flint noted there were no members of the public present to provide comment or testimony.

D. Consideration of Resolution 2025-01 Levying Assessments

Mr. Dugan stated this resolution sets out the records that are required to establish and adopt the master assessments that were covered in the Methodology Report.

On MOTION by Mr. Struckmeyer, seconded by Ms. Burns, with all in favor, Resolution 2025-01 Levying Assessments, was approved.

Mr. Flint asked for a motion to close the public hearing.

On MOTION by Mr. Struckmeyer, seconded by Mr. Jerman with all in favor, Closing the Public Hearing, was approved.

FIFTH ORDER OF BUSINESS

Consideration of Professional Engineering Services Agreement with VHB, Inc.

Mr. Flint noted this is the agreement with VHB as the District Engineer. You retained them as interim District Engineer at the organizational meeting. This just brings the agreement back to get it in the record. Mr. Dugan is working with engineering to get some changes to the verbiage of the report. There is a final agreement on the terms but it is slightly different than what is in the agenda. He asked to approve in substantial form.

On MOTION by Mr. Struckmeyer, seconded by Ms. Burns, with all in favor, the Professional Engineering Services Agreement with VHB, was approved substantial form.

SIXTH ORDER OF BUSINESS

Consideration of Master Acquisition Agreement with Pulte Home Company, LLC

Mr. Dugan noted this a standard form acquisition agreement between the District and Pulte that lays out the process whereby the District would acquire complete improvements once constructed by Pulte. The documentation process and concept of repaying with bond proceeds if and when available.

On MOTION by Mr. Struckmeyer seconded by Mr. Jerman, with all in favor, the Master Acquisition Agreement with Pulte Home Company, LLC, was approved.

SEVENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Dugan stated the validation hearing is set for March 19th. Lake County requires an in-person hearing. His office will reach out with additional information. The Acquisition Agreement will be put to use in the near future. He has been working with the District Engineer on acquisition of the Phase 1 utility improvement and off-site improvements.

B. Engineer

Mr. Prowell had nothing further to report.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through November 30th. There is \$8,293 in the operating account. No action is required.

ii. Ratification of Funding Requests #2 – #5

Mr. Flint asked for ratification of Funding Requests #2-#5.

On MOTION by Mr. Struckmeyer seconded by Mr. Sullivan, with all in favor, Funding Requests #2-#5, were ratified.

EIGHTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Supervisor's Requests

Mr. Struckmeyer noted they are planning to go to sale next month. Pulte is starting to sell homes and will need to give buyers information on the CDD.

Mr. Flint introduced Clayton Smith, Director of Field Management Services. Clayton will be working with Mr. Flint and Mr. Struckmeyer or Mr. Sullivan to develop some cost estimates for the O&M.

TENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Struckmeyer, seconded by Ms. Burns, with all in favor, the meeting was adjourned.
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Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

**UNIFORM COLLECTION AGREEMENT
BETWEEN THE LAKE COUNTY PROPERTY APPRAISER
AND PARKSIDE TRAILS COMMUNITY DEVELOPMENT DISTRICT**

THIS AGREEMENT is made and entered into this _____ day of _____ 2025, by and between the **PARKSIDE TRAILS COMMUNITY DEVELOPMENT DISTRICT**, a unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose address is c/o Governmental Management Services (GMS), 219 East Livingston St. Orlando, FL 32801 (the “District”), and the **LAKE COUNTY PROPERTY APPRAISER**, a Constitutional Officer of the State of Florida, whose address is 320 West Main St. Suite A, Tavares, Florida 32778 (the “Property Appraiser”).

WITNESSETH:

WHEREAS, the District is authorized to impose non-ad valorem assessments and by resolution has elected to use the uniform method of collecting such assessments as authorized by Section 197.3632, Florida Statutes; and

WHEREAS, the uniform method will provide an efficient method of collection of non-ad valorem assessments levied by the District; and

WHEREAS, Section 197.3632(2), Florida Statutes, provides that the District shall enter into a written agreement with the Property Appraiser, for reimbursement of necessary administrative costs incurred under Section 197.3632, Florida Statutes.

NOW THEREFORE, in consideration of the foregoing, the parties agree as follows:

SECTION 1. PURPOSE. The purpose of this Agreement is to establish the terms and conditions under which the Property Appraiser shall assess the District non-ad valorem assessments, and to require that the District reimburse the Property Appraiser for necessary administrative costs pursuant to Section 197.3632, Florida Statutes. These expenses shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming.

SECTION 2. TERM. The term of this Agreement shall commence upon execution and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each, unless the District shall inform the Property Appraiser, as well as the Tax Collector and the Department of Revenue by January 10 of each calendar year, if the District intends to discontinue to use the uniform methodology for its assessments pursuant to Section 197.3632 (6), Florida Statutes.

SECTION 3. COMPLIANCE WITH LAWS AND REGULATIONS. The parties shall abide by all statutes, ordinances, rules and regulations pertaining to the levy and collection of the District non-ad valorem assessments, including those now in effect and hereafter adopted. To the extent permitting by §768.28, Florida Statutes, the District shall hold the Property Appraiser harmless for any mistakes the District makes in levying its non-ad valorem special assessments, noticing, and implementing of the uniform collection methodology procedures. In the event of lawsuits filed by District taxpayers, the District agrees to support a motion to dismiss the Property Appraiser from the case. The Property Appraiser has no involvement with either the levy of the non-ad valorem special assessments or with the proper notices and procedures required of the District in adhering to the uniform collection methodology procedure.

SECTION 5. RESPONSIBILITY OF THE DISTRICT

- a. The District agrees to reimburse the Property Appraiser for necessary administrative costs incurred pursuant to Section 197.3632, Florida Statutes. Administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District shall only compensate the Property Appraiser for the actual cost of imposing the District's non-ad valorem assessments, which include all its benefit and maintenance assessments, as may be billed to the District in a timely manner.
- b. The District is responsible for necessary advertising relating to the non-ad valorem assessment program.

- c. By September 15th of each year the District shall certify a non-ad valorem assessment roll on compatible electronic medium to the Tax Collector. The District shall post the non-ad valorem assessment for each parcel on the non-ad valorem assessment roll to be certified. It is the responsibility of the District to ensure that such roll be free of errors and omissions. If the Property Appraiser discovers errors and omissions on such roll, he may request the District to file a corrected roll or a correction of the amount of any assessment. The District shall bear the cost of any such error and omission.
- d. The District agrees to cooperate with the Property Appraiser in implementation of the uniform method of collecting non-ad valorem assessments pursuant to, and consistent with all of the provisions of Section 197.3632 and 197.3635, Florida Statutes, or its successor provisions.
- e. The District shall supply to the Property Appraiser a written boundary description of the area within which the non ad valorem assessments are to be imposed. The Property Appraiser will impose a fee based on actual cost for mapping and programming time in excess of one (1) hour; not to exceed \$100.00 annually, plus an annual fee for the data file; also known as the CRA or non-ad valorem NAL (name, address, legal) file; not to exceed \$100.00.
- f. The Property Appraiser has determined that the total costs referenced in this Agreement and associated with the District's utilization of the Uniform Method shall not exceed \$200.00 annually.

SECTION 6. RESPONSIBILITY OF PROPERTY APPRAISER.

The Property Appraiser shall provide any information or services required of the Property Appraiser by §197.3632(3)(b). The Property Appraiser is unable to utilize the Truth in Millage statement mailed annually to taxpayers for providing notice of non ad valorem assessments under this Agreement.

IN WITNESS WHEREOF, the parties have caused their duly authorized representatives to affix their signatures to this Agreement.

**LAKE COUNTY
PROPERTY APPRAISER**

Attest: _____ BY: _____
MARK V. JORDAN, Property Appraiser

**PARKSIDE TRAILS COMMUNITY
DEVELOPMENT DISTRICT**

Attest: _____ BY: _____
Chairman

SECTION B

**NONDISCLOSURE AGREEMENT
FOR INFORMATION EXEMPT FROM PUBLIC DISCLOSURE
UNDER CHAPTER 119, FLORIDA STATUTES**

**BETWEEN THE LAKE COUNTY PROPERTY APPRAISER
AND PARKSIDE TRAILS COMMUNITY DEVELOPMENT DISTRICT**

THIS NONDISCLOSURE AGREEMENT FOR INFORMATION EXEMPT FROM PUBLIC DISCLOSURE UNDER CHAPTER 119, FLORIDA STATUTES (“Agreement”) is made and entered into this _____ day of _____ 2024, by and between the **PARKSIDE TRAILS COMMUNITY DEVELOPMENT DISTRICT**, (the “Authority”) a unit of special purpose government created pursuant to Chapter 190, Florida Statutes, as amended, whose address is c/o Governmental Management Services (GMS), 219 East Livingston St. Orlando, FL 32801, and the **LAKE COUNTY PROPERTY APPRAISER**, (the “Property Appraiser”) a Constitutional Officer of the State of Florida, whose address is 320 West Main St. Suite A, Tavares, Florida 32778.

**SECTION I
Findings and Determinations**

The parties find and determine:

1. The Property Appraiser has the statutory responsibility to list and appraise all real and tangible personal property in the County each year for purposes of ad valorem taxation. During the normal course of business, the Property Appraiser acquires, stores, and maintains an abundance of property and ownership information, some of which is exempt from public disclosure; and
2. In order to carry out its duties related to the production of non-ad valorem assessments; the delivery of a non-ad valorem tax roll to the Lake County Tax Collector; perform analysis using value and land data, and to provide certain necessary municipal functions, the Authority requires certain property and ownership information held by the Property Appraiser for properties within the city’s jurisdictional boundary.

**SECTION II
Applicable Law and Regulations**

1. Chapter 119, Florida Statutes, provides that any records made or received by any public agency in the course of its official business are available for inspection, unless specifically exempted by the Florida Legislature; and
2. Section 119.071, Florida Statutes, contains multiple exemptions from disclosure under the mandatory

access requirement of section 119.07(1), Florida Statutes. Under section 119.071(4)(d)3., Florida Statutes, an agency that is not the employer of, but is the custodian of records pertaining to, one of the persons enumerated in section 119.071(4)(d), Florida Statutes, is required to maintain such person's exemption if the person or his or her employing agency submits a written request to the custodian; and

3. Section 119.071(4)(d), Florida Statutes, defines "Home Addresses" to mean the dwelling location at which an individual resides and includes the physical address, mailing address, street address, parcel identification number, plot identification number, legal property description, neighborhood name and lot number, GPS coordinates, and any other descriptive property information that may reveal the home address; and
4. The Office of the Attorney General of Florida ("Attorney General") released Advisory Legal Opinion 2017-05 on November 22, 2017 that noted a clear distinction is made between public records that are "exempt" from disclosure and records that are "confidential." "If information is made confidential in the statutes, the information is not subject to inspection by the public and may only be released to the persons or organizations designated in the statute.... If records are not confidential but are only exempt from the Public Records Act, the exemption does not prohibit the showing of such information." Based upon this distinction, the Attorney General concluded that when there is a statutory or substantial policy need for information that is otherwise exempt from disclosure under the Public Records Act, the information should be made available to the requesting agency or entity. The Attorney General also noted that there is nothing in Chapter 119, Florida Statutes, indicating that an exempt address loses its exempt status by being shared with another agency.

SECTION III

Purpose

1. The purpose of this Agreement is to facilitate the transfer between the Property Appraiser and the Authority of data elements maintained by the Property Appraiser that constitute Home Address as defined and that are exempt under Chapter 119, Florida Statutes, for which the Property Appraiser has received a request to withhold such Home Addresses from disclosure pursuant to Section 119.071(4)(d)3., Florida Statutes ("Exempt Home Addresses"); and
2. To ensure that Exempt Home Addresses retain their exempt status, and are withheld from disclosure in accordance with applicable law, once in the Authority's possession.

SECTION IV

Term

1. The term of this Agreement shall commence upon execution and shall continue and extend uninterrupted from year-to-year, automatically renewed for successive periods not to exceed one (1) year each; and
2. Either party has the right to terminate this Agreement by giving at least 30 days' notice in writing to the other party to expire at the end of the initial or last renewal term.

SECTION V
Duties and Responsibilities of Property Appraiser

1. The Property Appraiser agrees to provide the Exempt Home Addresses in the same manner that it provides other non-exempt property and ownership information; and
2. The Property Appraiser agrees to clearly identify which properties contain Exempt Home Addresses. This information will be conveyed in the data file(s) using a field named NPR. The NPR field will contain a “1” if the parcel has an Exempt Home Address. Otherwise, the NPR field will contain a “0”.

SECTION VI
Duties and Responsibilities of the Authority

1. The Authority agrees that Exempt Home Addresses will retain their exempt status once in its possession; and
2. To the extent permitted by applicable law, the Requesting Entity agrees to withhold from public disclosure Exempt Home Addresses or Names as outlined pursuant to Florida Statute 119.071(4) and Florida Statute 493, and as otherwise identified by the Property Appraiser pursuant to Section V, above.

SECTION VII
Miscellaneous

1. The parties shall perform all their obligations under this Agreement in accordance with good faith and prudent practice.
2. If either party receives any letter, action, suit or investigation from a non-party to this Agreement regarding the withholding of the Exempt Home Addresses pursuant to this Agreement, the other party shall cooperate and assist the other parties in this agreement in defending claims to such Exempt Home Addresses. The parties agree that neither party shall be entitled to any additional fees and/or compensation for their cooperation and assistance under this paragraph of the Agreement.

3. Each party, as a state agency or political subdivision as defined by Florida Statute § 768.28, shall indemnify each other party and defend and hold it harmless as to any claim, judgment or damage award whatsoever arising out of or related to that indemnifying party's own negligent or wrongful acts or omissions, to the extent permitted by law, and subject to the dollar limitations set forth in Florida Statute § 768.28. The parties understand that pursuant to Florida Statute § 768.28(19), no party is entitled to be indemnified or held harmless by another party for its own negligent or wrongful acts or omissions. Nothing herein is intended to serve as a waiver of sovereign immunity by any party to which sovereign immunity may be applicable, and each party claims all of the privileges and immunities and other benefits and protections afforded by Florida Statute § 163.01(9). The parties to this Agreement do not intend that this Agreement benefit any third party, and nothing herein should be construed as consent by a state agency or political subdivision of the State of Florida to be sued by third parties in any matter arising out of this Agreement.
4. This Agreement constitutes the entire Agreement between the parties with respect to the subject matter contained herein and may not be amended, modified, or rescinded unless otherwise provided in this Agreement, except in writing and signed by all the parties hereto. Should any provision of this Agreement be declared to be invalid, the remaining provisions of this Agreement shall remain in full force and effect, unless such provision found to be invalid alters substantially the benefits or the Agreement for either of the parties or renders the statutory and regulatory obligations unable to be performed. All prior agreements between the parties hereto, addressing the matters set forth herein, are hereby terminated and superseded by this Agreement.
5. This Agreement shall be governed by the laws of the State of Florida.
6. Written notice shall be given to the parties at the following addresses, or such other place or person as each of the parties shall designate by similar notice:

As to Property Appraiser:

The Honorable Mark V. Jordan,
Lake County Property Appraiser
320 W. Main St. Suite A
Tavares, FL 32778

As to the Authority:

Parkside Trails Community Development District
c/o Governmental Management Services (GMS),
219 East Livingston St.
Orlando, FL 32801

IN WITNESS WHEREOF, the parties have hereunto set, their hands and seals and such of them as are corporations have caused these presents to be signed by their duly authorized officers.

WITNESS

Signature

Printed Name

LAKE COUNTY PROPERTY APPRAISER

By: _____
Mark V. Jordan

Date: _____

WITNESS

Signature

Printed Name

PARKSIDE TRAILS COMMUNITY DEVELOPMENT DISTRICT

By: _____
Signature

Printed Name

Title

Date: _____

SECTION V

SECTION C

SECTION 1

Parkside Trails
Community Development District

Unaudited Financial Reporting
February 28, 2025



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 Balance Sheet

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 General Fund

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 Month to Month

Parkside Trails
Community Development District
Combined Balance Sheet
February 28, 2025

	<i>General Fund</i>	<i>Total Governmental Funds</i>
Assets:		
<u>Cash:</u>		
Operating Account	\$ 6,623	\$ 6,623
Due from Developer	\$ 11,789	\$ 11,789
Total Assets	\$ 18,411	\$ 18,411
Liabilities:		
Accounts Payable	\$ 16,730	\$ 16,730
Total Liabilites	\$ 16,730	\$ 16,730
Fund Balance:		
Unassigned	\$ 1,682	\$ 1,682
Total Fund Balances	\$ 1,682	\$ 1,682
Total Liabilities & Fund Balance	\$ 18,411	\$ 18,411

Parkside Trails

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2025

	Adopted Budget	Prorated Budget Thru 02/28/25	Actual Thru 02/28/25	Variance
Revenues:				
Developer Contributions	\$ 124,678	\$ 24,200	\$ 24,200	\$ -
Total Revenues	\$ 124,678	\$ 24,200	\$ 24,200	\$ -
Expenditures:				
<i>General & Administrative:</i>				
Supervisor Fees	\$ 12,000	\$ 5,000	\$ -	\$ 5,000
FICA Expenditures	\$ 918	\$ 383	\$ -	\$ 383
Engineering	\$ 15,000	\$ 6,250	\$ -	\$ 6,250
Attorney	\$ 25,000	\$ 10,417	\$ 1,440	\$ 8,977
Management Fees	\$ 40,000	\$ 16,667	\$ 16,667	\$ 0
Information Technology	\$ 1,800	\$ 750	\$ 750	\$ -
Website Maintenance	\$ 1,200	\$ 500	\$ 2,250	\$ (1,750)
Telephone	\$ 300	\$ 125	\$ -	\$ 125
Postage & Delivery	\$ 1,000	\$ 417	\$ 65	\$ 352
Insurance	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Printing & Binding	\$ 1,000	\$ 417	\$ 17	\$ 400
Legal Advertising	\$ 15,000	\$ 6,250	\$ 2,697	\$ 3,553
Contingencies	\$ 5,000	\$ 2,083	\$ 427	
Office Supplies	\$ 625	\$ 260	\$ 0	\$ 260
Travel Per Diem	\$ 660	\$ 275	\$ -	
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Expenditures	\$ 124,678	\$ 54,968	\$ 29,488	\$ 23,549
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (5,288)	
Fund Balance - Beginning	\$ -		\$ 6,969	
Fund Balance - Ending	\$ -		\$ 1,682	

Parkside Trails
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Developer Contributions	\$ 8,827	\$ -	\$ 3,584	\$ 11,789	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,200
Total Revenues	\$ 8,827	\$ -	\$ 3,584	\$ 11,789	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 24,200
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ -	\$ 83	\$ -	\$ 1,358	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,440
Management Fees	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ 3,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,667
Information Technology	\$ 150	\$ 150	\$ 150	\$ 150	\$ 150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 750
Website Maintenance	\$ 100	\$ 1,850	\$ 100	\$ 100	\$ 100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,250
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 52	\$ 0	\$ 1	\$ 12	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65
Printing & Binding	\$ 17	\$ -	\$ -	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17
Insurance	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Legal Advertising	\$ -	\$ -	\$ 1,348	\$ 1,348	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,697
Contingencies	\$ 105	\$ 130	\$ 115	\$ 38	\$ 38	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 427
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total Expenditures	\$ 8,932	\$ 5,546	\$ 5,048	\$ 6,340	\$ 3,621	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,488
Excess Revenues (Expenditures)	\$ (105)	\$ (5,546)	\$ (1,464)	\$ 5,449	\$ (3,621)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (5,288)

SECTION 2

Parkside Trails

Community Development District

Funding Request #6
March 7, 2025

Bill to: Parkside Trails

General Fund
FY2025

	Payee	
1	Governmental Management Services - Central Florida Invoice # 10- Management Fees - February 2025	\$3,583.33
2	Kutak Rock LLP Invoice # 3535500 - General Counsel - January 2025	\$ 1,357.50
3	LocaliQ Florida Gannett Invoice # 0006932286 - Legal Advertising - January 2025	\$ 1,348.40

\$ 6,289.23

Please make check payable to:

Parkside Trails
6200 Lee Vista Blvd, Suite 300
Orlando, FL 32822

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763 2

Invoice

Invoice #: 10
Invoice Date: 2/1/25
Due Date: 2/1/25
Case:
P.O. Number:

Bill To:

Parkside Trails CDD
219 E Livingston St.
Orlando, FL 32801

Description	310.513	Hours/Qty	Rate	Amount
Management Fees - February 2025	310		3,333.33	3,333.33
Website Administration - February 2025	352		100.00	100.00
Information Technology - February 2025	351		150.00	150.00
Total				\$3,583.33
Payments/Credits				\$0.00
Balance Due				\$3,583.33

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654

Federal ID 47-0597598

March 5, 2025 7

Check Remit To:

Kutak Rock LLP

PO Box 30057

Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:

ABA #104000016

First National Bank of Omaha

Kutak Rock LLP

A/C # 24690470

Reference: Invoice No. 3535500

Client Matter No. 53123-1

Notification Email: eftgroup@kutakrock.com

Parkside Trails CDD

c/o Governmental Management Services - Central Florida

219 East Livingston Street

Orlando, FL 32801

Invoice No. 3535500

53123-1

310,513.315

Re: General Counsel

For Professional Legal Services Rendered

01/03/25	T. Mackie	0.20	71.00	Review matters pertaining to District Correspondence with engineer regarding status of various documents
01/06/25	R. Dugan	0.20	58.00	
01/12/25	L. Whelan	0.50	192.50	Monitor legislative process relating to matters impacting special districts Conference and correspondence regarding development status and anticipated Board agenda items; prepare for conference regarding same; review draft agenda; correspondence regarding same
01/15/25	R. Dugan	1.00	290.00	
01/17/25	R. Dugan	0.30	87.00	Review agenda package and prepare for Board meeting
01/22/25	R. Dugan	1.50	435.00	Prepare engineering agreement; attend Board meeting; prepare declaration of consent; correspondence regarding same
01/22/25	T. Mackie	0.20	71.00	Review correspondence regarding consents
01/29/25	D. Wilbourn	0.50	95.00	Prepare legal descriptions for declarations of consent

KUTAK ROCK LLP

Parkside Trails CDD
March 5, 2025
Client Matter No. 53123-1
Invoice No. 3535500
Page 2

01/31/25	R. Dugan	0.20	58.00	Correspondence	regarding
				engineering services agreement	

TOTAL HOURS 4.60

TOTAL FOR SERVICES RENDERED \$1,357.50

TOTAL CURRENT AMOUNT DUE \$1,357.50

UNPAID INVOICES:

August 28, 2024	Invoice No. 3439481	5,284.53
October 21, 2024	Invoice No. 3467946	1,477.50
December 27, 2024	Invoice No. 3501442	82.50

TOTAL DUE \$8,202.03



310-513-480

ACCOUNT NAME Parkside Trails Cdd Govt Mgmt Serv		ACCOUNT # 1468708	PAGE # 1 of 1
INVOICE # 0006932286	BILLING PERIOD Jan 1- Jan 31, 2025	PAYMENT DUE DATE FEBRUARY 28, 2025	
PREPAY (Memo Info) \$0.00	UNAPPLIED (included in amt due) \$0.00	TOTAL CASH AMT DUE* \$2,696.80	

BILLING ACCOUNT NAME AND ADDRESS
Parkside Trails Cdd Govt Mgmt Serv
219 E Livingston ST
Orlando, FL 32801-1508

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1/7/25	LEE Daily Commercial	10888281	1.22 Regular Meeting		1	3.0000 x 20 in	\$1,348.40

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Payment Amount by Credit Card	\$2,804.40

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ACCOUNT NAME Parkside Trails Cdd Govt Mgmt Serv		ACCOUNT NUMBER 1468708		INVOICE NUMBER 0006932286		AMOUNT PAID
CURRENT DUE \$1,348.40	30 DAYS PAST DUE \$1,348.40	60 DAYS PAST DUE \$0.00	90 DAYS PAST DUE \$0.00	120+ DAYS PAST DUE \$0.00	UNAPPLIED PAYMENTS \$0.00	TOTAL CASH AMT DUE* \$2,696.80
REMITTANCE ADDRESS (Include Account# & Invoice# on check) Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244				TO PAY WITH CREDIT CARD PLEASE CALL: 1-877-736-7612		TOTAL CREDIT CARD AMT DUE \$2,804.40
				To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com		

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AFFIDAVIT OF PUBLICATION

Stacie Vanderbilt
Parkside Trails Cdd Govt Mgmt Serv

219 E Livingston ST
Orlando FL 32801-1508

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12/31/2024, 01/07/2025

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Legal Clerk

[Signature]
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