

Parkside Trails
Community Development District

Adopted Budget
FY2026



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Parkside Trails
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY2026
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Revenues

Assessments	\$ -	\$ -	\$ -	\$ -	\$ 207,716
Developer Contributions	\$ 124,678	\$ 51,172	\$ 73,506	\$ 124,678	\$ 164,177

Total Revenues	\$ 124,678	\$ 51,172	\$ 73,506	\$ 124,678	\$ 371,893
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Expenditures

General & Administrative

Supervisor Fees	\$ 12,000	\$ -	\$ 2,000	\$ 2,000	\$ 12,000
FICA Expenses	\$ 918	\$ -	\$ 153	\$ 153	\$ 918
Engineering	\$ 15,000	\$ -	\$ 2,500	\$ 2,500	\$ 15,000
Attorney	\$ 25,000	\$ 3,794	\$ 4,167	\$ 7,960	\$ 25,000
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Assessment Administration	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ 450
Dissemination	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ 4,500
Management Fees	\$ 40,000	\$ 33,333	\$ 6,667	\$ 40,000	\$ 41,200
Information Technology	\$ 1,800	\$ 1,500	\$ 300	\$ 1,800	\$ 1,854
Website Maintenance	\$ 1,200	\$ 2,750	\$ 200	\$ 2,950	\$ 1,236
Telephone	\$ 300	\$ -	\$ 50	\$ 50	\$ 300
Postage & Delivery	\$ 1,000	\$ 112	\$ 167	\$ 279	\$ 1,000
Insurance	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 6,975
Copies	\$ 1,000	\$ 33	\$ 167	\$ 199	\$ 1,000
Legal Advertising	\$ 15,000	\$ 2,901	\$ 2,500	\$ 5,401	\$ 15,000
Contingencies	\$ 5,000	\$ 929	\$ 833	\$ 1,762	\$ 5,000
Office Supplies	\$ 625	\$ 1	\$ 104	\$ 105	\$ 625
Travel Per Diem	\$ 660	\$ -	\$ 110	\$ 110	\$ 660
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175

Total Administrative	\$ 124,678	\$ 50,528	\$ 19,917	\$ 70,445	\$ 146,893
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Adopted Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 7/31/25	Projected Next 2 Months	Projected Thru 9/30/25	Adopted Budget FY2026
<i><u>Operations & Maintenance</u></i>					
Field Expenditures					
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ 7,500
Field Management	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Landscape Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 100,000
Landscape Enhancements	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Lake Maintenance - Discing	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Electric	\$ -	\$ -	\$ -	\$ -	\$ 3,500
Streetlights	\$ -	\$ -	\$ -	\$ -	\$ 25,000
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ 7,500
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Contingency	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Total Operations & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 225,000
Total Expenditures	\$ 124,678	\$ 50,528	\$ 19,917	\$ 70,445	\$ 371,893
Excess Revenues/(Expenditures)	\$ -	\$ 644	\$ 53,589	\$ 54,233	\$ -

Net Assessments	\$ 207,716
Collection Cost (6%)	\$ 13,258
Gross Assessments	\$ 220,975

Product	Units	ERU/ Unit	ERU's	Net Assessment	Net Per Unit	Gross Per Unit
Phase 1						
Townhome 20'	88	0.4	35.20	\$ 38,121	\$433.19	\$460.84
Single-Family 34'	50	0.68	34.00	\$ 36,821	\$736.43	\$783.43
Single-Family 50'	65	1	65.00	\$ 70,394	\$1,082.98	\$1,152.11
Single-Family 60'	48	1.2	57.60	\$ 62,380	\$1,299.58	\$1,382.53
Total Phase 1	251		191.80	\$ 207,716		

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Community Development District

General Fund Narrative

Revenues:

Assessments

The District will levy a non-ad valorem assessment on all of the assessable property within the District in order to pay for the operating expenditures during the fiscal year.

Developer Contributions

The District will enter into a funding agreement with the Developer to fund the General Fund expenditures for the Fiscal Year.

Expenditures:

General & Administrative:

Supervisor Fees

Chapter 190, Florida Statutes, allows for each Board member to receive \$200 per meeting, not to exceed \$4,800 per year paid to each Supervisor for the time devoted to District business and meetings.

FICA Expenditures

Represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineer will be providing general engineering services to the District, e.g. attendance and preparation for monthly board meetings, review invoices and various projects as directed by the Board of Supervisors and the District Manager.

Attorney

The District's legal counsel will be providing general legal services to the District, e.g. attendance and preparation for meetings, preparation and review of agreements, resolutions, etc. as directed by the Board of Supervisors and the District Manager.

Annual Audit

The District is required by Florida Statutes to arrange for an independent audit of its financial records on an annual basis.

Assessment Administration

The District will contract to levy and administer the collection of non-ad valorem assessment on all assessable property within the District.

Arbitrage

The District will contract with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its anticipated bond series.

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Dissemination

The District is required by the Security and Exchange Commission to comply with Rule 15c2-12(b)(5) which relates to additional reporting requirements for unrated bond issues. This cost is based upon the anticipated bond series.

Trustee Fees

The District will incur trustee related costs with the issuance of its' anticipated bond series.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services-Central Florida, LLC. The services include but are not limited to, recording and transcription of board meetings, administrative services, budget preparation, all financial reports, annual audits, etc.

Information Technology

Represents costs with Governmental Management Services – Central Florida, LLC related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services and servers, security, accounting software, etc.

Website Maintenance

Represents the costs with Governmental Management Services – Central Florida, LLC associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

Telephone

Telephone and fax machine.

Postage & Delivery

The District incurs charges for mailing of Board meeting agenda packages, overnight deliveries, correspondence, etc.

Insurance

The District's general liability and public official's liability insurance coverages.

Copies

Printing and Binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Contingencies

Bank charges and any other miscellaneous expenses incurred during the year.

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General Fund Narrative

Office Supplies

Any supplies that may need to be purchased during the fiscal year, e.g., paper, minute books, file folders, labels, paper clips, etc.

Travel Per Diem

The Board of Supervisors can be reimbursed for travel expenditures related to the conducting of District business.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Florida Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Operations & Maintenance:

Field Expenditures

Property Insurance

Represents the estimated cost of insuring the District's property.

Field Management

The District will contract to provide onsite field management of contracts for the District Services such as landscape and lake maintenance. Services to include weekly onsite inspections, meetings with contractors and monitoring of utility accounts.

Landscape Maintenance

The District will contract with a landscaping company to maintain the landscaping within the common areas of the District after installation of landscape material has been completed. The services include mowing, edging, trimming, weed and disease control, fertilization, pest control, pruning, weeding, mulching, irrigation inspections and litter removal.

Landscape Enhancement

Represents estimated costs for landscape enhancements.

Lake Maintenance-Discing

The District will contract to maintain the lakes throughout the community that provide stormwater management.

Electric

Represents the estimated cost for electric utilities of the common areas within the District.

Streetlights

Represents the estimated cost for streetlights within the District.

Irrigation Repairs

To record expenses for repairs to the irrigation system.

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Pressure Washing

District owned right of way gutter, curbs and sidewalks will be scheduled for pressure washing as needed.

General Repairs & Maintenance

Represents estimated cost for repairs and maintenance of various facilities throughout the District.

Contingency

Expenditures that the District incurs that do not apply to already budgeted operating and maintenance items.