

Parkside Trails
Community Development District

Meeting Agenda

March 26, 2026

AGENDA

Parkside Trails

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

March 18, 2026

Board of Supervisors
Parkside Trails Community
Development District

Dear Board Members:

The Special meeting of the Board of Supervisors of the Parkside Trails Community Development District will be held **Wednesday, March 25, 2026 at 2:00 PM, 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 October 22, 2026 and November 18, 2026 Meetings
4. Ratification of Temporary Access Easement Agreement for 5838 Fabry Street
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - iii. Ratification of Funding Requests #15 - #18
 - D. Field Manager's Report
 - i. Landscape Report
 - ii. Consideration of Landscape Maintenance Addendum with Yellow Bird Outdoor, LLC
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 regular meeting of the Board of Supervisors of the Parkside Trails Community Development District was held on Wednesday, October 22, 2025, at 2:00 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

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

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint opened up the meeting for public comments. There being no comments, the next item followed

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 27, 2025, Board of Supervisors Meeting and Acceptance of the August 27, 2025, Audit Committee Meeting

Mr. Flint presented the minutes from the August 27, 2025, Board of Supervisors meeting and the August 27, 2025, Audit Committee meeting. He asked for any comment, corrections, or changes to the minutes. The Board had no changes to the minutes.

On MOTION by Mr. Struckmeyer, seconded by Mr. Sullivan, with all in favor, the Minutes from the August 27, 2025, Board of Supervisors Meeting and Accepting the August 27, 2025 Audit Committee Meeting Minutes, were approved.

FOURTH ORDER OF BUSINESS

Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2025

Mr. Flint reviewed the annual audit engagement with Grau & Associates for the FY25 audit. He noted that Grau & Associates had already been selected as the District’s independent Auditor, and the engagement covered the Audit for the fiscal year that ended on September 30th, 2025. The not to exceed amount was \$2,800.

On MOTION by Mr. Struckmeyer, seconded by Mr. Sullivan, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2025, was approved.

FIFTH ORDER OF BUSINESS

Ratification of Acquisition of Phase 1 Storm and Roadway and Reclaimed Improvements

Mr. Dugan explained that the District had already gone through the acquisition process under the terms of the acquisition agreement. He added that the improvements totaled about \$7.8 million. He said they had worked with Mr. Prowell and the developer to obtain the required certifications and confirm that everything was ready for acquisition.

On MOTION by Mr. Sullivan, seconded by Mr. Struckmeyer, with all in favor, the Acquisition of Phase 1 Storm and Roadway and Reclaimed Improvements, was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Dugan had nothing to report.

B. Engineer

Mr. Prowell had nothing to report.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through the end of September. No action is required.

ii. Ratification of Funding Request #13

Mr. Flint stated funding request #13 was transmitted to the developer under the Developer Funding Agreement.

On MOTION by Mr. Sullivan, seconded by Ms. Burns, with all in favor, Funding Request #13, was ratified.

D. Field Manager’s Report

Ms. Hilyard stated that they had started work on the dry ponds. Landscaping continued with the new vendor, Gilbert, who had already shifted to the winter schedule and was now servicing the community every other week. They were scheduled to return on their next regular visit.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

Supervisor’s Requests

There being no comments, the next item followed.

NINTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Edwards, seconded by Mr. Sullivan, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

MINUTES OF MEETING
PARKSIDE TRAILS
COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the Parkside Trails Community Development District was held on Tuesday, November 18, 2025, at 3:00 p.m. at the Cooper Memorial Library, 2525 Oakley Seaver Drive, Clermont, Florida.

Present and constituting a quorum were:

Aaron Struckmeyer	Chairman
Bernard Sullivan	Assistant Secretary
Dan Edwards	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

FIRST ORDER OF BUSINESS

Roll Call

Mr. Flint called the meeting to order at 3:00 p.m. Three Board members were present constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Mr. Flint opened up the meeting for public comments. There being no comments, the next item followed

THIRD ORDER OF BUSINESS

Financing Matters

A. Consideration of Supplemental Assessment Methodology Report

Mr. Flint presented the Supplemental Assessment Methodology Report to the Board. He noted that the Board had previously seen a preliminary report that was pre pricing of the bonds that was used as part of the marketing in the Preliminary Limited Offering Memorandum. Mr. Flint stated that the bonds have been priced and they have final numbers, they have updated the report to reflect those final numbers.

Mr. Flint noted that Table 1, the development plan, was not impacted. Table 2 is the CIP from the Engineer's report. Table 3 reflects the final sizing with a par amount of \$8,395,000 which generates \$7,851,144.57 in construction proceeds. There is a debt service reserve of 25% of max annual debt, no capitalized interest, 2% underwriters discount, and cost of issuance fees. The average coupon was 5.42%, and there is a 30-year amortization period. Table 4 was updated to reflect the allocation of benefit based on actual numbers, that table is based on improvement costs. Table 5 shows the allocation of total par debt to each product type. Table 6 shows the assessments that would be billed. Table 7 is the preliminary assessment roll. Mr. Flint noted that the following resolution was approved the report.

B. Consideration of Resolution 2026-01 Supplemental Assessment Resolution

Mr. Dugan reviewed Resolution 2026-01 Supplemental Assessment Resolution. He noted that this finalizes the debt assessments that are used to repay the bonds. It is based on the pricing terms of the bonds and the methodology report that Mr. Flint previously reviewed. The resolution also authorizes and directs the Supplemental Notice of Assessments to be recorded in county records. Mr. Dugan noted that the exhibits are the same Engineer's report and Supplemental Assessment Report that has been reviewed by the Board.

On MOTION by Mr. Sullivan, seconded by Mr. Struckmeyer, with all in favor, Resolution 2026-01 Supplemental Assessment Resolution, was approved.

C. Approval of Supplemental Notice of Imposition of Special Assessment

Mr. Flint stated that the Supplemental Notice did not require any additional approved.

D. Consideration of Disclosure of Public Financing Report

Mr. Flint presented the Disclosure of Public Financing Report. He noted that there are certain disclosures that the District is required to make. This disclosure report was prepared by District counsel. Anyone who is purchasing property within this assessment area, during the course of the title work would see this report disclosing that the property is within a CDD and the report discloses the terms of the financing and who they could contact if they have any other questions.

On MOTION by Mr. Struckmeyer, seconded by Mr. Sullivan, with all in favor, the Disclosure of Public Financing Report, was approved.

E. Approval of Series 2025 Requisition #1

Mr. Flint presented the Series 2025 Requisition #1; he noted that this has not been funded yet. It will be funded at closing which is scheduled for November 20, 2025. This is the first requisition that would be paid out of the construction account for the bonds that were just issued. He noted that it has been executed by the Chair and District Engineer and has been transmitted to the Trustee.

On MOTION by Mr. Struckmeyer, seconded by Mr. Sullivan, with all in favor, Series 2025 Requisition #1, was approved.

FOURTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Dugan had nothing additional to report.

B. Engineer

Mr. Prowell had nothing additional to report.

C. District Manager’s Report

i. Balance Sheet and Income Statement

Mr. Flint presented the unaudited financials through the end of October. No action is required.

ii. Ratification of Funding Request #14

Mr. Flint stated funding request #14 was transmitted to the developer under the Developer Funding Agreement. He noted that part of the expenses are related to FY25 and part are related to FY26. The FY26 portion, once the assessment revenue starts coming in, will be refunded to the developer.

On MOTION by Mr. Struckmeyer, seconded by Mr. Sullivan, with all in favor, Funding Request #14, was ratified.

D. Field Manager’s Report

Ms. Hilyard reviewed the Field Manager’s report which was included in the agenda package for Board review. She noted that landscape has begun and they have transitioned to biweekly mowing and detail work in between. They have discing services that have started quarterly.

FIFTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

SIXTH ORDER OF BUSINESS

Supervisor's Requests

There being no comments, the next item followed.

SEVENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Struckmeyer, seconded by Mr. Sullivan, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

**TEMPORARY ACCESS EASEMENT AGREEMENT
BY AND BETWEEN THE PARKSIDE TRAILS COMMUNITY DEVELOPMENT
DISTRICT AND STEPHANIE ANGELONE AND ANDREW COMMENT**

This **Temporary Access Easement Agreement** (“Agreement”) is made and entered into this 15th day of January, 2026, by and between:

Parkside Trails Community Development District, a limited purpose special district established pursuant to Chapter 190, Florida Statutes, being situated in Lake County, Florida, and whose mailing address is 219 East Livingston Street, Orlando, Florida 32801 (the “District”); and

Stephanie Angelone & Andrew Comment, whose mailing address is 5838 Fabry Street, Clermont, Florida 34714 (the “Homeowners”).

WITNESSETH

WHEREAS, the District was established pursuant to Chapter 190, Florida Statutes, by an Ordinance of Lake County, Florida; and

WHEREAS, the District is the owner of certain lands in Lake County, Florida, more particularly described as Parcel ID 24-23-26-0100-0OS-00002 (the “District Property”); and

WHEREAS, the Homeowners have engaged a pool contractor that is working on property within the District having an address of 5838 Fabry Street, Clermont, Florida 34714 and more particularly described as Parcel ID 24-23-26-0100-000-02600 (the “Homeowners’ Property”); and

WHEREAS, The Homeowners have requested that the District grant to them a temporary, nonexclusive easement over a portion of the District Property for the purpose of constructing a pool in the rear of the Homeowners’ Property, and the District is agreeable to granting such an easement on the terms and conditions set forth herein; and

WHEREAS, the portion of District Property over which the temporary easement (the “Easement Property”) is requested is shown on **Exhibit A**, attached hereto and made a part hereof.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

- 1. RECITALS.** The foregoing recitals are true and correct and by this reference are incorporated as a material part of this Easement Agreement.
- 2. GRANT OF EASEMENT.** The District hereby grants to the Homeowners a temporary, non-exclusive easement over, upon, under, through, and across the Easement Property for the sole purpose of constructing a swimming pool in the rear yard of the Homeowners’ Property.

Homeowners agree that the Easement will only be used for construction of a swimming pool and related repair of the Easement Property. No vehicles or other equipment will be parked or left overnight on the Easement Property. No materials shall be placed or stored on the Easement Property. The Homeowners agree and acknowledge that, while the District grants access across the Easement Property, as depicted on Exhibit A, the District makes no representations or warranties of any kind that Homeowners that the Easement Property is suitable for vehicular, or any other, use; the Homeowners' use of the Easement Property is solely at its own risk. The Homeowners shall be responsible for securing all required HOA approvals and permits from governmental entities or agencies having jurisdiction thereof in connection with the excavation and construction of the swimming pool and any related improvements in the rear yard of Homeowners' Property. Nothing herein shall be interpreted or construed to grant any easement or other rights, temporary or otherwise, over any property other than the Easement Property.

3. DEPOSIT. Commensurate with the execution of the Easement Agreement, Homeowner shall remit a refundable security deposit (the "Deposit") of \$500.00 to the District. The Deposit shall be made by check or money order and made payable to the District. Deposit will be refunded to the Homeowner within 30 days of the determination, by the District, that the Easement Property and road right of way, including sidewalks have been restored per Section 6, below.

4. TERM. The Homeowners shall be permitted to use the Easement Property until the earlier of the completion of the excavation and construction of the swimming pool in the rear yard at Homeowners' Property or one hundred and twenty (120) days from the date of this Agreement, at which time the Agreement shall automatically terminate.

5. INDEMNIFICATION.

a. Homeowners agree to indemnify and hold the District harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions or negligence in the use of the Easement Property by the Homeowners', their employees, agents, assignees, and/or contractors (or their subcontractors, employees, materialmen or independent contractors).

b. The Homeowners agree that nothing contained in this Agreement shall constitute or be construed as a waiver of the District's limitations on liability set forth in Section 768.28, Florida Statutes, and other law.

6. DAMAGE. In the event that Homeowners, their respective employees, agents, assignees and/ or contractors (or their subcontractors, employees, materialmen or independent contractors) cause damage to the Easement Property or any of the improvements located within the Easement Property or causes damage to the District's other property or any improvements located thereon, in the exercise of the easement rights granted herein, Homeowners, at Homeowners' sole cost and expense, agree to commence and diligently pursue the restoration of the same and the improvements so damaged to as nearly as practical to the original condition and grade, including, without limitation, repair and replacement of any landscaping, hardscaping, plantings, ground cover, irrigation systems, roadways, driveways, sidewalks, parking areas, fences, walks, utility

lines, stormwater facilities, pumping facilities, pumps and other structures, within thirty (30) days after receiving written notice of the occurrence of any such damage. The Homeowners shall allow no lien to attach to the Easement Property or any improvements located on said property or District's other property arising out of work performed by, for, or on behalf of Homeowners.

7. DEFAULT. A default by any party under this Agreement shall entitle any other to all remedies available at law or in equity, which may include but not be limited to the right of actual damages, injunctive relief and/or specific performance.

8. ENFORCEMENT OF AGREEMENT. In the event that either the District or Homeowners seek to enforce this Easement 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.

9. NOTICES. Any notice, demand, consent, authorization, request, approval or other communication that any party is required, or may desire, to give to or make upon the other party pursuant to this Agreement shall be effective and valid only if in writing, signed by the party giving notice and delivered personally to the other parties or sent by express 24-hour guaranteed courier or delivery service or by certified mail of the United States Postal Service, postage prepaid and return receipt requested, addressed to the other party as follows (or to such other place as any party may by notice to the others specify):

To Homeowners: Stephanie Angelone & Andrew Comment
 5838 Fabry Street
 Clermont, Florida 34714

To the District: Parkside Trails CDD
 219 E. Livingston Street
 Orlando, Florida 32801
 Attn: District Director

With a copy to: Kutak Rock, LLP
 107 W. College Avenue
 Tallahassee, Florida 32301
 Attn: Tucker Mackie

Notice shall be deemed given when received, except that if delivery is not accepted, notice shall be deemed given on the date of such non-acceptance. 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 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 Homeowners may deliver Notice on behalf of the District and the Homeowners.

10. THIRD PARTIES. This Agreement is solely for the benefit of the formal parties hereto, 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 Easement Agreement. Nothing in this Easement expressed or implied is intended or shall be construed to confer upon any person or legal entity other than the parties hereto any right, remedy, or claim under or by reason of this Agreement or any of the provisions or conditions hereof. The District shall be solely responsible for enforcing its rights under this Easement Agreement against any interfering third party. Nothing contained in this Easement Agreement shall limit or impair the District's right to protect their rights from interference by a third party.

11. ASSIGNMENT. No party may assign, transfer or license all or any portion of its rights under this Agreement without the prior written consent of the other parties.

12. CONTROLLING LAW. This Agreement shall be construed, interpreted and controlled according to the laws of the State of Florida.

13. PUBLIC RECORDS. Homeowners understand and agree that all documents of any kind provided to the District or to District Staff in connection with this Agreement are public records and are to be treated as such in accordance with Florida law.

14. 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.

15. BINDING EFFECT. This Agreement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and permitted assigns.

16. AUTHORIZATION. By execution below, the undersigned represent that they have been duly authorized by the appropriate body or official of their respective entity to execute this Easement Agreement, and that each party has complied with all the requirements of law and has full power and authority to comply with the terms and provisions of this instrument.

17. AMENDMENTS. Amendments to and waivers of the provisions contained in this Easement Agreement may be made only by an instrument in writing which is executed by all parties hereto.

18. ENTIRE AGREEMENT. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their duly authorized officers effective as of the day and year first above written.

PARKSIDE TRAILS CDD

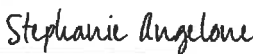


District Manager

Print name: George S. Flori

Date: 1/15/24

HOMEOWNERS

Signed by:


Stephanie Angelone

Date: 2026-01-15

Signed by:


Andrew Comment

Date: 2026-01-15

EXHIBIT A
Easement Property

SECTION V

SECTION C

SECTION 1

Parkside Trails Community Development District

Summary of Checks

October 1, 2025 to March 15, 2026

Bank	Date	Check No.'s	Amount
General Fund			
	10/3/25	38	\$ 2,930.46
	10/13/25	39-42	\$ 10,509.19
	10/20/25	43-45	\$ 364.29
	10/31/25	46-48	\$ 12,264.20
	11/6/25	49-51	\$ 959.33
	12/9/25	52-58	\$ 32,663.39
	12/16/25	59	\$ 107.86
	12/22/25	60-61	\$ 11,681.80
	1/6/26	62	\$ 5,821.00
	1/13/26	63	\$ 7,982.00
	1/22/26	64	\$ 3,752.37
	2/3/26	65-67	\$ 90,224.60
	2/13/26	68-69	\$ 7,725.00
	2/17/26	70	\$ 4,943.93
	3/9/26	71	\$ 572.00
	3/12/26	72-73	\$ 19,595.68
		Autodrafts	\$ 594.00
Total:			\$ 212,691.10
			\$ 212,691.10

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED YRMO	TO DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/03/25	00007	4/30/25	3555944 031 FR#8	202510	300	20700	10200		KUTAK ROCK LLP	*	2,930.46	2,930.46	000038
10/13/25	00004	9/05/25	29053 INSURANCE POLICY FY26	202510	310	51300	45000		EGIS INSURANCE & RISK ADVISORS	*	5,300.00	5,300.00	000039
10/13/25	00003	8/31/25	00073036 NOT OF FY26 BUDGET 8/1/25	202508	310	51300	48000		GANNETT MEDIA CORP DBA	*	1,079.12	1,224.90	000040
		8/31/25	00073036 NOT OF FY26 BUDGET 8/8/25	202508	310	51300	48000			*	145.78		
10/13/25	00002	9/01/25	20 MANAGEMENT FEES-SEP25	202509	310	51300	34000		GOVERNMENTAL MANAGEMENT SERVICES-CF	*	3,333.33	3,618.29	000041
		9/01/25	20 WEBSITE ADMIN-SEP25	202509	310	51300	35200			*	100.00		
		9/01/25	20 INFORMATION TECH-SEP25	202509	310	51300	35100			*	150.00		
		9/01/25	20 OFFICE SUPPLIES-SEP25	202509	310	51300	51000			*	.54		
		9/01/25	20 PSOTAGE-SEP25	202509	310	51300	42000			*	34.42		
10/13/25	00007	8/19/25	3611514 ATTORNEY SVCS-JUN25	202506	310	51300	31500		KUTAK ROCK LLP	*	366.00	366.00	000042
10/20/25	00001	10/01/25	93817 SPECIAL DISTRICT FEE FY26	202510	310	51300	54000		FLORIDA DEPARTMENT OF COMMERCE	*	175.00	175.00	000043
10/20/25	00003	9/30/25	00073542 NOT OF MEET DATES-9/1/25	202509	310	51300	48000		GANNETT MEDIA CORP DBA	*	123.66	123.66	000044
10/20/25	00005	8/29/25	08292025 MEETING ROOM RENTAL-AUG25	202508	310	51300	49000		LAKE SUMTER STATE COLLEGE	*	65.63	65.63	000045
10/31/25	00002	10/01/25	21 MANAGEMENT FEES-OCT25	202510	310	51300	34000			*	3,433.33		
		10/01/25	21 WEBSITE ADMIN-OCT25	202510	310	51300	35200			*	103.00		

PATR PARKSIDE TRAIL BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/01/25		21		202510	310-51300-35100		INFORMATION TECH-OCT25	*	154.50		
10/01/25		21		202510	310-51300-51000		OFFICE SUPPLIES-OCT25	*	.15		
10/01/25		21		202510	310-51300-42000		POSTAGE-OCT25	*	3.72		
GOVERNMENTAL MANAGEMENT SERVICES-CF										3,694.70	000046
10/31/25	00007	10/10/25	3639730	202508	310-51300-31500		ATTORNEY SVCS-AUG25	*	587.50		
KUTAK ROCK LLP										587.50	000047
10/31/25	00008	10/01/25	3536	202510	320-53800-46200		LANDSCAPE MAINT-OCT25	*	7,982.00		
YELLOWBIRD OUTDOOR, LLC										7,982.00	000048
11/06/25	00005	10/22/25	A0235853	202510	310-51300-49100		MEETING ROOM RENT-OCT25	*	183.33		
LAKE SUMTER STATE COLLEGE										183.33	000049
11/06/25	00011	9/30/25	96122941	202509	320-53800-43000		4604 GOLDEN BIRCH-SEP25	*	36.00		
		10/29/25	96122941	202510	320-53800-43000		4604 GOLDEN BIRCH-OCT25	*	143.00		
SECO ENERGY										179.00	000050
11/06/25	00007	10/10/25	3639731	202511	300-20700-10200		031 FR#9	*	597.00		
KUTAK ROCK LLP										597.00	000051
12/09/25	00009	9/24/25	09242025	202509	320-53800-46200		LANDSCAPE MAINT-SEP25	*	6,698.28		
CHERRYLAKE, INC.										6,698.28	000052
12/09/25	00010	11/03/25	F0000001	202511	320-53800-43100		STREETLIGHT INSTALL PH1	*	5,952.00		
DUKE ENERGY										5,952.00	000053
12/09/25	00002	11/01/25	22	202511	310-51300-34000		MANAGEMENT FEES-NOV25	*	3,433.33		
		11/01/25	22	202511	310-51300-35200		WEBSITE ADMIN-NOV25	*	103.00		
		11/01/25	22	202511	310-51300-35100		INFORMATION TECH-NOV25	*	154.50		
		11/01/25	22	202511	310-51300-51000		OFFICE SUPPLIES-NOV25	*	.24		

PATR PARKSIDE TRAIL BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/01/25	22	202511	310-51300-42000	POSTAGE-NOV25				*	5.35		
11/01/25	22	202511	310-51300-42500	COPIES-NOV25				*	1.35		
11/01/25	22	202511	310-51300-42500	UPS MEETING COPIES-NOV25				*	24.84		
11/01/25	25	202511	310-51300-31700	ASSESSMENT ROLL CERT FY26				*	5,000.00		
GOVERNMENTAL MANAGEMENT SERVICES-CF										8,722.61	000054
12/09/25	00007	8/30/25	3613764	202507	310-51300-31500		ATTORNEY SVCS-JUL25	*	232.00		
		10/30/25	3643442	202509	310-51300-31500		ATTORNEY SVCS-SEP25	*	1,039.00		
KUTAK ROCK LLP										1,271.00	000055
12/09/25	00005	11/18/25	A0241307	202511	310-51300-49100		MEETING ROOM RENT-NOV25	*	187.50		
LAKE SUMTER STATE COLLEGE										187.50	000056
12/09/25	00012	11/06/25	5263	202511	320-53800-47000		POND DISCING-NOV25	*	1,850.00		
TOOLE'S TRACTOR SERVICES & H2O WEED										1,850.00	000057
12/09/25	00008	11/01/25	3662	202511	320-53800-46200		LANDSCAPE MAINT-NOV25	*	7,982.00		
YELLOWBIRD OUTDOOR, LLC										7,982.00	000058
12/16/25	00003	11/30/25	00074562	202511	310-51300-48000		NOT OF BOS MEET-11.10.25	*	107.86		
GANNETT MEDIA CORP DBA										107.86	000059
12/22/25	00002	12/01/25	27	202512	310-51300-34000		MANAGEMENT FEES-DEC25	*	3,433.33		
		12/01/25	27	202512	310-51300-35200		WEBSITE ADMIN-DEC25	*	103.00		
		12/01/25	27	202512	310-51300-35100		INFORMATION TECH-DEC25	*	154.50		
		12/01/25	27	202512	310-51300-51000		OFFICE SUPPLIES-DEC25	*	.15		
		12/01/25	27	202512	310-51300-42000		POSTAGE-DEC25	*	3.72		
		12/01/25	27	202512	310-51300-42500		COPIES-DEC25	*	5.10		
GOVERNMENTAL MANAGEMENT SERVICES-CF										3,699.80	000060

PATR PARKSIDE TRAIL BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/22/25	00008	12/01/25	3802	202512	320-53800-46200		LANDSCAPE MAINT-DEC25 YELLOWBIRD OUTDOOR, LLC	*	7,982.00	7,982.00	000061
1/06/26	00010	12/01/25	F0000001	202512	320-53800-43100		PH1 STREETLIGHTS-DEC25	*	5,773.00		
		12/01/25	F0000001	202511	320-53800-43100		4697 WOODEN GROVE-NOV25 DUKE ENERGY	*	48.00	5,821.00	000062
1/13/26	00008	1/01/26	3938	202601	320-53800-46200		LANDSCAPE MAINT-JAN26 YELLOWBIRD OUTDOOR, LLC	*	7,982.00	7,982.00	000063
1/22/26	00002	1/01/26	28	202601	310-51300-34000		MANAGEMENT FEES-JAN26	*	3,433.33		
		1/01/26	28	202601	310-51300-35200		WEBSITE ADMIN-JAN26	*	103.00		
		1/01/26	28	202601	310-51300-35100		INFORMATION TECH-JAN26	*	154.50		
		1/01/26	28	202601	310-51300-51000		OFFICE SUPPLIES-JAN26	*	.24		
		1/01/26	28	202601	310-51300-42000		POSTAGE-JAN26	*	5.94		
		1/01/26	28	202601	320-53800-48000		ACE-LOCKBOX FOR LANDSCAPE	*	55.36		
							GOVERNMENTAL MANAGEMENT SERVICES-CF			3,752.37	000064
2/03/26	00007	10/10/25	3639730A	202510	310-51300-31500		ATTORNEY SVCS-AUG25	*	48.45		
		12/08/25	3670554	202510	310-51300-31500		ATTORNEY SVCS-OCT25	*	1,208.15		
		12/17/25	3673817	202511	310-51300-31500		ATTORNEY SVCS-NOV25	*	493.00		
		1/29/26	3690271	202512	310-51300-31500		ATTORNEY SVCS-DEC25	*	493.00		
							KUTAK ROCK LLP			2,242.60	000065
2/03/26	00013	2/03/26	02032026	202602	300-15100-10000		TSFR TRUIST GF TO SBA GF	*	80,000.00		
							STATE BOARD OF ADMINISTRATION C/O			80,000.00	000066
2/03/26	00008	2/01/26	4072	202602	320-53800-46200		LANDSCAPE MAINT-FEB26 YELLOWBIRD OUTDOOR, LLC	*	7,982.00	7,982.00	000067

PATR PARKSIDE TRAIL BOH

CHECK DATE	VEND#	INVOICE DATE	EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/13/26	00010	2/02/26	F0000001 202602 320-53800-43100		PH1 STREETLIGHTS-FEB26	*	5,773.00		
		2/02/26	F0000001 202601 320-53800-43100		4697 WOODEN GROVE-JAN26	*	102.00		
								5,875.00	000068

2/13/26	00012	2/03/26	5714 202601 320-53800-47000		QUARTERLY POND DISK-JAN26	*	1,850.00		
								1,850.00	000069

2/17/26	00002	2/01/26	29A 202602 310-51300-34000		MANAGEMENT FEES-FEB26	*	3,433.33		
		2/01/26	29A 202602 310-51300-35200		WEBSITE ADMIN-FEB26	*	103.00		
		2/01/26	29A 202602 310-51300-35100		INFORMATION TECH-FEB26	*	154.50		
		2/01/26	29A 202602 310-51300-31300		DISSEMINATION SVCS-FEB26	*	416.67		
		2/01/26	29A 202602 310-51300-51000		OFFICE SUPPLIES-FEB26	*	.12		
		2/01/26	29A 202602 310-51300-42000		POSTAGE-FEB26	*	2.97		
		2/01/26	29B 202512 310-51300-31300		DISSEMINATION SVCS-DEC25	*	416.67		
		2/01/26	29C 202601 310-51300-31300		DISSEMINATION SVCS-JAN26	*	416.67		
								4,943.93	000070

3/09/26	00007	2/24/26	3702694 202601 310-51300-31500		ATTORNEY SVCS-JAN26	*	572.00		
								572.00	000071

3/12/26	00002	3/01/26	31 202603 310-51300-34000		MANAGEMENT FEES-MAR26	*	3,433.33		
		3/01/26	31 202603 310-51300-35200		WEBSITE ADMIN-MAR26	*	103.00		
		3/01/26	31 202603 310-51300-35100		INFORMATION TECH-MAR26	*	154.50		
		3/01/26	31 202603 310-51300-31300		DISSEMINATION SVCS-MAR26	*	416.67		
		3/01/26	31 202603 310-51300-51000		OFFICE SUPPLIES-MAR26	*	.24		
		3/01/26	31 202603 310-51300-42000		POSTAGE-MAR26	*	5.94		
		3/01/26	32-DEC25 202512 320-53800-12000		FIELD MANAGEMENT-DEC25	*	1,250.00		

PATR PARKSIDE TRAIL BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/01/26		32-FEB26	202602	320	53800	12000			FIELD MANAGEMENT-FEB26	*	1,250.00		
3/01/26		32-JAN26	202601	320	53800	12000			FIELD MANAGEMENT-JAN26	*	1,250.00		
3/01/26		32-MAR26	202603	320	53800	12000			FIELD MANAGEMENT-MAR26	*	1,250.00		
3/01/26		32-NOV25	202511	320	53800	12000			FIELD MANAGEMENT-NOV25	*	1,250.00		
3/01/26		32-OCT25	202510	320	53800	12000			FIELD MANAGEMENT-OCT25	*	1,250.00		
GOVERNMENTAL MANAGEMENT SERVICES-CF											11,613.68	000072	
3/12/26	00008	3/01/26	4202	202603	320	53800	46200		LANDSCAPE MAINT-MAR26	*	7,982.00		
YELLOWBIRD OUTDOOR, LLC											7,982.00	000073	
TOTAL FOR BANK A											212,097.10		

PATR PARKSIDE TRAIL BOH

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/25/25	00011	11/20/25	4102-DEP SECO ACCT TSFR DEPOSIT	2025	11	320-53800	43000		SECO ENERGY	*	180.00	180.00	080000
12/29/25	00011	11/21/25	4102-11. 4604 GOLDEN BIRCH-MEM FEE	2025	11	320-53800	43000		SECO ENERGY	*	5.00	5.00	080001
1/09/26	00011	12/31/25	4102-12. 4604 GOLDEN BIRCH-DEC25	2025	12	320-53800	43000		SECO ENERGY	*	239.00	239.00	080002
2/12/26	00011	1/30/26	4102-01. 4604 GOLDEN BIRCH-JAN26	2026	01	320-53800	43000		SECO ENERGY	*	170.00	170.00	080003
TOTAL FOR BANK Z											594.00		
TOTAL FOR REGISTER											212,691.10		

PATR PARKSIDE TRAIL BOH

SECTION 2

Parkside Trails
Community Development District

Unaudited Financial Reporting
February 28, 2026



Table of Contents

1	<hr/>	Balance Sheet
2-3	<hr/>	General Fund
4	<hr/>	Debt Service Fund Series 2025
5	<hr/>	Capital Projects Fund Series 2025
6-7	<hr/>	Month to Month
8	<hr/>	Long Term Debt Report
9	<hr/>	Assessment Receipt Schedule

Parkside Trails
Community Development District
Combined Balance Sheet
February 28, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
Assets:				
Cash:				
Operating Account	\$ 92,049	\$ -	\$ -	\$ 92,049
State Board of Administration	\$ 80,076	\$ -	\$ -	\$ 80,076
Investments:				
<i>Series 2025</i>				
Reserve	\$ -	\$ 141,088	\$ -	\$ 141,088
Construction	\$ -	\$ -	\$ 1,009	\$ 1,009
Cost of Issuance	\$ -	\$ -	\$ 104	\$ 104
Total Assets	\$ 172,124	\$ 141,088	\$ 1,113	\$ 314,326
Liabilities:				
Accounts Payable	\$ 9,798	\$ -	\$ -	\$ 9,798
Total Liabilities	\$ 9,798	\$ -	\$ -	\$ 9,798
Fund Balance:				
Nonspendable:				
Deposits and Prepaid Items	\$ -	\$ -	\$ -	\$ -
Assigned:				
Debt Services - Series 2025	\$ -	\$ 141,088	\$ -	\$ 141,088
Capital Projects Fund - Series 2025	\$ -	\$ -	\$ 1,113	\$ 1,113
Unassigned	\$ 162,326	\$ -	\$ -	\$ 162,326
Total Fund Balances	\$ 162,326	\$ 141,088	\$ 1,113	\$ 304,528
Total Liabilities & Fund Balance	\$ 172,124	\$ 141,088	\$ 1,113	\$ 314,326

Parkside Trails
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Assessments - On Roll	\$ 207,716	\$ 203,353	\$ 203,353	\$ -
Developer Contributions	\$ 164,177	\$ 55,971	\$ 55,971	\$ -
Interest Income	\$ -	\$ -	\$ 537	\$ 537
Total Revenues	\$ 371,893	\$ 259,324	\$ 259,860	\$ 537
Expenditures:				
<u>General & Administrative:</u>				
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	\$ 2,815	\$ 7,602
Annual Audit	\$ 4,000	\$ 4,000	\$ 2,800	\$ 1,200
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 2,083	\$ 1,250	\$ 833
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -
Management Fees	\$ 41,200	\$ 17,167	\$ 17,167	\$ 0
Information Technology	\$ 1,854	\$ 773	\$ 773	\$ -
Website Maintenance	\$ 1,236	\$ 515	\$ 515	\$ -
Telephone	\$ 300	\$ 125	\$ -	\$ 125
Postage & Delivery	\$ 1,000	\$ 417	\$ 22	\$ 395
Insurance	\$ 6,975	\$ 6,975	\$ 5,300	\$ 1,675
Copies	\$ 1,000	\$ 417	\$ 31	\$ 385
Legal Advertising	\$ 15,000	\$ 6,250	\$ 108	\$ 6,142
Contingencies	\$ 5,000	\$ 2,083	\$ 241	\$ 1,842
Office Supplies	\$ 625	\$ 260	\$ 1	\$ 260
Travel Per Diem	\$ 660	\$ 275	\$ -	\$ 275
Meeting Room Rental	\$ -	\$ -	\$ 371	\$ (371)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative	\$ 146,893	\$ 68,564	\$ 36,567	\$ 31,996

Parkside Trails
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
<i><u>Operations & Maintenance</u></i>				
<i><u>Field Expenditures</u></i>				
Property Insurance	\$ 7,500	\$ 7,500	\$ -	\$ 7,500
Field Management	\$ 15,000	\$ 6,250	\$ 6,250	\$ -
Landscape Maintenance	\$ 100,000	\$ 41,667	\$ 39,910	\$ 1,757
Landscape Enhancements	\$ 25,000	\$ 10,417	\$ -	\$ 10,417
Lake Maintenance - Discing	\$ 6,500	\$ 2,708	\$ 3,700	\$ (992)
Electric	\$ 3,500	\$ 1,458	\$ 913	\$ 545
Streetlights	\$ 25,000	\$ 10,417	\$ 17,648	\$ (7,231)
Irrigation Repairs	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Pressure Washing	\$ 7,500	\$ 3,125	\$ -	\$ 3,125
General Repairs & Maintenance	\$ 15,000	\$ 6,250	\$ 55	\$ 6,195
Contingency	\$ 10,000	\$ 4,167	\$ -	\$ 4,167
Total Operations & Maintenance	\$ 225,000	\$ 98,125	\$ 68,476	\$ 29,649
Total Expenditures	\$ 371,893	\$ 166,689	\$ 105,044	\$ 61,645
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 154,816	
Fund Balance - Beginning	\$ -		\$ 7,510	
Fund Balance - Ending	\$ -		\$ 162,326	

Parkside Trails

Community Development District

Series 2025 Debt Service Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	Prorated Budget Thru 02/28/26	Actual Thru 02/28/26	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 1,007	\$ (1,007)
Total Revenues	\$ -	\$ -	\$ 1,007	\$ (1,007)
Expenditures:				
<i>Series 2025</i>				
Interest - 11/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 1,007	
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 141,088	\$ 141,088
Transfer In/(Out)	\$ -	\$ -	\$ (1,007)	\$ (1,007)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 140,081	\$ 140,081
Net Change in Fund Balance	\$ -		\$ 141,088	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 141,088	

Parkside Trails

Community Development District

Capital Projects Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2026

	Adopted Budget	-	Prorated Budget Thru 02/28/26	-	Actual Thru 02/28/26	Variance
Revenues:						
Interest Income	\$	-	\$	-	\$ 6	\$ (6)
Total Revenues	\$	-	\$	-	\$ 6	\$ (6)
Expenditures:						
Capital Outlay - Construction	\$	-	\$	-	\$ 7,851,145	\$ (7,851,145)
Capital Outlay - Cost of Issuance	\$	-	\$	-	\$ 402,667	\$ (402,667)
Total Expenditures	\$	-	\$	-	\$ 8,253,812	\$ (8,253,812)
Excess (Deficiency) of Revenues over Expenditures	\$	-			\$ (8,253,806)	
Other Financing Sources/(Uses):						
Bond Proceeds	\$	-	\$	-	\$ 8,253,912	\$ 8,253,912
Transfer In/(Out)	\$	-	\$	-	\$ 1,007	\$ 1,007
Total Other Financing Sources/(Uses)	\$	-	\$	-	\$ 8,254,919	\$ 8,254,919
Net Change in Fund Balance	\$	-			\$ 1,113	
Fund Balance - Beginning	\$	-			\$ -	
Fund Balance - Ending	\$	-			\$ 1,113	

Parkside Trails
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - On Roll	\$ -	\$ 5,853	\$ 179,276	\$ -	\$ 18,223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 203,353
Developer Contributions	\$ 17,152	\$ 25,016	\$ 13,803	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55,971
Interest Income	\$ -	\$ -	\$ 0	\$ 216	\$ 320	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 537
Total Revenues	\$ 17,152	\$ 30,869	\$ 193,080	\$ 216	\$ 18,543	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 259,860
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Attorney	\$ 1,257	\$ 493	\$ 493	\$ 572	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,815
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 2,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
Assessment Administration	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ 417	\$ 417	\$ 417	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,250
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,167
Information Technology	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 773
Website Maintenance	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 515
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 4	\$ 5	\$ 4	\$ 6	\$ 3	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 22
Printing & Binding	\$ -	\$ 26	\$ 5	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31
Insurance	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Legal Advertising	\$ -	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 108
Contingencies	\$ 52	\$ 52	\$ 55	\$ 43	\$ 39	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 241
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Meeting Room Rental	\$ 183	\$ 188	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 371
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 10,661	\$ 9,563	\$ 4,664	\$ 4,729	\$ 6,949	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 36,567

Parkside Trails
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<i>Operations & Maintenance</i>													
<i>Field Expenditures:</i>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,250
Landscape Maintenance	\$ 7,982	\$ 7,982	\$ 7,982	\$ 7,982	\$ 7,982	\$ 7,982	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,910
Landscape Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Maintenance - Discing	\$ -	\$ 1,850	\$ -	\$ 1,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,700
Electric	\$ 143	\$ 185	\$ 239	\$ 170	\$ 176	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 913
Streetlights	\$ -	\$ 6,000	\$ 5,773	\$ 102	\$ 5,773	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,648
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 55
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Field Expenditures	\$ 9,375	\$ 17,267	\$ 15,244	\$ 11,409	\$ 15,181	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,476
Total Expenditures	\$ 20,036	\$ 26,830	\$ 19,908	\$ 16,139	\$ 22,130	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105,044
Excess Revenues (Expenditures)	\$ (2,885)	\$ 4,039	\$ 173,171	\$ (15,922)	\$ (3,588)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 154,816

Parkside Trails
Community Development District
Long Term Debt Report

Series 2025, Special Assessment Revenue Bonds		
Interest Rate:	4.000%, 4.300%, 5.300%, 5.580%	
Maturity Date:	5/1/2055	
Reserve Fund Definition	25% Maximum Annual Debt Service	
Reserve Fund Requirement	\$141,088	
Reserve Fund Balance	\$141,088	
Bonds Outstanding - 11/20/25		\$8,395,000
Current Bonds Outstanding		\$8,395,000

PARKSIDE TRAILS
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2026
ON ROLL ASSESSMENTS

Gross Assessments \$ 220,974.01 \$ 220,974.01
Net Assessments \$ 207,715.57 \$ 207,715.57

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	100.00%	100.00%
							<i>General Fund</i>	<i>Total</i>
11/28/25	ACH	\$6,221.39	(\$248.87)	(\$119.45)	\$0.00	\$5,853.07	\$5,853.07	\$5,853.07
12/19/25	ACH	\$185,258.69	(\$7,411.26)	(\$3,556.95)	\$0.00	\$174,290.48	\$174,290.48	\$174,290.48
12/31/25	ACH	\$5,299.69	(\$212.01)	(\$101.75)	\$0.00	\$4,985.93	\$4,985.93	\$4,985.93
02/02/26	ACH	\$19,355.39	(\$760.44)	(\$371.90)	\$0.00	\$18,223.05	\$18,223.05	\$18,223.05
TOTAL		\$ 216,135.16	\$ (8,632.58)	\$ (4,150.05)	\$ -	\$ 203,352.53	\$ 203,352.53	\$ 203,352.53

98%	Net Percent Collected
\$4,363.04	Balance Remaining to Collect

Pulte Home Company 2026-01		Net Assessments	\$	564,352.52	\$564,352.52
<i>Date Received</i>	<i>Due Date</i>	<i>Check Number</i>	<i>Net Assessed</i>	<i>Amount Received</i>	<i>Amt Received Series 2024 AA1</i>
	3/15/26		\$ 348,452.52		
	9/15/26		\$ 215,900.00		
			\$ 564,352.52	\$ -	\$ -

	Net Amount Assessed	Assessments Collected	Assessments Transferred	Amount To be Trans.
On Roll Assessments - General Fund	\$207,715.57	\$ 203,352.53	\$ (203,352.53)	\$ -
Direct Assessments - Series 2025	\$564,352.52	\$ -	\$ -	\$ -
Total	\$772,068.09	\$ 203,352.53	\$ (203,352.53)	\$ -

SECTION 3

Parkside Trails
 Community Development District

Funding Request #15
 November 4, 2025

Bill to: Pulte Home Company, LLC

		General Fund FY2025	General Fund FY2026
1	Cherrylake Inc. Proposal ID 6C24f75d - Landscape Maintenance - September 2025	\$ 6,698.28	
2	Duke Energy Invoice # F0000001387 - Streetlight Installation PH1 - Novemeber 2025		\$ 5,952.00
3	Kutak Rock LLP Invoice # 3613764 - General Counsel - July 2025 Invoice # 3643442 - General Counsel - September 2025	\$ 232.00 \$ 1,039.00	
4	Lake Sumter State College Invoice # A0235853/CRNT - Meeting Room Rental - October 2025		\$ 183.33
5	SECO Energy Account# 9612294101 - Electric Utility Service - October 2025 Account# 9612294101 - Electric Utility Service - September 2025		\$ 143.00 \$ 36.00
Totals:		\$ 8,005.28	\$ 6,278.33
		\$ 14,283.61	

Please make check payable to:

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

Landscape Enhancement



Proposal for Pulte Parkside Trails

Primary Account Contact: Kris.hinckley@pulte.com

Date of original Quote: 9/24/2025

Job Name: Monthly service (E0123)

Proposal ID: 6c24f75d

Picture (if any):

Description:

This proposal is for the services performed on common ground completed for the the period of 8/21/2025 to 9/26/2025.

Materials:		\$0.00
Labor:		\$6,698.28
Other:		\$0.00
Total:		\$6,698.28

[https://www.e-billexpress.com/ebpp/Cherrylake/SHO?](https://www.e-billexpress.com/ebpp/Cherrylake/SHO?Customer+ID=6c24f75d&Customer+Name=Pulte%20Parkside%20Trails&Email=Kris.hinckley%40pulte.com&Amount+Due=6698.28&Invoice+Number=6c24f75d&ClientID=f8fb2f2e-5fa7-4748-a594-69cc4d0253c5)

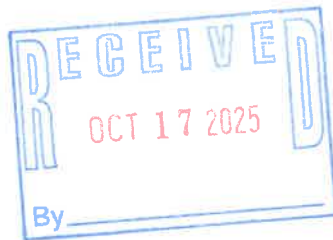
[Customer+ID=6c24f75d&Customer+Name=Pulte%20Parkside%20Trails&Email=Kris.hinckley%40pulte.com&Amount+Due=6698.28&Invoice+Number=6c24f75d&ClientID=f8fb2f2e-5fa7-4748-a594-69cc4d0253c5](https://www.e-billexpress.com/ebpp/Cherrylake/SHO?Customer+ID=6c24f75d&Customer+Name=Pulte%20Parkside%20Trails&Email=Kris.hinckley%40pulte.com&Amount+Due=6698.28&Invoice+Number=6c24f75d&ClientID=f8fb2f2e-5fa7-4748-a594-69cc4d0253c5)

Thank you.

Best regards,

Meibin Santana

9 320,538.462



From: Ashley Hilyard ahilyard@gmscfl.com
Subject: Fwd: Fw: Parkside Trails Common Area Maintenance
Date: October 16, 2025 at 2:13 PM
To: Beom Ha Oh boh@gmscfl.com

APPROVED - Landscape Maint

*Invoice for interim maintenance provided by the installer.

----- Forwarded message -----

From: **Mary Burns** <Mary.Burns@pulte.com>
Date: Thu, Oct 16, 2025 at 10:24 AM
Subject: Fw: Parkside Trails Common Area Maintenance
To: Ashley Hilyard <ahilyard@gmscfl.com>
Cc: Justin Booth <Justin.Booth@pultegroup.com>, Mark Gage <mark.gage@cherrylake.com>, Melbin Santana <melbin.santana@cherrylake.com>

Ashley,
Attached is the invoice for the interim maintenance that the CDD was going to pay to Cherry Lake for the CDD common areas.

Thank you,

Mary Burns
Senior Manager of Developed Real Estate and HOA
Central Florida Division



4901 Vineland Road, Suite 500
Orlando, FL 32811
Office: 407-661-4724
Email: Mary.Burns@pulte.com

From: Mark Gage <mark.gage@cherrylake.com>
Sent: Wednesday, October 15, 2025 9:57 AM
To: Mary Burns <Mary.Burns@pulte.com>; Justin Booth <Justin.Booth@pultegroup.com>
Cc: Melbin Santana <melbin.santana@cherrylake.com>
Subject: Parkside Trails Common Area Maintenance

External Sender

Good Morning Mary and Justin,

Attached is an interim maintenance invoice for the Parkside Trails Common Areas, covering the period from August 21st to September 26th. It is our understanding that the CDD assumed responsibility on October 1st. We have been maintaining these areas for our construction team through the summer; however, for the period covered by this invoice, our construction team had completed their work in those areas. Can one of you pick up this invoice?

Mary,

Separately, we have also been maintaining the model areas on an interim basis and sending those invoices to Pulte Vertical. Will the CDD maintenance company be taking over these areas as well? We are certainly happy to continue assisting, but it seems more logical for them to manage this. Please let me know how you would like us to proceed with the model area maintenance going forward.

Best regards,
Mark
--
Thank You,

Mark Gage
Business Development Manager



INVOICE

Invoice: F0000001387
 Invoice Date: 11/3/2025
 Page: 1 of 1

Bill to: PARKSIDE TRAILS CDD invoices@gmscfl.com 219 E. Livingston St Orlando FL 32801	Customer ID: 000356687 PO / Contract No: Payment Terms: Net 30 Due Date: 12/3/2025
Amount Due: \$5,952.00	

Duke Energy One Installation #23031DE1F
 Parkside Trails PH1 Streetlights

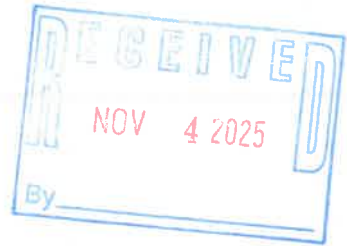
To report a streetlight outage email <DE1SLRepair@duke-energy.com>

For questions about your invoice, please contact Duke Energy One Lighting at deoneOLbilling@duke-energy.com

Line	Date of Charge	Description	Net Amount
1	11/01/2025	NOV 2025 (116) 59W LED Open Monticello Light Fixtures, 3000K (116) 22' OAL Black Aluminum Direct Bury Light Poles	\$5,773.00
2	10/29/2025	SECO METER 9/9/25 - 10/27/25 SECO Acct# 9612294101 SECO Meter# H236745268 4604 Golden Birch Ave	\$179.00

Amount Due: \$5,952.00

10 - 320.538.431



TO AVOID SERVICE INTERRUPTION, PLEASE DO NOT SEND MONTHLY UTILITY ACCOUNT PAYMENTS TO THIS ADDRESS

Please detach and return with your payment. Please indicate invoice number on check.

Payment Coupon

Please make check payable to:

Duke Energy
 PO Box 601583
 Charlotte NC 28260-1583

ACH Instructions:

GO Collections
 121000248
 Duke Energy
 002000002929637

Invoice Number:

F0000001387

Corporation Code:

75696

Please Pay By:

12/3/2025

Customer ID:

000356687

Total Amount Due:

\$5,952.00

Fed Tax ID # 31-1751104

PARKSIDE TRAILS CDD
 invoices@gmscfl.com
 219 E. Livingston St
 Orlando FL 32801

Amount Enclosed



15063030303030313338370000900005952000

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA

Telephone 404-222-4600

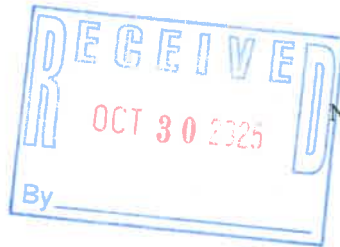
Facsimile 404-222-4654 7

Federal ID 47-0597598

August 30, 2025

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. 3613764
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. 3613764
53123-1

310.513.315

Re: General Counsel

For Professional Legal Services Rendered

07/03/25	R. Dugan	0.20	58.00	Correspondence regarding landscape maintenance scope and Wellness Way Blvd
07/17/25	R. Dugan	0.20	58.00	Review draft agenda letter; correspondence regarding same
07/24/25	R. Dugan	0.40	116.00	Review and update records regarding development status
TOTAL HOURS		0.80		
TOTAL FOR SERVICES RENDERED				\$232.00
TOTAL CURRENT AMOUNT DUE				<u>\$232.00</u>

KUTAK ROCK LLP

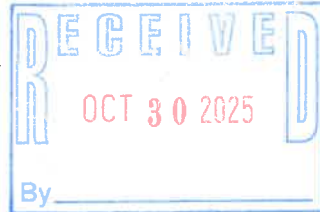
TALLAHASSEE, FLORIDA

Telephone 404-222-4600

Facsimile 404-222-4654 7

Federal ID 47-0597598

October 30, 2025



Parkside Trails CDD
c/o Governmental Management Services - Central Florida
219 East Livingston Street
Orlando, FL 32801

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. 3643442
Client Matter No. 53123-1
Notification Email: eftgroup@kutakrock.com

Invoice No. 3643442
53123-1

310.513.315

Re: General Counsel

For Professional Legal Services Rendered

09/05/25	R. Dugan	0.50	145.00	Review executed acquisition agreement; correspondence regarding same; conference and correspondence regarding phase 3 field expense budget
09/06/25	R. Dugan	0.10	29.00	Review effect of legislative changes on District Rules of Procedure and prepare proposed revisions regarding same
09/11/25	R. Dugan	0.30	87.00	Conference regarding phase 3 O&M expenses
09/17/25	R. Dugan	0.20	58.00	Review draft agenda letter; correspondence regarding same
09/24/25	R. Dugan	1.10	319.00	Review draft pond discing services agreement; review draft landscape maintenance agreement; correspondence regarding same; correspondence regarding anti-human trafficking affidavit
09/24/25	D. Wilbourn	1.50	285.00	Prepare landscape maintenance agreement; prepare pond disking agreement

KUTAK ROCK LLP

Parkside Trails CDD
October 30, 2025
Client Matter No. 53123-1
Invoice No. 3643442
Page 2

09/28/25	R. Dugan	0.40	116.00	Prepare form of public facilities report; correspondence regarding same
----------	----------	------	--------	---

TOTAL HOURS 4.10

TOTAL FOR SERVICES RENDERED \$1,039.00

TOTAL CURRENT AMOUNT DUE \$1,039.00

UNPAID INVOICES:

August 30, 2025	Invoice No. 3613764	232.00
October 10, 2025	Invoice No. 3639730	635.95

TOTAL DUE \$1,906.95



Lake Sumter
State College

Parkside Trails Community Development District

Attn: Brittney Brooks

Email: Bbrookes@gmscfl.com

5

Invoice Date: October 22, 2025 310.513.491

Invoice #: A0235853/CRNT

ID#: X00149278

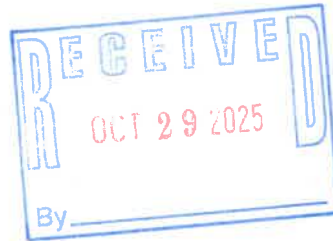
Purpose: Monthly District Board Meetings

Due Date: Upon Receipt

Invoice Amt: \$ 183.33

Contract: Room Rental (CML 108A)

Dates of Usage: October 22, 2025



If you have any questions regarding this invoice, please contact Michelle Heister via email - heisterm@lssc.edutsc.

Please remit payment in full by due date to:

Lake-Sumter State College
Attn: Financial Services
9501 US Hwy 441
Leesburg, FL 34788

LEESBURG ♦ SUMTER ♦ SOUTH LAKE

9501 U.S. HIGHWAY 441 ♦ LEESBURG, FL ♦ 34788-8751 ♦ 352.787.3747

NNNN



SECO ENERGY
P.O. BOX 301
SUMTERVILLE, FLORIDA
33585-0301

18501

Bills are due and payable by the due date shown on the bill. Bills not paid by the due date are subject to a late payment fee of 1.5% of the amount due, with a minimum fee of \$5.00



ITEMIZED STATEMENT OF SERVICES

DUKE ENERGY ONE, INC.
(4604 GOLDEN BIRCH AVE)
3300 EXCHANGE PL
LAKE MARY FL 32746

11 320.538.430

ACCOUNT NUMBER 9612294101		METER NUMBER H236745268		MAP NUMBER 4429 D3 63673 04347																					
OFFICE G	METER READING CURRENT 72 PRIOR 0		KWH USED 72	RATE SCHEDULE GS																					
USAGE PERIOD 09/09/2025 TO 09/26/2025			DAYS SERVICE 17	CONSTANT 1.0																					
POWER COST ADJUSTMENT (PER KWH) -.015000 TRUSTEE DISTRICT 1																									
<table> <tr> <td>PAYMENT RECEIVED</td> <td>260.00-</td> </tr> <tr> <td colspan="2">== CURRENT CHARGES ==</td> </tr> <tr> <td>BALANCE FORWARD</td> <td>260.00-</td> </tr> <tr> <td>ELECTRIC CHARGE</td> <td>32.84</td> </tr> <tr> <td>HOT BUCKS - PCA</td> <td>1.08-</td> </tr> <tr> <td>NEW SERVICE PERM FEE</td> <td>110.00</td> </tr> <tr> <td>DEPOSIT APPLIED</td> <td>150.00</td> </tr> <tr> <td>STATE TAX</td> <td>2.59</td> </tr> <tr> <td>2.5625% GROSS RCT TA</td> <td>0.81</td> </tr> <tr> <td>SECO FOUNDATION</td> <td>0.84</td> </tr> </table>						PAYMENT RECEIVED	260.00-	== CURRENT CHARGES ==		BALANCE FORWARD	260.00-	ELECTRIC CHARGE	32.84	HOT BUCKS - PCA	1.08-	NEW SERVICE PERM FEE	110.00	DEPOSIT APPLIED	150.00	STATE TAX	2.59	2.5625% GROSS RCT TA	0.81	SECO FOUNDATION	0.84
PAYMENT RECEIVED	260.00-																								
== CURRENT CHARGES ==																									
BALANCE FORWARD	260.00-																								
ELECTRIC CHARGE	32.84																								
HOT BUCKS - PCA	1.08-																								
NEW SERVICE PERM FEE	110.00																								
DEPOSIT APPLIED	150.00																								
STATE TAX	2.59																								
2.5625% GROSS RCT TA	0.81																								
SECO FOUNDATION	0.84																								
 By _____																									
PLEASE PAY AMOUNT DUE →				36.00																					

=== SPECIAL MESSAGE ===
NEXT READING DATE: 10/27/25
CURRENT DUE DATE: 10/15/25
SEE REVERSE TO ENROLL IN SMARTHUB & STORMCENTER OUTAGE REPORTING.

Is your contact info up to date for outage alerts? Update and manage your alert preferences in StormCenter. Learn more at SECOEnergy.com.

=== ENERGY INFORMATION ===
ELECTRIC CHG = CUST CHG + ENERGY CHG
CUSTOMER CHG \$ 1.40 PER DAY
ENERGY CHG 0.125500 PER KWH USED

RETAIN THIS STATEMENT FOR YOUR RECORDS



SECO ENERGY
P.O. BOX 301
SUMTERVILLE, FLORIDA
33585-0301

18501

This date does not extend the date that any previous balance is due and payable.

BILLING DATE 09/30/2025	DUE DATE-CURRENT BILL ONLY MUST BE RECEIVED BY 10/15/2025	
ACCOUNT NUMBER 9612294101	AMOUNT DUE 36.00	



DUKE ENERGY ONE, INC.
(4604 GOLDEN BIRCH AVE)
3300 EXCHANGE PL
LAKE MARY FL 32746

4 11823

FOR ADDRESS / RATE CHANGE CHECK HERE
See reverse side

PLEASE MAKE CHECKS PAYABLE TO:
SECO ENERGY
PO BOX 70997
CHARLOTTE, NC 28272-0997



18096122941012000003600900000000000

To assure proper credit, please return this section with your payment.

the 1990s, the number of people in the UK who are aged 65 and over has increased from 10.5 million to 13.5 million (13.5% of the population).

There are a number of reasons why the number of people aged 65 and over has increased. One of the main reasons is that people are living longer. The life expectancy at birth in the UK is now 78 years for men and 82 years for women (ONS 2002).

Another reason is that people are having children later in life. This means that there are more people aged 65 and over who have children who are still alive.

There are also a number of reasons why the number of people aged 65 and over who are in poor health has increased. One of the main reasons is that people are living longer with chronic conditions such as heart disease, cancer and diabetes.

Another reason is that people are living longer with physical disabilities. This is because of the increasing number of people who are living with conditions such as arthritis, osteoporosis and dementia.

There are also a number of reasons why the number of people aged 65 and over who are in poor health has increased. One of the main reasons is that people are living longer with chronic conditions such as heart disease, cancer and diabetes.

Another reason is that people are living longer with physical disabilities. This is because of the increasing number of people who are living with conditions such as arthritis, osteoporosis and dementia.

There are also a number of reasons why the number of people aged 65 and over who are in poor health has increased. One of the main reasons is that people are living longer with chronic conditions such as heart disease, cancer and diabetes.

Another reason is that people are living longer with physical disabilities. This is because of the increasing number of people who are living with conditions such as arthritis, osteoporosis and dementia.

There are also a number of reasons why the number of people aged 65 and over who are in poor health has increased. One of the main reasons is that people are living longer with chronic conditions such as heart disease, cancer and diabetes.

Another reason is that people are living longer with physical disabilities. This is because of the increasing number of people who are living with conditions such as arthritis, osteoporosis and dementia.

There are also a number of reasons why the number of people aged 65 and over who are in poor health has increased. One of the main reasons is that people are living longer with chronic conditions such as heart disease, cancer and diabetes.

Another reason is that people are living longer with physical disabilities. This is because of the increasing number of people who are living with conditions such as arthritis, osteoporosis and dementia.

There are also a number of reasons why the number of people aged 65 and over who are in poor health has increased. One of the main reasons is that people are living longer with chronic conditions such as heart disease, cancer and diabetes.

Another reason is that people are living longer with physical disabilities. This is because of the increasing number of people who are living with conditions such as arthritis, osteoporosis and dementia.

There are also a number of reasons why the number of people aged 65 and over who are in poor health has increased. One of the main reasons is that people are living longer with chronic conditions such as heart disease, cancer and diabetes.

Another reason is that people are living longer with physical disabilities. This is because of the increasing number of people who are living with conditions such as arthritis, osteoporosis and dementia.

Parkside Trails

Community Development District

Funding Request #16
November 11, 2025

Bill to: Pulte Home Company, LLC

General Fund
FY2026

Payee		
1	Yellowbird Outdoor, LLC Invoice # 3662 - Landscape Maintenance - November 2025	\$ 7,982.00
2	Toole's Tractor Services & H2O Weed Control, LLC Invoice # 5263 - Lake Management Discing - November 2025	\$ 1,850.00
Totals:		\$ 9,832.00
		\$ 9,832.00

Please make check payable to:

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

Yellowbird Outdoor, LLC

11954 Narcoossee Rd
Orlando, FL 32832
+14078017141
info@yellowbirdoutdoor.com
www.yellowbirdoutdoor.com



**YELLOW BIRD
OUTDOOR**

INVOICE

BILL TO

**Parkside Trails CDD c/o GMS CFL
GMS - Central Florida
219 E. Livingston St.
Orlando, FL 32801**

**INVOICE 3662
DATE 11/01/2025
TERMS Net 30
DUE DATE 11/30/2025**

DESCRIPTION	AMOUNT
Monthly Lawn Maintenance Services - November , 2025	7,982.00

Contact Yellow Bird to pay.
Thank you for choosing Yellow Bird Outdoor!

BALANCE DUE

\$7,982.00



INVOICE

Toole's Tractor Services & H2O
Weed Control, LLC
P.O. Box 672
Lake Alfred, FL 33850

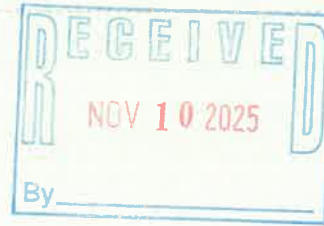
toolestractor@gmail.com
+1 (689) 500-7424
https://www.tooletractorservices.com/



Bill to
Parkside Trails CDD
219 E. Livingston St.
Clermont, Florida 32801

Invoice details

Invoice no.: 5263
Terms: Due on receipt
Invoice date: 11/06/2025
Due date: 11/06/2025



#	Product or service	Description	Amount
1.	Discing	October - Quarterly disking of Phase 1 dry ponds (4 ponds)	\$1,850.00
2.		Work performed for Parkside Trails CDD - 4597 Golden Birch Avenue, Clermont	

Ways to pay

BANK

We accept: Zelle, Venmo, Check, Cash App, Cash, and Apple Pay, Credit/Debit cards + 3.8% fee

PLEASE REMIT PAYMENT TO:

Total **\$1,850.00**

Overdue 11/06/2025

[View and pay](#)

Parkside Trails
Community Development District

Funding Request #17
November 20, 2025

Bill to: Pulte Home Company, LLC

	Payee		General Fund FY2026
1	Governmental Management Services - Central Florida		
	Invoice # 22 - Management Fees - November 2025	\$	3,722.61
	Invoice # 25 - Assessment Roll Certification - FY26	\$	5,000.00
2	Lake Sumter State College		
	Invoice # A0241307/CRNT - Meeting Room Rental - November 2025	\$	183.33
			<u>\$ 8,905.94</u>

Please make check payable to:

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

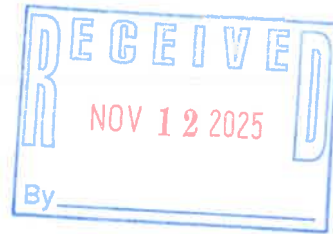
GMS-Central Florida, LLC
1001 Bradford Way
Kingston, TN 37763 2

Invoice

Invoice #: 22
Invoice Date: 11/1/25
Due Date: 11/1/25
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	340		3,433.33	3,433.33
Website Administration	352		103.00	103.00
Information Technology	351		154.50	154.50
Office Supplies	510		0.24	0.24
Postage	420		5.35	5.35
Copies	425		1.35	1.35
UPS - Meeting Copies	425		24.84	24.84



Total \$3,722.61

Payments/Credits \$0.00

Balance Due \$3,722.61

GMS-Central Florida, LLC

1001 Bradford Way
Kingston, TN 37763 2

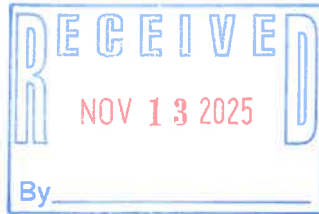
Invoice

Invoice #: 25
Invoice Date: 11/1/25
Due Date: 11/1/25
Case:
P.O. Number:

Bill To:

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

Description	Hours/Qty	Rate	Amount
310.513.317 Assessment Roll Certification - FY2026		5,000.00	5,000.00



Total	\$5,000.00
Payments/Credits	\$0.00
Balance Due	\$5,000.00



Lake Sumter
State College

Parkside Trails Community Development District

Attn: Brittney Brooks

Email: Bbrookes@gmscfl.com and svanderbilt@gmscfl.com

Invoice Date: November 18, 2025

Invoice #: A0241307/CRNT

ID#: X00149278

Purpose: Monthly District Board Meetings

Due Date: Upon Receipt

Invoice Amt: \$ 187.50

Contract: Room Rental (CML 108B)

Dates of Usage: November 18, 2025

If you have any questions regarding this invoice, please contact Michelle Heister via email - heisterm@lssc.edutsc.

Please remit payment in full by due date to:

Lake-Sumter State College

Attn: Financial Services

9501 US Hwy 441

Leesburg, FL 34788

LEESBURG ♦ SUMTER ♦ SOUTH LAKE

9501 U.S. HIGHWAY 441 ♦ LEESBURG, FL ♦ 34788-8751 ♦ 352.787.3747

Parkside Trails

Community Development District

Funding Request #18
December 9, 2025

Bill to: Pulte Home Company, LLC

General Fund
FY2026

	Payee		
1	Duke Energy Invoice # F0000001452 - Streetlights PH1 - Novemeber 2025	\$	5,821.00
2	Yellowbird Outdoor, LLC Invoice # 3802 - Landscape Maintenance - December 2025	\$	7,982.00
			\$ 13,803.00

Please make check payable to:

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



INVOICE

Invoice: F0000001452
 Invoice Date: 12/1/2025
 Page: 1 of 1

Bill to: PARKSIDE TRAILS CDD
 invoices@gmscfl.com
 219 E. Livingston St
 Orlando FL 32801

Customer ID: 000356687
 PO / Contract No:
 Payment Terms: Net 30
 Due Date: 12/31/2025

Amount Due: \$5,821.00

**Duke Energy One Installation #23031DE1F
 Parkside Trails PH1 Streetlights**

To report a streetlight outage email <DE1SLRepair@duke-energy.com>

For questions about your invoice, please contact Duke Energy One Lighting at deoneOLbilling@duke-energy.com

Line	Date of Charge	Description	Net Amount
1	12/01/2025	DEC 2025 (116) 59W LED Open Monticello Light Fixtures, 3000K (116) 22' OAL Black Aluminum Direct Bury Light Poles	\$5,773.00
2	11/28/2025	SECO METER 11/6/25 - 11/24/25 SECO Acct# 9612294001 SECO Meter# H236748098 4697Wooden Grove Ave.	\$48.00
Amount Due:			\$5,821.00

TO AVOID SERVICE INTERRUPTION, PLEASE DO NOT SEND MONTHLY UTILITY ACCOUNT PAYMENTS TO THIS ADDRESS

i Please detach and return with your payment. Please indicate invoice number on check. i

Payment Coupon

Please make check payable to:

Duke Energy
 PO Box 601583
 Charlotte NC 28260-1583

ACH Instructions:

GO Collections
 121000248
 Duke Energy
 002000002929637

Invoice Number: F0000001452

Corporation Code: 75696

Please Pay By: 12/31/2025

Customer ID: 000356687

Total Amount Due: \$5,821.00

Fed Tax ID # 31-1751104

PARKSIDE TRAILS CDD
 invoices@gmscfl.com
 219 E. Livingston St
 Orlando FL 32801

Amount Enclosed



1506303030303030313435320000800005821002

Yellowbird Outdoor, LLC

11954 Narcoossee Rd
Orlando, FL 32832
+14078017141
info@yellowbirdoutdoor.com
www.yellowbirdoutdoor.com



**YELLOW BIRD
OUTDOOR**

INVOICE

BILL TO
Parkside Trails CDD c/o GMS CFL
GMS - Central Florida
219 E. Livingston St.
Orlando, FL 32801

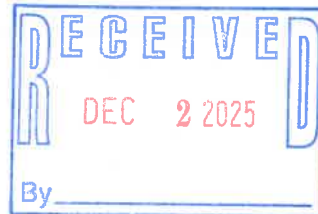
INVOICE **3802**
DATE **12/01/2025**
TERMS **Net 30**
DUE DATE **12/31/2025**

DESCRIPTION	AMOUNT
Monthly Lawn Maintenance Services - December , 2025	7,982.00

Contact Yellow Bird to pay
Thank you for choosing Yellow Bird Outdoor!

BALANCE DUE

\$7,982.00



SECTION D

Parkside Trails CDD

Field Management Report – Photo Supplement

Phase 3 Turnover



Photo Description:

- Phase 3 has been turned over to the CDD for maintenance, with minor action items pending completion.



Phase 3 Turnover Cont'd



Phase 1 Turnover – Final Tract



Photo Description:

- REC-1 has been turned over to the CDD for maintenance, with minor action items pending completion.



SECTION 1



Parkside Trails CDD

Maintenance Service Date(s):

Thursday

Turf Maintenance

- Mowing - Common Areas
- Mowing -Retention Areas
- Hard Edged Landscape Surfaces
- Soft Edged Landscape Surfaces
- String Trim Required Areas
- Debris Patrol/Pick Up Around Community
- Blew Off Community

Detail & Shrub Pruning

Entrances
Common Areas

Detail / Pruning/ Bed Weed Notes:
Bed weeds at both entrances to community.

Bed Area: Weed Control

Entrances
Common Areas



Landscape Services Update

Parkside Trails CDD

03/13/2026

Upcoming Week Scheduled Services

Week Starting Date:

03/16/2026

Scheduled Maintenance Service Dates

Thursday

* Please Note: Service dates subject to change due to weather.

Turf Maintenance Scheduled

- Debris Patrol/Pick Up Around Community
- Blow Off Community

Bed Area: Weed Control Scheduled

- Entrances
- Common Areas









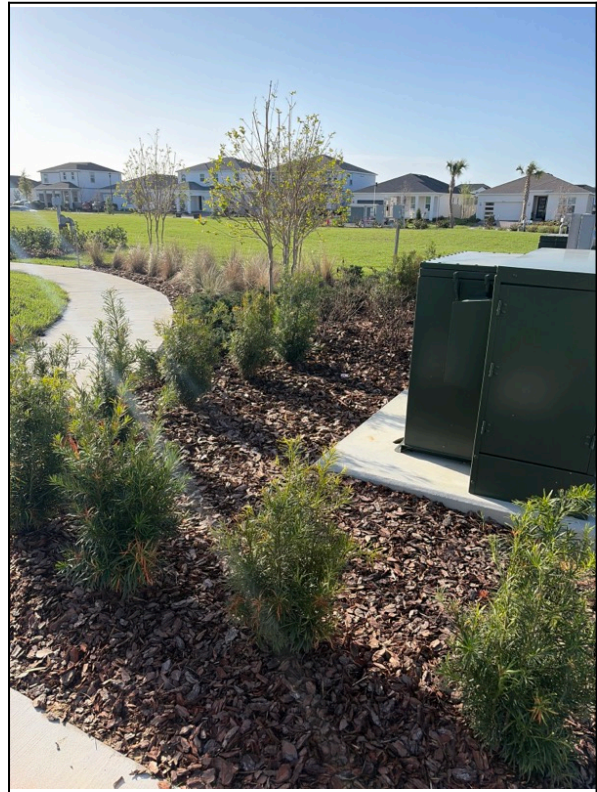


Parkside Trails CDD





Parkside Trails CDD



Parkside Trails CDD



SECTION 2



Addendum

To Current Maintenance Agreement

Parkside Trails CDD

Clermont, FL

Addendum to landscape services provided by Yellow Bird Outdoor. Services to be added to current landscape service specifications:

- General Landscape Maintenance
- Fertilization & Pest Control
- Irrigation Inspections

Annual amount will be added to the current maintenance agreement at the pricing specified below.

Addendum Services	Monthly Amount	Annual Amount
Landscape Maintenance	\$4,068.00	\$48,816.00

Service start date:
3-16-26

Name: _____

John Dougherty

Title: _____
Parkside Trails CDD

**Title: Vice President
Yellow Bird Outdoor**

Signature: _____

Signature _____


Date:

Date: 3-12-26



Addendum

To Current Maintenance Agreement

Parkside Trails CDD

New Areas in Orange

