

*Parkside Trails
Community Development District*

Meeting Agenda

September 23, 2026

AGENDA

Parkside Trails

Community Development District

219 E. Livingston Street, Orlando, Florida 32801

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

REVISED AGENDA

September 16, 2026

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, September 23, 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 August 26, 2026 Meeting
4. Review of Request for Proposals (RFP) to Provide Landscape Maintenance Services and Authorization to Issue
5. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet and Income Statement
 - D. Field Manager's Report
 - i. **Consideration of Amended Proposal for Quarterly Disking for Dry Ponds - Added**
 - ii. **Consideration of Proposal for Palm Tree Trimming - Added**
 - iii. **Consideration of Proposal for Trash & Pet Stations Collection Services - Added**
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

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, August 26, 2026, 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
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
Clayton Davie <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 the public comment period for those present.

Resident (Paul) sold the District their land and has no complaints.

Resident (Ryan Joyce) stated he is concerned about access to the back and public services.

Mr. Flint noted that they have received an email from a resident who would like to access to the gated entrance to McKinney Rd., and he will respond to the email after the Board of Supervisors meeting. That access is emergency access only and is intended to be gated and restricted. Discussion followed about why that road will be restricted to the public. Board direction is for the response to make it clear that it is a CDD decision to restrict access to that road and not a Pulte one.

THIRD ORDER OF BUSINESS**Approval of Minutes of the May 27, 2026 Meeting**

Mr. Flint presented the minutes from the May 27, 2026 meeting and asked for any comments, corrections, or changes. The Board had no changes to the minutes.

On MOTION by Mr. Struckmeyer, seconded by Mr. Jerman, with all in favor, the Minutes from the May 27, 2026 Meeting, were approved.

FOURTH ORDER OF BUSINESS**Public Hearing**

Mr. Flint noted that the Board had previously approved a proposed budget and set today as the public hearing for final consideration of the presented budget. He asked for a motion to open the public hearing.

On MOTION by Mr. Edwards, seconded by Mr. Struckmeyer, with all in favor, the Public Hearing, was opened.

A. Consideration of Resolution 2026-03 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations

Mr. Flint presented the resolution and noted that a copy of the budget was provided in the agenda package for review. He noted that the only member of the public had just exited the meeting and brought discussion back to the Board for any comments. There were no Board comments and Mr. Flint asked for a motion to approve the resolution.

On MOTION by Mr. Struckmeyer, seconded by Mr. Jerman, with all in favor, Resolution 2026-03 Adopting the Fiscal Year 2027 Budget and Relating to the Annual Appropriations, was approved.

B. Consideration of Resolution 2026-04 Imposing Special Assessments and Certifying an Assessment Roll

Mr. Flint presented the resolution and noted that this imposes the assessment related to the approved budget. There were no comments on the resolution and Mr. Flint asked for a motion to approve.

On MOTION by Mr. Jerman, seconded by Mr. Struckmeyer, with all in favor, Resolution 2026-04 Imposing Special Assessments and Certifying an Assessment Roll, was approved.

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

On MOTION by Mr. Jerman, seconded by Mr. Edwards, with all in favor, the Public Hearing, was closed.

FIFTH ORDER OF BUSINESS

Ratification of Series 2025 Requisition #3

Mr. Flint presented Requisition #3 for the Series 2025 Bonds for legal services related to processing the requisitions and conveyances assigned by the District engineer.

On MOTION by Mr. Jerman, seconded by Mr. Struckmeyer, with all in favor, Series 2025 Requisition #3, was ratified.

SIXTH ORDER OF BUSINESS

Consideration of Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2026

Mr. Flint presented the agreement with Grau & Associates to provide the annual independent audit services for Fiscal Year 2026. Mr. Flint offered to answer any Board questions. There being no questions, there was a motion of approval.

On MOTION by Mr. Struckmeyer, seconded by Mr. Edwards, with all in favor, the Agreement with Grau & Associates to Provide Auditing Services for the Fiscal Year 2026, was approved.

SEVENTH ORDER OF BUSINESS

District Goals & Objectives

A. Adoption of Fiscal Year 2027 Goals and Objectives

Mr. Flint presented the goals and objectives for Fiscal Year 2027 noting that they are the same goals as the previous year. There was no Board discussion followed by a motion of approval.

On MOTION by Mr. Struckmeyer, seconded by Mr. Edwards, with all in favor, Adopting the Fiscal Year 2027 Goals and Objectives, was approved.

B. Presentation of Fiscal Year 2026 Goals and Objectives and Authorization the Chairman to Execute Final Form

Mr. Flint noted that the District is required to report how they did on the submitted goals and objectives and staff is asking the Board to authorize the Chair to execute the final form of that report to be posted on the District's website thus completing the State's requirements.

On MOTION by Mr. Jerman, seconded by Mr. Edwards, with all in favor, Accepting the Fiscal Year 2026 Goals and Objectives and Authorizing the Chairman to Execute Final Form, was approved.

EIGHTH ORDER OF BUSINESS**Staff Reports****A. Attorney**

Mr. Dugan stated he had nothing to report but was available to answer questions.

B. Engineer

Mr. Davis had nothing to report.

C. District Manager's Report**i. Approval of Check Registers**

1. May 21, 2026 – June 17, 2026

2. June 18, 2026 – August 17, 2026

Mr. Flint presented the two check registers for Board consideration May 21, 2026 through June 17, 2026 and June 18, 2026 through August 17, 2026 and noted that the details are behind the summary of each register. He offered to answer any Board questions. There being no questions, there was a motion of approval.

On MOTION by Mr. Jerman, seconded by Mr. Struckmeyer, with all in favor, the Check Registers, were approved.

ii. Balance Sheet and Income Statement

Mr. Flint presented the balance sheet and income statement.

iii. Approval of Fiscal Year 2027 Meeting Schedule

Mr. Flint stated that each year the Board is required to approve a meeting schedule and he presented the schedule that meets on the fourth Wednesday of each month at the current location at 2:00 p.m. Board direction was to change the location when the clubhouse is available for use.

On MOTION by Mr. Struckmeyer, seconded by Mr. Sullivan, with all in favor, Designating November 3, 2026 as Landowners' Meeting Date, was approved.

D. Field Manager's Report

Ms. Hilyard presented the filed manager's report that was provided in the agenda package for review and summarized its contents for the Board.

i. Consideration of Proposal for Installation of Pet Waste Stations

Ms. Hilyard presented a proposal for pet waste stations throughout the property that has been highly requested. GMS will purchase, assemble, and install eight pet waste stations totaling \$2,045.36 with suggested locations.

On MOTION by Mr. Struckmeyer, seconded by Mr. Jerman with all in favor, the Proposal for Installation of Pet Waste Stations, was approved.

ii. Consideration of Proposal for Palm Pruning

Mr. Flint noted that palm pruning is budgeted for Fiscal Year 2027 and suggested deferring this proposal to the start of the next Fiscal Year. Board discussion followed address the current contract with the landscaper. The Board agreed and the next item followed.

NINTH ORDER OF BUSINESS**Other Business**

There being no comments, the next item followed.

TENTH ORDER OF BUSINESS**Supervisor's Requests**

There being no comments, the next item followed.

ELEVENTH ORDER OF BUSINESS**Adjournment**

Mr. Flint asked for a motion to adjourn the meeting.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

Parkside Trails CDD

LANDSCAPE SCOPE OF WORK

The work for the landscape maintenance is to include the furnishing of all labor, materials, equipment, accessories, and services necessary or incidental to meet the requirements outlined in this scope below. The intention is to sustain all turf and plant materials in a healthy, vigorous growing condition, free from weeds, diseases, insects, and nutritional deficiencies as well as a completely operational irrigation system. All associated planted areas are to be kept in a continuous healthy, neat, clean and debris free condition for the entire life of the contract. The below scope is divided into “elements” to define the elements involved and required in the maintenance of the property.

General Services- Component “A”

Turf Maintenance

Turf maintenance is defined as all mowing, edging, trimming and cleanup of lawn areas. High traffic and high-profile areas such as the entrances will be completely mowed, edged, trimmed and cleaned up prior to normal business hours of operation. In the event it becomes necessary to make a change in the mowing schedule for any reason, the CDD Management must be notified prior to adjustment of schedule. Mowing during inclement weather will not alleviate the contractor of responsibility for damage caused by the mowing of wet areas.

Mowing

Prior to mowing, remove and dispose of normal litter and debris from all landscape areas. Contractor will not run over litter with mowers.

Irrigated common area turf of all turf types (St Augustine, Zoysia, Bermuda, Irrigated Bahia) shall be mowed weekly during the growing season from April 1st through September 30th and bi-weekly during the winter season. It is understood that the contractor may be required to periodically add or delete mowing cycles based on weather or other factors with the consent of the CDD Management. Contractor should anticipate 42 mows annually for all common areas. Unirrigated bahia and pond areas and banks will be mowed 32 times annually as needed.

St. Augustine, zoysia and Bahia turf shall be cut with rotary mowers to maintain a uniform height. Bahia will be cut between 3.5” and 4.5”. St Augustine will be cut between 4.5” and 5.5”. Mowing heights will be set at 2”–3” for Zoysia turf. Bermuda turf shall be cut at a height of no more than 2.5”. Mowing blades shall be kept sufficiently sharp and properly adjusted to provide a cleanly cut grass blade. Variation in the mowing pattern shall be carried out when possible so as to not rut or cause paths.

Mowing of all ponds or wetland buffer areas shall be done with a 50” mower or larger **discharging clippings away from the water**. Any pond edges that cannot be reached with the full size mower will be string trimmed every other mow cycle at minimum. Additional pond edge string trimming can be requested as needed to maintain an intended look as per the discretion of CDD management.

Visible clippings that may be left following mowing operations shall be removed from the site each visit. Discharging grass clippings into beds, tree rings or maintenance strips is prohibited and if it occurs they shall be removed prior to the end of each service day. Contractor will take special care to prevent

damage to plant material as a result of the mowing. Contractor is responsible for damages they cause while mowing.

Edging

Sidewalks, curbs, and concrete slabs, and other paved surfaces will be edged in conjunction with mowing operations each time. Beds, tree rings, and other landscape edges will be edged once during each detail rotation, every three weeks. Edging is defined as removal of unwanted turf and vegetation along the above borders by use of a mechanical edger. String trimmers are not to be used for edging and a proper edger will be used. Care will be taken to maintain bed edges as designed in either straight or curvilinear lines.

String Trimming

String Trimming shall be performed around road signs, guard posts, trees, shrubs, utility poles, and other obstacles where mowers cannot reach. Grass shall be trimmed to the same desired height as determined by the turf height specifications. String trimming shall be completed with each mowing cycle.

Maintaining grass-free areas by use of chemicals may be the preferred method in certain applications. Such use will only be done with prior approval of the CDD management.

Turf around the edge of all waterways shall be mowed or string trimmed to the natural water's edge during every other mowing cycle at minimum.

For the protection of private property, landscapers will not perform string trimming in a manner that results in direct contact with private fences. A buffer zone of approximately 4 to 6 inches will be maintained along all private fencing. The maintenance of any grass or vegetation within this buffer area will be the responsibility of the respective property owner.

Blowing

When using mechanical blowers to clean curbs, sidewalks and other paved surfaces, care must be taken to prevent blowing grass clippings into beds, onto vehicles or onto other hardscape surfaces. In addition, care also must be taken to not disrupt mulch from beds and any mulch blown out of beds must be placed back and raked smooth.

Damage Prevention/Repair

Special care shall be taken to protect building foundations, fencing, light poles, sign posts, monuments and other hardscape elements from mowing, edging or string trimming equipment damage. Contractor will agree to have repairs made by specialized contractors or reimburse the CDD or homeowners within 30 days for any damage to property caused by their crew members or equipment.

Pond Disking

Mechanically disk dry pond bottoms to improve aesthetics and control invasive vegetation while preserving the percolation of the pond bottoms. Work will be performed using a tractor-mounted disk. Disking will be done in multiple passes to achieve thorough soil disturbance. Care will be taken to avoid sensitive areas. Ponds will be disked 6 times per year. The schedule is typically every other month but can adjusted based on need after discussions with CDD management.

Detailing

Detailing of planted areas will be performed weekly in a sectional method, each section representing one-third of the entire property. **Based on three sections, the contractor will completely detail the entire property once every three weeks at least.** The exception will be the entrances, clubhouse areas and any other high profile or focal areas which should be tended to each week the crew is onsite. The detailing process will include trimming, pruning and shaping of all shrubbery, ornamental trees and groundcover, removal of tree suckers, structural pruning or cutbacks of select varieties of plant material and ornamental grasses as directed, as well as the defining of bed lines, tree saucers and the removal of all unwanted vegetation. A detail crew will be onsite at least one day per week 52 times per year to accomplish the full amount of detail rotations. The size and duration the detail crew is onsite should depend on the extent needed to accomplish the rotation.

Pruning

Prune trees, shrubs and groundcovers to encourage healthy growth and create a natural appearance. Prune to control the new plant growth, maintain the desired plant shape and remove dead, damaged, or diseased portions of the plant.

Use only hand pruners or loppers on trees and shrubs, particularly groundcover Juniper varieties. Hand shears or Topiary shears will be the preferred method of trimming most formal shrubs. Only use power shears on formal hedges where previous practice was to shear, or as directed by the CDD management.

Pruning of trees up to a height of 12 feet and palms up to 15' is included in the scope of the work. If pruning is required above the height of 12 feet for non palms, contractor shall propose an extra service to the CDD representative and acquire approval prior to performing the work. Palm pruning of palms over 15' is defined in **Component E.3.**

The branching height of trees shall be raised only for the following reasons:

1. **Provide clearance for pedestrians, vehicles, mowers and buildings. Minimum 8ft of clearance is required along all walkways and parking areas.**
2. **Maintain clearance from shrubs in bed areas.**
3. **Improve visibility in parking lots and around entries. Extra care should be taken when considering sight lines on the road and the vendor should report any identified visibility concerns to CDD management.**
4. **Prune trees to remove weak branching patterns and provide corrective pruning for proper development. Cut back to the branch collar without leaving stubs. Provide clean and flush cut with no tearing of the tree bark.**
5. **Prune to contain perimeter growth within intended bed areas. Established groundcover shall be maintained 4" to 6" away from adjacent hardscape and turf. Bevel or roll leading edges to avoid creating a harsh boxed look. Mature groundcover shall be maintained at a consistent, level height to provide a smooth and even appearance and separation from adjacent plant material.**

Structural pruning will be required for several varieties of plants bi-annually, annually or semi- annually to maintain their scale and performance within the landscape. The methodology employed is to structurally prune one plant group throughout the entire property during the sectional detail rotation. All needed structural pruning will be done once per year at minimum. All Ornamental Grasses are to be haystack cut one time per year.

Crepe Myrtles are to be trimmed once per year in the winter months. Trimming should include removal of old blooms, sucker growth and any cross branching. Trimming should be done in such a way that cuts are no less than 12" away from previous year's cuts.

Pruning of all palms less than 15' in height will be included in the sectional rotation. Pruning consists of removal of all dead fronds, seedpods, and any loose boots.

Weed Control

Bed areas are to be left in a weed free condition after each detail service. While pre and post- emergent chemicals are acceptable means of control, weeds in bed areas larger than 3" shall be pulled by hand or string trimmed.

Hardscape cracks and expansion joints are to be sprayed in conjunction with the detail cycle to control weeds. Chemical practices shall not be a substitute for hand weeding where the latter is required.

For the protection of private property, landscapers will not perform chemical edging in a manner that results in direct contact with private fences or along private fences. A buffer zone of approximately 4 to 6 inches will be maintained along all private fencing. The maintenance of any grass or vegetation within this buffer area will be the responsibility of the respective property owner.

Trash Removal

Removing trash from all landscape areas will be the responsibility of the contractor. The contractor will remove trash from all focal areas, including medians and monuments every visit. Other trash will be removed during normal detail rotations.

Policing

Contractor will police the grounds during each service visit to remove trash, debris and fallen tree litter as needed prior to mowing and edging. Contractor is not responsible for removal of excessive storm debris which would be performed with prior approval with a supplemental proposal.

As needed, the contractor will dedicate supplemental personnel and specialized equipment to the removal of seasonal leaf drop from all landscape and hardscape areas during the months of November through April. This service falls under the essential services portion of the contract and is expected to be performed when the applicable areas are serviced.

All litter shall be removed from the property and disposed of off-site.

Communication

Daily, the contractor will communicate with the CDD representative for any landscape issues requiring immediate attention.

Communication is of the utmost importance. The contractor will provide a weekly written report in a form approved by the CDD representative which highlights the main aspects of the previous week's maintenance activities. This can just be a checklist sent via email on Fridays or Mondays.

When requested by CDD management, the contractor will provide a Monthly Service Calendar for the

upcoming period. **A copy of the preceding month's Irrigation Maintenance report and Lawn and Ornamental Fertilization report will be provided monthly.** A copy of these documents should be submitted to the CDD representative by the 5th of each month electronically, or in person. This is only necessary should management request, likely due to performance concerns, however the vendor should always have them should management request.

Contractor agrees to take part in regular weekly, bi-weekly or monthly inspections, as decided by CDD management, of the property to ensure their performance is satisfactory. *Contractor also agrees to complete any work that appears on punch lists resulting from inspections or reviews within two weeks of receiving them.* Contractor will have their Account Manager participate on its behalf and have their Lawn and Ornamental and Irrigation Managers or Technicians available for inspection meetings as needed or requested by CDD management.

Staffing

The Contractor shall have a well-experienced Foreman/Supervisor supervising all work onsite. This person should have knowledge of horticultural practices and be capable of properly supervising others. The Foreman/Supervisor should communicate regularly, daily when needed, with CDD management. Further, In order to maintain continuity, the same Foreman/Supervisor shall direct the scheduled maintenance operations throughout the year. Any anticipated changes in supervisory personnel shall be brought to the attention of the CDD representative prior to any such change. The intent is for maintenance personnel to familiarize themselves with the site.

The crew members should be properly trained to carry out their assigned task and should work in a safe professional manner. Each crew member should be in full uniform at all times.

Contractor is expected to staff the property with trained personnel experienced in commercial landscape maintenance. All personnel applying fertilizers, insecticides, herbicides, and fungicides must be certified by the state of FL. These individuals should be Best Management Practices Certified and hold a Limited Certification for Urban Landscape Commercial Fertilizer or a Certified Pest Control Operator or an employee with an ID card working under the supervision of a CPCO.

Contractor agrees to screen all crew members for criminal background. Also, contractor agrees to follow all INS guidelines for hiring and to maintain an I-9 and other required documents on each employee.

Holidays observed that do not require staffing include New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day, and any other day agreed to by CDD Management. Normal working hours are from 7:00 AM until 7:00 PM. No power equipment will be operated near homes before 9:00 AM. Efforts will be made such that ALL work performed around the Amenity Areas and pool area is to be completed prior to busy attendance hours. Saturdays will be made available for makeup work due to inclement weather from 8:00 AM until 5 PM.

Component "B" – Turf Care Program - Fertilization and Pest Control

Chemical Application Maintenance Information

All hardscape surfaces are to be blown off immediately following a fertilizer application to prevent staining.

The irrigation system will be fully operational prior to any fertilizer application.

Soils shall be tested at a reliable testing facility once per year to monitor for pH, Nematodes, and other relevant factors based on turf types. Soil samples should include all Root Rot and chemical make-up. The results will be provided to management along with the contractor's recommendation as to any changes in the turf care program based on these results.

St Augustine

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application schedule – St. Augustine

- January: Winter fertilization, broadleaf weed control and disease control
- March: Spring granular fertilization, broadleaf weed control, insect, and disease control
- May: Late spring heavy, 100% slow-release Nitrogen fertilization with Arena and weed Control
- October: Heavy fall granular fertilization and broadleaf weed/disease control

Application Requirements: ST AUGUSTINE

Contractor will submit a schedule of materials to be used under this program along with application rates. The annual program will include a maximum of 4 lbs. of N/1000 square feet with a minimum of 50% slow release and a high Potassium blend in the fall fertilization to promote root development unless soil samples indicate the presence of sufficient Potassium. The winter liquid fertilization should contain a maximum of .5lbs of N/1000 square feet.

Bahia – Where Applicable (Irrigated areas only)

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Bahia

- March: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent herbicide application.
- June: Chelated Iron application and Mole Cricket control.
- October: Complete liquid fertilizer and broadleaf weed control to include blanket pre-emergent.

Application Requirements: BAHIA

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 2 lbs. of N/1000 square feet with a minimum of 30% slow release and a high Potassium blend in the late summer fertilization to promote root development unless soil samples indicate the presence of sufficient potassium.

Bermuda - Sports Field

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

- January: Liquid or granular Fertilization - Disease & Insect Control
- February: Liquid or granular Fertilization
- March: Core Aeration
- April: Liquid or granular Fertilization Sedge & Broadleaf Weed Control/Disease & Insect Control
- June: Disease & Insect Control as needed.
- July: Liquid or granular Fertilization
- August: Sedge & Broadleaf Weed Control/Disease & Insect Control
- September: Liquid or granular Fertilization

- October: Disease & Insect Control
- December: Liquid or granular Fertilization

Bermuda - Standard

Application Schedule – Minimum schedule, if more is needed it is up to the contractor to recommend.

- January: Liquid or granular Fertilization - Disease & Insect Control
- March: Spring Granular fertilization with broadleaf weed control, insect and disease control
- May: Slow release with Weed Control
- July: Slow Release (Nitrogen) with insect and weed control
- October: Liquid or Granular and Disease & Insect Control

Application Requirements: BERMUDA

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

Zoysia

Application Schedule - Minimum schedule, if more is needed it is up to the contractor to recommend.

Monthly Application Schedule - Zoysia

- January: IPM spot treatment for weeds as necessary and inspect/treat fungal activity. February: Pre-emergent herbicide/spot treatment for weeds and fungal activity.
- March: Fertilization. Spot treat weeds and treat fungal and insect activity as necessary.
- April: Liquid Fertilization with .5lb N, with Iron, post emergent weed control, insect/disease control as necessary.
- May: Fertilization
- June: Insect/weed/disease control as necessary.
- July: Insect/weed/disease control as necessary.
- August: spot treat weeds as necessary, inspect/treat fungal activity.
- September: Liquid Fertilization with emergent weed control, insect/disease control as necessary. October: Fertilization - Weed/insect/disease control as necessary.
- November: Blanket Pre-emergent herbicide, w/Liquid Iron. Spot treat weeds and inspect/treat fungal activity.
- December: Blanket potash - weeds as necessary, inspect/treat fungal activity.

Application Requirements: ZOYSIA

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of grasses are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

General

Insect/Disease Control - ALL TURF

The reduction of irrigation water during the winter season will dramatically reduce the potential for

fungus/disease problems. Contractor will be responsible for managing settings of irrigation timers and should always have the irrigation times adjusted and set appropriately based on turf type and season.

Supplemental insecticide applications will be provided by the contractor when the contractor identifies a need for supplemental programs in order to control pests.

Contractor will provide recommendations for TopChoice applications when needed. They will also keep ant bait treatment on mowers or detail vehicles for spot treatment. Ants should be treated near any walking or common use areas such as parks.

Weed Control - ALL TURF

Weed control will be limited to the broadleaf variety and sedge type grasses under this program.

Contractor shall alert management of outbreaks of Crabgrass, wild Bermuda, Alexander and Dove grasses. Failure to do so will make the contractor liable for resulting turf loss. Supplemental insecticide applications will be provided in addition to the normal preventive program as needed to provide control.

Warranty - ALL TURF

If the grass covered under this turf care program dies due to insect infestation, disease or improper fertilizer application, the affected grass will be replaced at no charge. The contractor will not be held responsible for turf loss due to conditions beyond their control. This includes nematodes, diseases such as Take-All Root Rot and weeds such as Crabgrass which are untreatable with currently available chemicals, high traffic areas, drainage problems, or acts of God. In the event these conditions exist, the contractor is responsible to employ whatever cultural practices can be reasonably performed to extend the life of the affected material.

Component “C” – Tree/Shrub Care Program

Application Schedule – Trees and Shrubs

Monthly Application Schedule -

- March/April: Insect/disease control/fertilization. May/June: Insect/disease control as needed.
- July/August: Minor nutrient blend with insect/disease control.
- October: Disease control as needed December. Insect/disease control/fertilization as needed.

Application Requirements: Fertilization

Contractor will submit a schedule of materials to be used under this program along with application rates. Fertilizers selected must be appropriate for the plant material to be fertilized such as an acid forming fertilizer for Azaleas which require a lower soil pH.

Contractor will submit a schedule of materials to be used under this program along with application rates. Annual program will include a minimum of 50% slow-release Nitrogen and a high Potassium blend in the fall fertilization to promote root development unless soil sample results indicate the presence of sufficient Potassium.

All fertilizers utilized under this program are to be custom blended with a balanced nutrient package. A complete minor and trace element package will be included with each application to ensure that all the requirements of plant material are met. If soil samples indicate a high pH, all fertilizers utilized will be Sulphur coated products.

This program covers all fertility requirements on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

There will be a deep root feeding on an as needed basis to establish newly planted trees. Fertilizer will be distributed evenly under the drip zone of each plant. Special care will be taken not to "clump" fertilizer neither at the base nor in the crown of plants.

The irrigation system will be fully operational prior to any fertilizer application.

Soil testing will be carried out when needed at contractors' recommendation. Any changes to the fertilization schedule, products used, or techniques will be discussed with CDD management and agreed to by CDD management.

Insect/Disease Control

Insect and disease control is intended to mean a thorough inspection of all plantings for the presence of insect or disease activity and the appropriate treatment applied. All insect and disease infestations require follow-up applications for control and are included in this program.

Contractor is responsible for the continuous monitoring for the presence of damaging insects or disease. Any problems noted between regularly scheduled visits will be treated as a service call and responded to within 48 hours. Service calls due to active infestations are included in this program.

This program covers all disease and insect activity on all existing shrubs and palms, as well as all newly installed shrubs, trees, and palms up to 35'. All native trees or transplanted trees over 35' in overall height will require special consideration and are therefore excluded from this program.

Contractor will be required to apply all pesticides in accordance with labeled directions including the use of any Personal Protective Equipment.

Specialty Palms

Considering the investment in Specialty Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date etc.), contractor will include in their proposed Tree/Shrub program, a comprehensive quarterly fertilization and root/bud Drench and or OTC Injections for potential disease and infestation. Only those treatments relevant to the variety of palm should be included.

When applicable, the contractor will monitor site tubes that have been installed to monitor ground water build up around the root ball of specimen palms to de-water them as necessary.

Warranty

If a plant or tree dies from insect or disease damage while under this Tree/Shrub Care Program, it will be replaced with one that is reasonably available by the contractor if it is reasonably decided to be from

negligence by the contractor determined by CDD management. Exclusions to this warranty would be Acts of God, along with pre-existing conditions, i.e. soil contamination or poor drainage, nematodes, borers, locusts and insects such as Asian Cycad Scale. Also excluded are diseases such as Verticillium and Fusarium Wilt, TPDD, Lethal Bronzing, Entomosporium Leaf Spot Fungus and Downey Mildew that are untreatable with currently available chemicals. In the event these conditions exist, the contractor is responsible to promptly report any detection to the CDD representative.

Component “D” – Irrigation Maintenance

Frequency of Service

Contractor will perform the following itemized services under “Specifications” on a monthly basis completing 25% of the inspection each week. The irrigation inspection should be performed during the same week(s) each month. Repairs under \$500 should be carried out each month with just verbal confirmation. Anything over \$500 requires written approval.

Specifications

- Activate each zone of the system.
- Visually check for any damaged heads or heads needing repair.
- Visually check all landscape areas irrigated with Netafim drip lines to ensure proper water flow and pressure.
- Clean filters located at each zone valve monthly if applicable. Clean, straighten or adjust any heads not functioning properly.
- Straighten, re-attach to bracing and touch up paint on riser heads as needed. Report any valve or valve box that may be damaged in any way.
- Leave areas in which repairs or adjustments are made free of debris.
- Adjust controllers to the watering needs as dictated by weather conditions, seasonal requirements, and water management district restrictions including adjusting of rain sensors.
- Contractor will provide a written report of the findings by zone.
- Repairs that become necessary and that are over and above the routine monthly inspections will be done on a time and material basis. Hourly irrigation repair rates will be defined in the overall landscape maintenance contract.
- Request for authorization must be submitted to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work. It is up to CDD management’s discretion to allow the contractor to proceed with repairs at an agreed threshold without prior approval.

Service Calls

Service Calls required between scheduled visits will be billed on a time and material basis at the rates extra pricing rates.

When not an emergency, request for authorization must be submitted in written form to the CDD representative for approval. A description of the problem, its location and estimated cost should be included. All repairs must be approved by the CDD representative prior to initiating any work.

Contractor will pay special attention during irrigation (IMC) maintenance inspections to ensure that

sprinkler heads are positioned so that water does not spray directly onto buildings, windows, or parking areas.

Contractor will be held responsible for any accident that arises from the over spray of water on hard surfaces if it is determined that the contractor was negligent in performing monthly irrigation maintenance.

Damage resulting from contractor's crews working on the property (i.e., mower and edger cuts) will be repaired at no charge to the CDD within 24 hours of being detected.

Contractor shall not be held responsible for any system failure caused by lightning, construction work, pre-existing conditions, freeze or other acts of God.

Contractor shall not be held responsible for damage to the landscape caused by mandatory water restrictions placed on the property by the governing water management district.

Contractor will visually inspect the irrigation system weekly while performing routine maintenance. Contractor will provide a 24 hour "Emergency" number for irrigation repairs. Contractor shall take all required readings from meters or at pump stations as required and work with the CDD representative to file all quarterly and/or semi-annual reports to the Water Management District.

Component "E" – Additional Services

To be priced separately but as part of the landscape contract. These services are subject to bids at management's discretion at any point.

Note: Additional services work is to be considered as a supplement of the overall Landscape Maintenance contract. All Special Services work is to be performed by supplemental crews. CDD management can bid out these services at their discretion and work is to be completed according to this scope, or as CDD Management agrees. In addition, contractors should and are expected to recommend when they believe these services should be carried out in their bid documents. Additionally, all "Additional Services" will be billed in the month they are performed as a separate line item on that month's invoice. Additional services costs will not be spread out across the full annual contract.

E. 1 - Bedding Plants – Annuals (If Applicable)

The nature and purpose of "Flower Beds" is to draw attention to the display. The highest level of attention should be placed on their on-going care.

Schedule

The most appropriate seasonal annuals will be used. A standard yearly rotation includes but is not limited to: All flower beds on the property will be changed out four (4) times per year during the months of January, April, July, and October. Changes to the amounts of annuals, rotations timing, or date of installation can be made at CDD management discretion.

Contractor recognizes that flower beds are intended to highlight and beautify high profile areas and should be selected for color, profusion, and display.

All newly planted beds will have a minimum of 50% of the plants in bloom at the time of installation and they shall be 4 ½" individual pots.

Contractor will obtain prior approval of plant selection from the CDD representative 2 weeks before installation.

Installation

Plants are to be installed utilizing a triangular spacing of 9" O.C. between plants.

Annually, prior to the Spring change out, existing soil will be removed to a depth of 6" in all annual beds and replaced with a clean growing medium composed of 60% peat and 40% fine aged Pine Bark.

All beds will be cleaned, and hand or machine cultivated to a depth of 6" prior to the installation of new plants.

Create a 2" trench where the edge of the bed is adjacent to turf or hardscape.

A granular time-release fertilizer and a granular systemic fungicide will be incorporated into the bedding soil at the time of installation.

All beds should be covered with 1" layer of Pine bark Fines after planting.

Follow-up applications of fertilizer, fungicide and insecticide are provided as needed.

Annuals that require replacement due to over-irrigation or under-irrigation will be replaced immediately by contractor without charge to the CDD.

Maintenance

Flower beds unique to the property will be reviewed daily or at each service visit for the following:

Removal of all litter and debris.

Beds are to remain weed – free at all times.

All declining blooms are to be removed immediately.

Inspect for the presence of insect or disease activity and treat immediately.

Seed heads are to be removed from plants as soon as they appear. "Pinching" of certain varieties weekly is to be a part of the on-going maintenance as well. Frequent "pinching" will result in healthier, more compact plants.

Prolific bloomers such as Salvia require that 10% to 20% of healthy blooms are to be removed weekly. Pre-emergent herbicides are not to be used in annual beds.

Contractor guarantees the survivability and performance of all annual plantings for a period of 90 days. Any plant that fails to perform during this period will be immediately replaced at the contractor's expense.

Warranty

Any bedding plant that dies due to insect damage or disease will be replaced under warranty.

Exclusions to this warranty would be freeze, theft, or vandalism.

E.2 - Bed Dressing

Application of designated mulching to community bed spaces.

Schedule

Mulching will be carried out at least once per year. However in many cases the mulch application will be divided into one heavy application in Spring and one lighter application in the fall. The most desirable months are May and Early November. Mulch will be priced “per yard”. Application will be completed within a two-week time period.

Installation

Prior to application, areas will be prepared by removing all foreign debris and establishing a defined, uniform edge to all bed and tree rings as well as a 1” to 2” deep trench along all hardscape surfaces to include equipment pads, in order to hold the mulch in place. Bed dressing should be installed in weed free beds that have been properly edged and prepared.

Bed Dressing should be installed to maintain a 2” thickness in all bed areas, including tree rings in lawn areas and maintenance strips unless otherwise directed by the CDD representative. Some areas will require more mulch than others. Focal areas are to be prioritized. If at any point the application does not allow enough yards to maintain 2-inch depth across beds, then an additional proposal will be created by the contractor for the additional needed yards.

E.3 - Palm Trimming Schedule

Specimen Date Palms such as Phoenix varieties (i.e. Dactylifera, Sylvester, Senegal Date, etc.) in excess of 15’ will be trimmed at least once per year in May. All vegetation will be removed from their trunk. Any palm nuts and loose or excessive boots will be removed and/or cross cut during this process. Contractor will monitor for disease and recommend treatment if necessary. Full debooting is a separate billable job but removing those loose and hanging should be included.

All palms less than 15’ will be trimmed as needed by the detail crew during the regular detail rotation as outlined in General Services.

All palms in excess 15’ will be trimmed at least once per year in the month of May. Any additional trimmings can be added at the discretion of the board or management and will be done at the same cost and rate as the proposed May trimming. Therefore, the fee summary must include the cost per palm for trimming.

Trimming shall include removal of all dead fronds, loose boots and seed stalks.

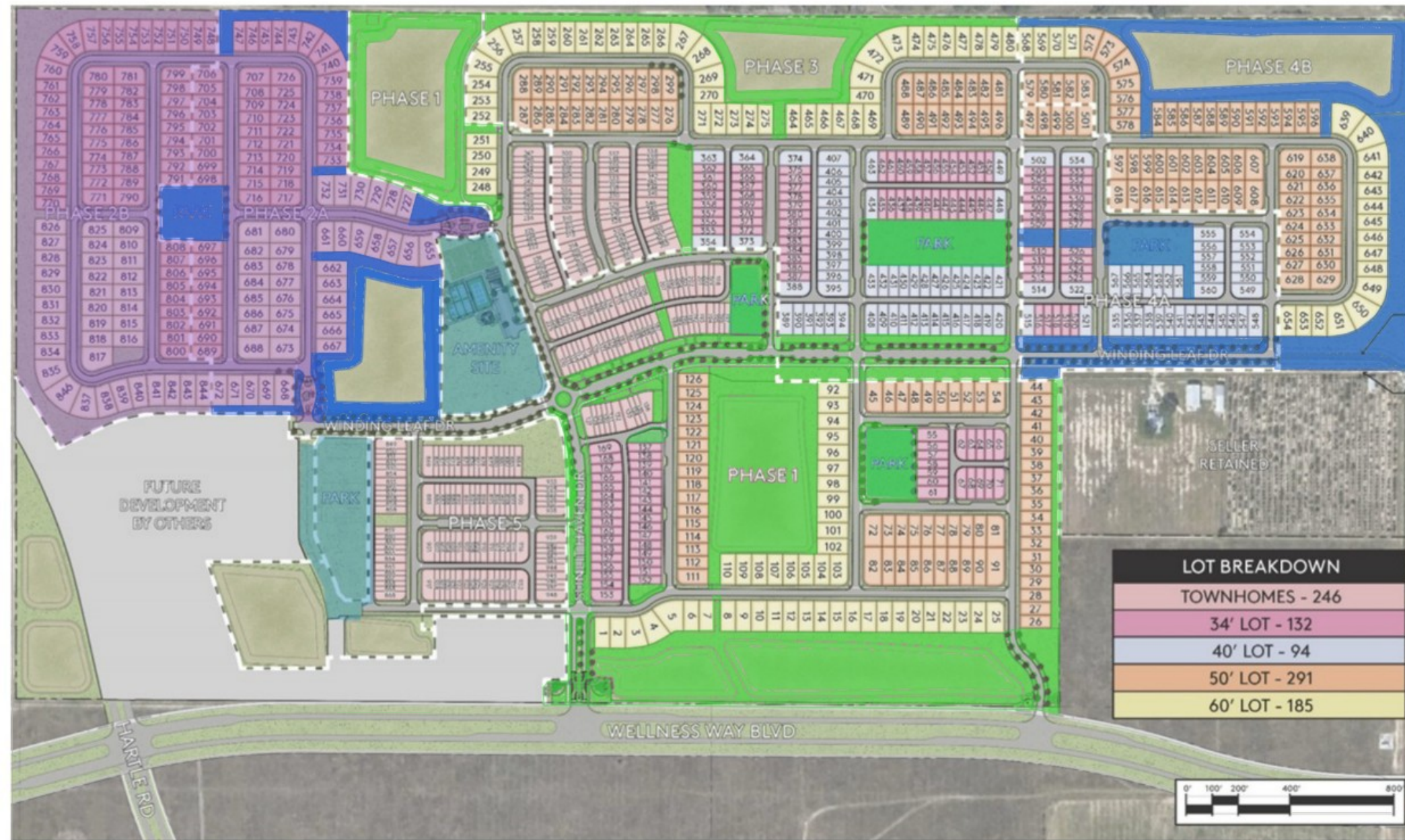
Trim palms so that the lowest remaining fronds are left at a ten and two o’clock profile or nine and three o’clock at the discretion of management. “Hurricane” cuts are only to be done at the direction of the CDD representative.

When trimming, cut the frond close to the trunk without leaving “stubs”.

It is imperative that the contractor use clean and sanitized tools, sanitizing their tools thoroughly from tree to tree.

PARKSIDE TRAILS CDD

LANDSCAPE MAINTENANCE MAP
EFFECTIVE OCTOBER 1 2026



CURRENT PHASES 1 & 3 - GREEN
NEW PHASES 2A 4A & 4B - BLUE



Parkside Trails CDD

Fee Summary Schedule

Landscape Maintenance

Ashley Hilyard
Field Manager
ahilyard@gmscfl.com
(407) 577-0918

Contractor:

Address:

Phone:

Fax:

Contact:

Email:

Property: Parkside Trails CDD

Address: 219 E Livingston St
Orlando, FL 32801

Phone: 407-841-5524

Contact: Ashley Hilyard
Email: ahilyard@gmscfl.com

	JAN	FEB	MAR	APRIL	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Turf Maintenance and Detailing													
(Component A) - Turf Maintenance/Detailing/Communication/Staffing													\$0.00
TURF CARE													
(Component B) Bahia/St Augustine/Zoysia													\$0.00
TREE/SHRUB CARE Includes OTC if Applicable													
(Component C) Tree/Shrub Fert/OTC/Drenching													\$0.00
IRRIGATION MAINT.													
(Component D) Irrigation Inspections													\$0.00
ANNUAL CHANGES -													
(Component E.1) Per Annual Pricing:	[Count]			[Count]			[Count]			[Count]			\$0.00
BED DRESSING - Estimate mulch yds													
(Component E.2) [Mulch Type] Per Yard Pricing:					[Count]						[Count]		\$0.00
PALM TRIMMING 2x Per Year													
(Component E.3) Per Palm Price: Palm counts:					[Count]								\$0.00
TOTAL FEE PER MONTH:	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0

Fee Schedule with Extra Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
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Fee Schedule Essential Services Only	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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Essential Services	\$0.00
Mowing/Detailing/Irrigation/Fert and Pest	

Extra Services	\$0.00
Annual Changes, Palm Pruning, Mulch	

TOTAL	\$0.00
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Initials_____

SECTION V

SECTION C

SECTION 1

Parkside Trails
Community Development District

Summary of Checks

August 18, 2026 to September 15, 2026

Bank	Date	Check No.'s	Amount
General Fund	8/19/26	100	\$ 5,373.05
	8/31/26	101-102	\$ 1,243.75
	9/8/26	103-104	\$ 13,330.00
	9/14/26	105-106	\$ 58,742.70
		Autodrafts	\$ 4,369.83
	Total:		\$ 83,059.33
			\$ 83,059.33

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK.... AMOUNT #
8/19/26	00002	8/01/26 41	202608 320-53800-12000		*	1,250.00	
			FIELD MANAGEMENT AUG26				
		8/01/26 42	202608 310-51300-34000		*	3,433.33	
			MANAGEMENT FEES AUG26				
		8/01/26 42	202608 310-51300-35200		*	103.00	
			WEBSITE ADMIN AUG26				
		8/01/26 42	202608 310-51300-35100		*	154.50	
			INFORMATION TECH AUG26				
		8/01/26 42	202608 310-51300-31300		*	416.67	
			DISSEM AGENT SVCS AUG26				
		8/01/26 42	202608 310-51300-51000		*	.18	
			OFFICE SUPPLIES AUG26				
		8/01/26 42	202608 310-51300-42000		*	15.37	
			POSTAGE AUG26				
			GOVERNMENTAL MANAGEMENT SERVICES-CF				5,373.05 000100
8/31/26	00002	7/31/26 43	202607 320-53800-48000		*	1,100.00	
			POND CLEAN UP				
			GOVERNMENTAL MANAGEMENT SERVICES-CF				1,100.00 000101
8/31/26	00005	8/21/26 A0271675	202608 310-51300-49100		*	143.75	
			MEETING ROOM RENTAL AUG26				
			LAKE SUMTER STATE COLLEGE				143.75 000102
9/08/26	00007	8/31/26 3795659	202607 310-51300-31500		*	1,280.00	
			GENERAL COUNSEL JUL26				
			KUTAK ROCK LLP				1,280.00 000103
9/08/26	00008	9/01/26 5152	202609 320-53800-46200		*	12,050.00	
			LANDSCAPE MAINT. SEP26				
			YELLOWBIRD OUTDOOR, LLC				12,050.00 000104
9/14/26	00010	8/25/26 F0000002	202603 320-53800-43100		*	9,509.22	
			STREETLIGHT PH1&PH3 MAR26				
		8/26/26 F0000002	202607 320-53800-43100		*	9,604.56	
			STREETLIGHT PH1&PH3 JUL26				
		8/26/26 F0000002	202608 320-53800-43100		*	9,614.59	
			STREETLIGHT PH1&PH3 AUG26				
		8/26/26 F0000002	202604 320-53800-43100		*	9,609.85	
			STREETLIGHT PH1&PH3 APR26				
		8/26/26 F0000002	202605 320-53800-43100		*	9,607.12	
			STREETLIGHT PH1&PH3 MAY26				
		8/26/26 F0000002	202606 320-53800-43100		*	9,569.30	
			STREETLIGHT PH1&PH3 JUN26				
			DUKE ENERGY				57,514.64 000105
			PATR PARKSIDE TRAIL BOH				

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
9/14/26	00003	8/31/26	00078656 202608 310-51300-48000 NOT OF BUDGET FY27		*	1,079.12	
		8/31/26	00078656 202608 310-51300-48000 NOT OF BUDGET FY27 RUN 2		*	148.94	
----- USA TODAY CO. LOCALIQ -----							1,228.06 000106

TOTAL FOR BANK A						78,689.50	

PATR PARKSIDE TRAIL BOH

AP300R
 *** CHECK NOS. 080017-080023

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER
 PARKSIDE TRAILS-GENERAL FUND
 BANK Z GENERAL FUND AUTOPAY

RUN 9/16/26

PAGE 1

CHECK DATE	VEND#	INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK..... AMOUNT #
8/25/26	00011	7/28/26 2403-07. 202607 320-53800-43000 5806 SYLVAN WOOD ST JUL26		SECO ENERGY	*	1,681.99	1,681.99 080017
8/25/26	00011	7/28/26 8303-07. 202607 320-53800-43000 5931 PARKSIDE ST JUL26		SECO ENERGY	*	75.37	75.37 080018
8/25/26	00011	7/28/26 8403-07. 202607 320-53800-43000 5910 PARKSIDE ST JUL26		SECO ENERGY	*	140.63	140.63 080019
9/01/26	00011	8/31/26 2403-08. 202608 320-53800-43000 5806 SYLVAN WOOD ST AUG26		SECO ENERGY	*	2,115.65	2,115.65 080020
9/01/26	00011	8/31/26 4102-08. 202608 320-53800-43000 4604 GOLDEN BIRCH AUG26		SECO ENERGY	*	168.18	168.18 080021
9/01/26	00011	8/31/26 8303-08. 202608 320-53800-43000 5931 PARKSIDE ST AUG26		SECO ENERGY	*	65.24	65.24 080022
9/01/26	00011	8/31/26 8403-08. 202608 320-53800-43000 5910 PARKSIDE ST AUG26		SECO ENERGY	*	122.77	122.77 080023
TOTAL FOR BANK Z						4,369.83	
TOTAL FOR REGISTER						4,369.83	

PATR PARKSIDE TRAIL BOH

SECTION 2

Parkside Trails
Community Development District

Unaudited Financial Reporting
August 31, 2026



Table of Contents

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5	<u>Capital Projects Fund Series 2025</u>
6-7	<u>Month to Month</u>
8	<u>Long Term Debt Report</u>
9	<u>Assessment Receipt Schedule</u>

Parkside Trails
Community Development District
Combined Balance Sheet
August 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Capital Projects Fund</i>	<i>Total Governmental Funds</i>
Assets:				
<u>Cash:</u>				
Operating Account	\$ 39,330	\$ -	\$ -	\$ 39,330
State Board of Administration	\$ 6,030	\$ -	\$ -	\$ 6,030
Due from Developer	\$ 57,515	\$ -	\$ -	\$ 57,515
<u>Investments:</u>				
<i>Series 2025</i>				
Reserve	\$ -	\$ 141,088	\$ -	\$ 141,088
Revenue	\$ -	\$ 3,963	\$ -	\$ 3,963
Interest	\$ -	\$ 106	\$ -	\$ 106
Construction	\$ -	\$ -	\$ 424	\$ 424
Total Assets	\$ 102,875	\$ 145,156	\$ 424	\$ 248,456
Liabilities:				
Accounts Payable	\$ 62,495	\$ -	\$ -	\$ 62,495
Total Liabilities	\$ 62,495	\$ -	\$ -	\$ 62,495
Fund Balance:				
<u>Assigned:</u>				
Debt Services - Series 2025	\$ -	\$ 145,156	\$ -	\$ 145,156
Capital Projects Fund - Series 2025	\$ -	\$ -	\$ 424	\$ 424
Unassigned	\$ 40,381	\$ -	\$ -	\$ 40,381
Total Fund Balances	\$ 40,381	\$ 145,156	\$ 424	\$ 185,961
Total Liabilities & Fund Balance	\$ 102,875	\$ 145,156	\$ 424	\$ 248,456

Parkside Trails
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Revenues:</u>				
Assessments - On Roll	\$ 207,716	\$ 207,716	\$ 208,180	\$ 464
Developer Contributions	\$ 164,177	\$ 113,486	\$ 113,486	\$ -
Interest Income	\$ -	\$ -	\$ 2,141	\$ 2,141
Total Revenues	\$ 371,893	\$ 321,202	\$ 323,807	\$ 2,605
<u>Expenditures:</u>				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 12,000	\$ 11,000	\$ -	\$ 11,000
FICA Expenditures	\$ 918	\$ 842	\$ -	\$ 842
Engineering	\$ 15,000	\$ 13,750	\$ 5,935	\$ 7,815
Attorney	\$ 25,000	\$ 22,917	\$ 9,288	\$ 13,628
Annual Audit	\$ 4,000	\$ 4,000	\$ 2,800	\$ 1,200
Assessment Administration	\$ 5,000	\$ 5,000	\$ 5,000	\$ -
Arbitrage	\$ 450	\$ -	\$ -	\$ -
Dissemination	\$ 5,000	\$ 3,750	\$ 3,750	\$ (0)
Trustee Fees	\$ 4,500	\$ -	\$ -	\$ -
Management Fees	\$ 41,200	\$ 37,767	\$ 37,767	\$ 0
Information Technology	\$ 1,854	\$ 1,700	\$ 1,700	\$ -
Website Maintenance	\$ 1,236	\$ 1,133	\$ 1,133	\$ -
Telephone	\$ 300	\$ 275	\$ -	\$ 275
Postage & Delivery	\$ 1,000	\$ 917	\$ 83	\$ 833
Insurance	\$ 6,975	\$ 6,975	\$ 5,300	\$ 1,675
Copies	\$ 1,000	\$ 917	\$ 44	\$ 873
Legal Advertising	\$ 15,000	\$ 13,750	\$ 1,336	\$ 12,414
Contingencies	\$ 5,000	\$ 4,583	\$ 554	\$ 4,030
Office Supplies	\$ 625	\$ 573	\$ 2	\$ 571
Travel Per Diem	\$ 660	\$ 605	\$ -	\$ 605
Meeting Room Rental	\$ -	\$ -	\$ 827	\$ (827)
Dues, Licenses & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Total Administrative	\$ 146,893	\$ 130,627	\$ 75,693	\$ 54,934

Parkside Trails
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted	Prorated Budget	Actual	
	Budget	Thru 08/31/26	Thru 08/31/26	Variance
<u>Operations & Maintenance</u>				
<u>Field Expenditures</u>				
Property Insurance	\$ 7,500	\$ 7,500	\$ -	\$ 7,500
Field Management	\$ 15,000	\$ 13,750	\$ 13,750	\$ -
Landscape Maintenance	\$ 100,000	\$ 100,000	\$ 108,142	\$ (8,142)
Landscape Enhancements	\$ 25,000	\$ 22,917	\$ 225	\$ 22,692
Lake Maintenance - Discing	\$ 6,500	\$ 6,500	\$ 7,400	\$ (900)
Electric	\$ 3,500	\$ 3,500	\$ 9,407	\$ (5,907)
Streetlights	\$ 25,000	\$ 25,000	\$ 75,163	\$ (50,163)
Irrigation Repairs	\$ 10,000	\$ 9,167	\$ -	\$ 9,167
Pressure Washing	\$ 7,500	\$ 6,875	\$ -	\$ 6,875
General Repairs & Maintenance	\$ 15,000	\$ 13,750	\$ 1,155	\$ 12,595
Contingency	\$ 10,000	\$ 9,167	\$ -	\$ 9,167
Total Operations & Maintenance	\$ 225,000	\$ 218,125	\$ 215,242	\$ 2,883
Total Expenditures	\$ 371,893	\$ 348,752	\$ 290,936	\$ 57,816
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 32,871	
Fund Balance - Beginning	\$ -		\$ 7,510	
Fund Balance - Ending	\$ -		\$ 40,381	

Parkside Trails
Community Development District
Series 2025 Debt Service Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Assessments - Direct	\$ -	\$ -	\$ 348,453	\$ (348,453)
Interest Income	\$ -	\$ -	\$ 4,757	\$ (4,757)
Total Revenues	\$ -	\$ -	\$ 353,210	\$ (353,210)
Expenditures:				
<i>Series 2025</i>				
Principal - 5/1	\$ -	\$ -	\$ 150,000	\$ (150,000)
Interest - 5/1	\$ -	\$ -	\$ 195,794	\$ (195,794)
Total Expenditures	\$ -	\$ -	\$ 345,794	\$ (345,794)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ 7,416	
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 141,088	\$ 141,088
Transfer In/(Out)	\$ -	\$ -	\$ (3,348)	\$ (3,348)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 137,741	\$ 137,741
Net Change in Fund Balance	\$ -		\$ 145,156	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 145,156	

Parkside Trails
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending August 31, 2026

	Adopted Budget	Prorated Budget Thru 08/31/26	Actual Thru 08/31/26	Variance
Revenues:				
Interest Income	\$ -	\$ -	\$ 28	\$ (28)
Developer Contribution	\$ -	\$ -	\$ 235	\$ 235
Total Revenues	\$ -	\$ -	\$ 263	\$ 207
Expenditures:				
Capital Outlay - Construction	\$ -	\$ -	\$ 7,854,432	\$ (7,854,432)
Capital Outlay - Cost of Issuance	\$ -	\$ -	\$ 402,667	\$ (402,667)
Total Expenditures	\$ -	\$ -	\$ 8,257,099	\$ (8,257,099)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (8,256,835)	
Other Financing Sources/(Uses):				
Bond Proceeds	\$ -	\$ -	\$ 8,253,912	\$ 8,253,912
Transfer In/(Out)	\$ -	\$ -	\$ 3,348	\$ 3,348
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 8,257,260	\$ 8,257,260
Net Change in Fund Balance	\$ -		\$ 424	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 424	

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	\$ 1,106	\$ -	\$ -	\$ -	\$ 3,721	\$ -	\$ -	\$ 208,180
Developer Contributions	\$ 17,152	\$ 25,016	\$ 13,803	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,515	\$ -	\$ 113,486
Interest Income	\$ -	\$ -	\$ 0	\$ 216	\$ 320	\$ 409	\$ 358	\$ 270	\$ 235	\$ 205	\$ 127	\$ -	\$ 2,141
Total Revenues	\$ 17,152	\$ 30,869	\$ 193,080	\$ 216	\$ 18,543	\$ 1,515	\$ 358	\$ 270	\$ 235	\$ 3,926	\$ 57,642	\$ -	\$ 323,807
Expenditures:													
General & Administrative:													
Supervisor Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FICA Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Engineering	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,205	\$ 365	\$ 365	\$ -	\$ -	\$ -	\$ 5,935
Attorney	\$ 1,257	\$ 493	\$ 493	\$ 572	\$ 768	\$ 1,271	\$ 1,124	\$ 896	\$ 1,135	\$ 1,280	\$ -	\$ -	\$ 9,288
Annual Audit	\$ -	\$ -	\$ -	\$ -	\$ 2,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800
Assessment Administration	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Arbitrage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dissemination	\$ -	\$ -	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ 417	\$ -	\$ 3,750
Trustee Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fees	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ 3,433	\$ -	\$ 37,767
Information Technology	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ 155	\$ -	\$ 1,700
Website Maintenance	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ 103	\$ -	\$ 1,133
Telephone	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Postage & Delivery	\$ 4	\$ 5	\$ 4	\$ 6	\$ 3	\$ 6	\$ 1	\$ 15	\$ 2	\$ 21	\$ 15	\$ -	\$ 83
Copies	\$ -	\$ 26	\$ 5	\$ -	\$ -	\$ -	\$ 10	\$ -	\$ 2	\$ -	\$ -	\$ -	\$ 44
Insurance	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300
Legal Advertising	\$ -	\$ 108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,228	\$ -	\$ 1,336
Contingencies	\$ 52	\$ 52	\$ 55	\$ 43	\$ 39	\$ 40	\$ 39	\$ 65	\$ 89	\$ 40	\$ 40	\$ -	\$ 554
Office Supplies	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 2
Travel Per Diem	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Meeting Room Rental	\$ 183	\$ 188	\$ -	\$ -	\$ -	\$ 169	\$ -	\$ 144	\$ -	\$ -	\$ 144	\$ -	\$ 827
Dues, Licenses & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Total General & Administrative	\$ 10,661	\$ 9,563	\$ 4,664	\$ 4,729	\$ 7,717	\$ 5,594	\$ 10,488	\$ 5,593	\$ 5,701	\$ 5,449	\$ 5,534	\$ -	\$ 75,693

Parkside Trails
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
<u>Field Expenditures:</u>													
Property Insurance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Management	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ 1,250	\$ -	\$ 13,750
Landscape Maintenance	\$ 7,982	\$ 7,982	\$ 7,982	\$ 7,982	\$ 7,982	\$ 7,982	\$ 7,982	\$ 12,050	\$ 12,050	\$ 12,050	\$ 12,050	\$ -	\$ 108,142
Landscape Enhancements	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 225	\$ -	\$ -	\$ 225
Lake Maintenance - Discing	\$ -	\$ 1,850	\$ -	\$ 1,850	\$ -	\$ -	\$ 1,850	\$ -	\$ -	\$ 1,850	\$ -	\$ -	\$ 7,400
Electric	\$ 143	\$ 185	\$ 239	\$ 170	\$ 176	\$ 183	\$ 192	\$ 177	\$ 3,399	\$ 2,071	\$ 2,472	\$ -	\$ 9,407
Streetlights	\$ -	\$ 6,000	\$ 5,773	\$ 102	\$ 5,773	\$ 9,509	\$ 9,610	\$ 9,607	\$ 9,569	\$ 9,605	\$ 9,615	\$ -	\$ 75,163
Irrigation Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Pressure Washing	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Repairs & Maintenance	\$ -	\$ -	\$ -	\$ 55	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,100	\$ -	\$ -	\$ 1,155
Contingency	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Field Expenditures	\$ 9,375	\$ 17,267	\$ 15,244	\$ 11,409	\$ 15,181	\$ 18,924	\$ 24,952	\$ 23,084	\$ 26,268	\$ 28,151	\$ 25,386	\$ -	\$ 215,242
Total Expenditures	\$ 20,036	\$ 26,830	\$ 19,908	\$ 16,139	\$ 22,898	\$ 24,518	\$ 35,439	\$ 28,677	\$ 31,969	\$ 33,600	\$ 30,921	\$ -	\$ 290,936
Excess Revenues (Expenditures)	\$ (2,885)	\$ 4,039	\$ 173,171	\$ (15,922)	\$ (4,356)	\$ (23,003)	\$ (35,082)	\$ (28,407)	\$ (31,734)	\$ (29,674)	\$ 26,721	\$ -	\$ 32,871

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
Less: Principal Payment - 05/01/26		(\$150,000)
Current Bonds Outstanding		\$8,245,000

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

							100.00%	100.00%
<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/Penalty</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<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
03/31/26	ACH	\$1,152.11	(\$23.04)	(\$22.58)	\$0.00	\$1,106.49	\$1,106.49	\$1,106.49
07/30/26	ACH	\$3,686.74	\$0.00	(\$75.95)	\$110.60	\$3,721.39	\$3,721.39	\$3,721.39
TOTAL		\$ 220,974.01	\$ (8,655.62)	\$ (4,248.58)	\$ 110.60	\$ 208,180.41	\$ 208,180.41	\$ 208,180.41

100%	Net Percent Collected
0	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 2025</i>
3/11/26	3/15/26	0095039347	\$ 348,452.52	\$ 348,452.52	\$ 348,452.52
	9/15/26		\$ 215,900.00		
			\$ 564,352.52	\$ 348,452.52	\$ 348,452.52

SECTION C

SECTION 1

ESTIMATE

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.toolestractorservices.co
m/](https://www.toolestractorservices.com/)



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

Estimate details
Estimate no.: 1698
Estimate date: 09/14/2026
Expiration date: 10/13/2026

#	Product or service	Description	Amount
1.	Discing	FY27 Quarterly disking of all ponds (Phase 1, Phase 2A, Phase 3, & Phase 4B) *Map attached	\$2,500.00
2.	Additional Work	Clearing of excessive overgrowth after first pass with disk will result in additional fees at \$100.00 per hour	\$0.00
Total			\$2,500.00
Expiry date			10/13/2026

Accepted dateAccepted by

PARKSIDE TRAILS CDD

DRY POND MAINTENANCE MAP



Green
Currently Maintaining

Orange
Begin Oct 1

Yellow
Expected in FY27

SECTION 2

Yellowbird Outdoor, LLC

11954 Narcoossee Rd
Orlando, FL 32832
+14079089756
info@yellowbirdoutdoor.com
www.yellowbirdoutdoor.com



Estimate

ADDRESS

Parkside Trails CDD
GMS - Central Florida
219 E. Livingston St.
Orlando, FL 32801

ESTIMATE 5011
DATE 07/07/2026

ACTIVITY	QTY	AMOUNT
Trim all Palm Trees		
Palm Pruning	331	14,990.99
Prune all Palm Trees Throughout Community - Summer 2026		

Thank you for your business.

TOTAL \$14,990.99

Accepted By

Accepted Date

****Pricing valid for 60 days from estimate date. Work subject to YBO standard landscape enhancement terms. Plant material warranted 90 days with proof of proper irrigation and maintenance. Acceptance of this estimate constitutes agreement to all terms.****

SECTION 3



PROPOSAL

DATE September 9, 2026
CUSTOMER NAME Parkside Trails
REQUESTED BY Asley Hilyard
LOCATION OF JOB Community Area

Trash collection, twice a week
price per container \$50.00, 1 trash can located at
the playground | \$ 50.00 monthly

Pet Stations collection, twice a week
price per container \$50.00, 8 pet stations throughout
the community \$ 400.00 monthly

Doggie waste bags, as needed, 200 bags per box \$ 10.00/box

Materials and equipment are included on the proposal

Please call us if you have any question and thank you for your business, we appreciate it very much.

Sincerely,

CSS Clean Star Services of Central Florida, INC

Tracy Chacon
(407) 456-9174
tchacon@starcss.com

Sandro Di Lollo
(407) 668-1338
sdilollo@starcss.com