Parkside Trails

Community Development District

Adopted Budget

FY2027

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Parkside Trails

Community Development District

Adopted Budget

General Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Adopted Budget FY2027
Revenues					
Assessments	$ 207,716	$ 208,180	$ -	$ 208,180	$ 682,886
Developer Contributions	$ 164,177	$ 55,971	$ 85,839	$ 141,810	$ 21,000
Interest Income	$ -	$ 2,013	$ 100	$ 2,113	$ -
Total Revenues	**$ 371,893**	**$ 266,165**	**$ 85,939**	**$ 352,104**	**$ 703,886**
Expenditures					
General & Administrative					
Supervisor Fees	$ 12,000	$ -	$ 2,000	$ 2,000	$ 12,000
FICA Expenditures	$ 918	$ -	$ 153	$ 153	$ 918
Engineering	$ 15,000	$ 5,935	$ 2,500	$ 8,435	$ 12,500
Attorney	$ 25,000	$ 8,008	$ 4,167	$ 12,175	$ 20,000
Annual Audit	$ 4,000	$ 2,800	$ -	$ 2,800	$ 4,900
Assessment Administration	$ 5,000	$ 5,000	$ -	$ 5,000	$ 5,150
Arbitrage	$ 450	$ -	$ 450	$ 450	$ 900
Dissemination	$ 5,000	$ 3,333	$ 833	$ 4,167	$ 6,000
Disclosure Software	$ -	$ -	$ -	$ -	$ 5,000
Trustee Fees	$ 4,500	$ -	$ 4,500	$ 4,500	$ 9,000
Management Fees	$ 41,200	$ 34,333	$ 6,867	$ 41,200	$ 42,436
Information Technology	$ 1,854	$ 1,545	$ 309	$ 1,854	$ 1,910
Website Maintenance	$ 1,236	$ 1,030	$ 206	$ 1,236	$ 1,273
Telephone	$ 300	$ -	$ 50	$ 50	$ 300
Postage & Delivery	$ 1,000	$ 68	$ 167	$ 235	$ 1,000
Insurance	$ 6,975	$ 5,300	$ -	$ 5,300	$ 5,831
Copies	$ 1,000	$ 44	$ 167	$ 211	$ 1,000
Legal Advertising	$ 15,000	$ 108	$ 2,500	$ 2,608	$ 10,000
Contingency	$ 5,000	$ 514	$ 110	$ 624	$ 5,000
Office Supplies	$ 625	$ 2	$ 104	$ 106	$ 625
Travel Per Diem	$ 660	$ -	$ 110	$ 110	$ 660
Meeting Room Rental	$ -	$ 683	$ 380	$ 1,063	$ 2,158
Dues, Licenses & Subscriptions	$ 175	$ 175	$ -	$ 175	$ 175
Total Administrative	**$ 146,893**	**$ 68,879**	**$ 25,572**	**$ 94,451**	**$ 148,736**

Parkside Trails
Community Development District
Adopted Budget
General Fund

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Adopted Budget FY2027
Operations & Maintenance					
Field Expenditures					
Property Insurance	$ 7,500	$ -	$ 3,750	$ 3,750	$ 7,500
Field Management	$ 15,000	$ 12,500	$ 2,500	$ 15,000	$ 15,750
Landscape Maintenance	$ 100,000	$ 96,092	$ 24,100	$ 120,192	$ 286,000
Landscape Enhancements	$ 25,000	$ 225	$ 4,167	$ 4,392	$ 12,900
Lake Maintenance - Discing	$ 6,500	$ 7,400	$ 1,850	$ 9,250	$ 20,000
Electric	$ 3,500	$ 7,206	$ 6,800	$ 14,006	$ 16,000
Streetlights	$ 25,000	$ 17,648	$ 66,276	$ 83,924	$ 125,000
Irrigation Repairs	$ 10,000	$ -	$ 1,667	$ 1,667	$ 10,000
Pressure Washing	$ 7,500	$ -	$ 1,250	$ 1,250	$ 10,000
General Repairs & Maintenance	$ 15,000	$ 55	$ 2,500	$ 2,555	$ 25,000
Contingency	$ 10,000	$ -	$ 1,667	$ 1,667	$ 27,000
Total Operations & Maintenance	**$ 225,000**	**$ 141,127**	**$ 116,526**	**$ 257,653**	**$ 555,150**
Total Expenditures	**$ 371,893**	**$ 210,006**	**$ 142,098**	**$ 352,104**	**$ 703,886**
Excess Revenues/(Expenditures)	**$ -**	**$ 56,159**	**$ (56,159)**	**$ -**	**$ -**

Net Assessments	$ 682,886
Collection Cost (6%)	$ 43,588
Gross Assessments	**$ 726,474**

Product	Units	ERU/ Unit	ERU's	Net Assessment	Net Per Unit	Gross Per Unit
Townhome 20'	142	0.4	56.80	$ 61,513	$433.19	$460.84
Single-Family 34'	132	0.68	89.76	$ 97,209	$736.43	$783.43
Single-Family 40'	94	0.8	44.00	$ 81,440	$866.39	$921.69
Single-Family 50'	230	1	230.00	$ 249,086	$1,082.98	$1,152.11
Single-Family 60'	149	1.2	178.80	$ 193,637	$1,299.58	$1,382.53
Total	**747**		**599.36**	**$ 682,886**		

Parkside Trails
Community Development District
General Fund Narrative

Revenues:

Assessments

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

Expenditures:

General & Administrative:

Supervisor Fees

Represents costs associated with compensation paid to members of the Board of Supervisors pursuant to Chapter 190, Florida Statutes, which allows each Board member to receive $200 per meeting, not to exceed $4,800 per year, for time devoted to District business and meetings.

FICA Expenditures

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

Engineering

Represents costs associated with general engineering services provided by Vanasse Hangen Brustlin, Inc., including attendance and preparation for monthly Board meetings, review of invoices, and assistance with various projects as directed by the Board of Supervisors and the District Manager.

Attorney

Represents costs associated with legal services provided by Kutak Rock LLP, including attendance and preparation for meetings, preparation and review of agreements and resolutions, and other legal matters as directed by the Board of Supervisors and the District Manager.

Annual Audit

Represents costs associated with professional auditing services provided by Grau and Associates to conduct the annual independent audit of the District's financial statements in accordance with Florida Statutes.

Assessment Administration

Represents costs associated with assessment administration services provided by Governmental Management Services – Central Florida, LLC, including levying and administering the collection of non-ad valorem assessments on assessable property within the District.

Arbitrage

Represents the cost of contracting with an independent certified public accountant to annually calculate the District's Arbitrage Rebate Liability on its Series 2025 Bonds and anticipated future bond series.

Dissemination

Represents costs associated with compliance with Securities and Exchange Commission Rule 15c2-12(b)(5), which relates to additional reporting requirements for unrated bond issues. This cost is based upon the District's Series 2025 Bonds and anticipated future bond series.

Disclosure Software

Represents costs associated with disclosure software services provided by Disclosure Technology Services, LLC for filing reports required pursuant to the Continuing Disclosure Agreements related to the District's Series 2025 Bonds and anticipated future bond series.

Trustee Fees

Represents costs associated with trustee and administrative services related to the District's Series 2025 Bonds and anticipated bond series, including administration of bond funds and payment processing.

Management Fees

Represents costs associated with management, accounting, and administrative services provided under a Management Agreement with Governmental Management Services – Central Florida, LLC, including recording and transcription of Board meetings, administrative services, budget preparation, financial reporting, and coordination of annual audits.

Information Technology

Represents costs associated with information technology services provided by Governmental Management Services – Central Florida, LLC, including video conferencing services, cloud storage, server hosting, cybersecurity, accounting software, and related technology support services.

Website Maintenance

Represents costs associated with operation and maintenance of the District's website in accordance with Chapter 189, Florida Statutes, provided by Governmental Management Services – Central Florida, LLC, including hosting services, security and firewall maintenance, updates, document uploads, backups, domain renewals and etc.

Telephone

Represents costs associated with telephone and fax services utilized for District operations and administration.

Postage & Delivery

Represents costs associated with mailing and delivery services for District operations, including Board meeting agenda packages, overnight deliveries, correspondence, and related administrative mailings.

Insurance

Represents costs associated with the District's general liability and public officials' liability insurance coverages provided by Florida Insurance Alliance (FIA).

Copies

Represents costs associated with printing and binding Board meeting agenda packages, printing computerized checks, stationery, envelopes, and other administrative materials utilized for District operations.

Legal Advertising

Represents costs associated with advertising legally required notices for monthly Board meetings, public hearings, and other District-related matters in a newspaper of general circulation.

Contingency

Represents costs associated with bank charges and other miscellaneous expenses incurred during the fiscal year related to District operations.

Office Supplies

Represents costs associated with office and administrative supplies purchased throughout the fiscal year, including paper, minute books, file folders, labels, paper clips, and other materials utilized for District operations.

Travel Per Diem

Represents costs associated with reimbursement of travel expenditures incurred by the Board of Supervisors while conducting official District business.

Meeting Room Rental

Represents costs associated with rental of meeting facilities utilized for District Board meetings, workshops, public hearings, and other official District functions.

Dues, Licenses & Subscriptions

Represents costs associated with the $175 annual fee required to be paid to the Florida Department of Commerce. This is the only expense budgeted under this category for the District.

Operations & Maintenance:

Field Expenditures

Property Insurance

Represents estimated costs associated with property insurance coverage for the District's property, provided by Florida Insurance Alliance (FIA).

Field Management

Represents costs associated with onsite field management services provided by Governmental Management Services – Central Florida, LLC for District operations, including oversight of landscape and lake maintenance contracts, weekly site inspections, contractor coordination meetings, and monitoring of utility accounts.

Landscape Maintenance

Represents contracted costs associated with landscape maintenance services provided by Yellowbird Outdoor, LLC within the District's common areas, including mowing, edging, trimming, fertilization, pest and weed control, pruning, mulching, irrigation inspections, and litter removal.

Landscape Enhancement

Represents estimated costs associated with landscape enhancement projects within the District's common areas, including installation of new landscaping materials, replacement plantings, and aesthetic improvements.

Lake Maintenance - Discing

Represents contracted costs associated with discing and vegetation management services for the District's stormwater ponds and related areas provided by Toole's Tractor Services.

Electric

Represents costs associated with electric utility services provided by SECO Energy to support District operations, infrastructure, and related facilities.

Streetlights

Represents costs associated with operation, maintenance, and electrical services for streetlights within the District provided by SECO Energy.

Irrigation Repairs

Represents estimated costs associated with repair and upkeep of the District's irrigation system, including sprinklers, valves, controllers, and related components.

Pressure Washing

Represents estimated costs associated with pressure washing and cleaning services for District-owned right-of-way areas, including gutters, curbs, and sidewalks, to maintain appearance and site conditions.

General Repairs & Maintenance

Represents estimated costs associated with repairs and maintenance of various District facilities, infrastructure, and common areas.

Contingency

Represents estimated funds allocated for miscellaneous and unforeseen expenses related to District field operations, maintenance activities, repairs, and contractor services.

Parkside Trails

Community Development District

Adopted Budget

Debt Service Fund Series 2025

Description	Adopted Budget FY2026	Actuals Thru 7/31/26	Projected Next 2 Months	Projected Thru 9/30/26	Adopted Budget FY2027
Revenues					
Assessments	$ -	$ 348,453	$ 215,900	$ 564,353	$ 564,352
Interest Income	$ -	$ 4,326	$ 1,082	$ 5,408	$ 2,704
Carry Forward Surplus	$ -	$ -	$ -	$ -	$ 220,097
Total Revenues	**$ -**	**$ 352,779**	**$ 216,982**	**$ 569,760**	**$ 787,153**
Expenditures					
Interest - 11/1	$ -	$ -	$ -	$ -	$ 215,900
Principal - 5/1	$ -	$ 150,000	$ -	$ 150,000	$ 135,000
Interest - 5/1	$ -	$ 195,794	$ -	$ 195,794	$ 215,900
Total Expenditures	**$ -**	**$ 345,794**	**$ -**	**$ 345,794**	**$ 566,800**
Other Financing Sources/(Uses)					
Bond Proceeds	$ -	$ 141,088	$ -	$ 141,088	$ -
Transfer In/(Out)	$ -	$ (2,929)	$ (941)	$ (3,870)	$ -
Total Other Sources/(Uses)	**$ -**	**$ 138,159**	**$ (941)**	**$ 137,218**	**$ -**
Excess Revenues/(Expenditures)	$ -	$ 145,144	$ 216,041	$ 361,185	$ 220,353

Interest - 11/1/27	**$ 213,200**
Total	**$ 213,200**

Product	Assessable Units	Max Annual Debt Service	Net Assessment Per Unit	Gross Assessment Per Unit
Townhome 20'	142	$ 83,477	$587.87	$625.39
Single-Family 34'	105	$ 104,934	$999.37	$1,063.16
Single-Family 40'	55	$ 64,665	$1,175.73	$1,250.78
Single-Family 50'	105	$ 154,315	$1,469.67	$1,563.48
Single-Family 60'	89	$ 156,960	$1,763.60	$1,876.17
Total	**496**	**$ 564,352**		

Parkside Trails

Community Development District
Series 2025 Special Assessment Bonds
Amortization Schedule

Date	Balance	Principal	Interest	Total
11/01/26	$ 8,245,000.00	$ -	$ 215,900.00	$ 215,900.00
05/01/27	$ 8,245,000.00	$ 135,000.00	$ 215,900.00	
11/01/27	$ 8,110,000.00	$ -	$ 213,200.00	$ 564,100.00
05/01/28	$ 8,110,000.00	$ 140,000.00	$ 213,200.00	
11/01/28	$ 7,970,000.00	$ -	$ 210,400.00	$ 563,600.00
05/01/29	$ 7,970,000.00	$ 145,000.00	$ 210,400.00	
11/01/29	$ 7,825,000.00	$ -	$ 207,500.00	$ 562,900.00
05/01/30	$ 7,825,000.00	$ 150,000.00	$ 207,500.00	
11/01/30	$ 7,675,000.00	$ -	$ 204,500.00	$ 562,000.00
05/01/31	$ 7,675,000.00	$ 155,000.00	$ 204,500.00	
11/01/31	$ 7,520,000.00	$ -	$ 201,167.50	$ 560,667.50
05/01/32	$ 7,520,000.00	$ 165,000.00	$ 201,167.50	
11/01/32	$ 7,355,000.00	$ -	$ 197,620.00	$ 563,787.50
05/01/33	$ 7,355,000.00	$ 170,000.00	$ 197,620.00	
11/01/33	$ 7,185,000.00	$ -	$ 193,965.00	$ 561,585.00
05/01/34	$ 7,185,000.00	$ 180,000.00	$ 193,965.00	
11/01/34	$ 7,005,000.00	$ -	$ 190,095.00	$ 564,060.00
05/01/35	$ 7,005,000.00	$ 185,000.00	$ 190,095.00	
11/01/35	$ 6,820,000.00	$ -	$ 186,117.50	$ 561,212.50
05/01/36	$ 6,820,000.00	$ 195,000.00	$ 186,117.50	
11/01/36	$ 6,625,000.00	$ -	$ 180,950.00	$ 562,067.50
05/01/37	$ 6,625,000.00	$ 205,000.00	$ 180,950.00	
11/01/37	$ 6,420,000.00	$ -	$ 175,517.50	$ 561,467.50
05/01/38	$ 6,420,000.00	$ 215,000.00	$ 175,517.50	
11/01/38	$ 6,205,000.00	$ -	$ 169,820.00	$ 560,337.50
05/01/39	$ 6,205,000.00	$ 230,000.00	$ 169,820.00	
11/01/39	$ 5,975,000.00	$ -	$ 163,725.00	$ 563,545.00
05/01/40	$ 5,975,000.00	$ 240,000.00	$ 163,725.00	
11/01/40	$ 5,735,000.00	$ -	$ 157,365.00	$ 561,090.00
05/01/41	$ 5,735,000.00	$ 255,000.00	$ 157,365.00	
11/01/41	$ 5,480,000.00	$ -	$ 150,607.50	$ 562,972.50
05/01/42	$ 5,480,000.00	$ 270,000.00	$ 150,607.50	
11/01/42	$ 5,210,000.00	$ -	$ 143,452.50	$ 564,060.00
05/01/43	$ 5,210,000.00	$ 285,000.00	$ 143,452.50	

11/01/43	$	4,925,000.00	$	-	$	135,900.00	$	564,352.50
05/01/44	$	4,925,000.00	$	300,000.00	$	135,900.00		
11/01/44	$	4,625,000.00	$	-	$	127,950.00	$	563,850.00
05/01/45	$	4,625,000.00	$	315,000.00	$	127,950.00		
11/01/45	$	4,310,000.00	$	-	$	119,602.50	$	562,552.50
05/01/46	$	4,310,000.00	$	330,000.00	$	119,602.50		
11/01/46	$	3,980,000.00	$	-	$	110,445.00	$	560,047.50
05/01/47	$	3,980,000.00	$	350,000.00	$	110,445.00		
11/01/47	$	3,630,000.00	$	-	$	100,732.50	$	561,177.50
05/01/48	$	3,630,000.00	$	370,000.00	$	100,732.50		
11/01/48	$	3,260,000.00	$	-	$	90,465.00	$	561,197.50
05/01/49	$	3,260,000.00	$	390,000.00	$	90,465.00		
11/01/49	$	2,870,000.00	$	-	$	79,642.50	$	560,107.50
05/01/50	$	2,870,000.00	$	415,000.00	$	79,642.50		
11/01/50	$	2,455,000.00	$	-	$	68,126.25	$	562,768.75
05/01/51	$	2,455,000.00	$	440,000.00	$	68,126.25		
11/01/51	$	2,015,000.00	$	-	$	55,916.25	$	564,042.50
05/01/52	$	2,015,000.00	$	465,000.00	$	55,916.25		
11/01/52	$	1,550,000.00	$	-	$	43,012.50	$	563,928.75
05/01/53	$	1,550,000.00	$	490,000.00	$	43,012.50	$	-
11/01/53	$	1,060,000.00	$	-	$	29,415.00	$	562,427.50
05/01/54	$	1,060,000.00	$	515,000.00	$	29,415.00	$	-
11/01/54	$	545,000.00	$	-	$	15,123.75	$	559,538.75
05/01/55	$	545,000.00	$	545,000.00	$	15,123.75	$	560,123.75
			$	**8,245,000.00**	**$**	**8,276,467.50**	**$**	**16,521,467.50**