

TRAILS
COMMUNITY DEVELOPMENT DISTRICT

Advanced Meeting Package

Budget Workshop

Tuesday

March 24, 2026

6:00 p.m.

Location:

*Winchester Ridge Amenity Center,
15431 Spotted Stallion Trail,
Jacksonville, FL 32234*

*Note: The Advanced Meeting Package is a working document and thus all materials are considered **DRAFTS** prior to presentation and Board acceptance, approval, or adoption.*

Trails

Community Development District

250 International Parkway, Suite 208
Lake Mary, FL 32746
(904) 386-0186

Board of Supervisors
Trails Community Development District

Dear Board Members:

The Budget Workshop of the Board of Supervisors of the Trails Community Development District is scheduled for **Tuesday, March 24, 2026, at 6:00 p.m.** at the **Winchester Ridge Amenity Center, 15431 Spotted Stallion Trail Jacksonville, FL 32234.**

An advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

Should you have any questions regarding the agenda, please contact me at (904) 386-0186 or Howard@cddmanagers.com. We look forward to seeing you at the meeting.

Sincerely,

Howard McGaffney

Howard McGaffney
District Manager

Cc: Attorney
Engineer
District Records

Trails Community Development District

Meeting Date: Tuesday, March 24, 2026

Time: 6:00 PM

Location: Winchester Ridge Amenity Center, 15431 Spotted Stallion Trail
Jacksonville, FL 32234.

Agenda

- I. Roll Call
- II. Audience Comments – *(limited to 3 minutes per individual for agenda items)*
- III. Presentation of Proof of Publication(s)
- IV. Discussion Topics
 - A. Preliminary FY 2026-2027 Proposed Budget
- V. Supervisors' Requests
- VI. Audience Comments *(limited to 3 minutes per individual for non-agenda items)*
- VII. Adjournment

[Exhibit 1](#)

[Pg. 5](#)

[Exhibit 2](#)

[Pgs. 7-12](#)

EXHIBIT 1

**TRAILS COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF BOARD OF
SUPERVISORS BUDGET
WORKSHOP**

Notice is hereby given that the Board of Supervisors of the Trails Community Development District (the "**District**") will hold a budget workshop on Tuesday, March 24, 2026, at 6:00 p.m. at Winchester Ridge Amenity Center, 15431 Spotted Stallion Trail Jacksonville, FL 32234. The purpose of the workshop is to discuss the proposed FY 2026-2027 budget.

Copies of the agenda may be obtained from the District Manager, Vesta District Services, 250 International Parkway, Suite 208, Lake Mary, Florida 32746, Telephone (904) 386-0186.

The workshop is open to the public and will be conducted in accordance with the provisions of Florida law. The workshop may be continued in progress without additional notice to a date, time, and place to be specified on the record at the workshop. There may be occasions when Staff and/or Supervisors may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the workshop is asked to advise the District Manager's office at least forty-eight (48) hours before the meeting by contacting the District Manager at (904) 386-0186. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for assistance in contacting the District Manager's office.

A person who decides to appeal any decision made at the workshop, with respect to any matter considered at the workshop, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

**Trails Community
Development District**

Howard McGaffney,

District Manager

(904) 386-0186

Mar. 12

00 (26-01407D)

EXHIBIT 2

**TRAILS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 ACTUALS (10/1-1/31)	FY 2027 PROPOSED	VARIANCE FY26 - FY27
1 Revenues:					
2 Special Assessments	\$ 545,369	\$ 658,249	\$ 643,924	\$ 643,363	\$ (14,886)
3 Interest	44,014	-	18,253	-	-
4 Rentals	1,115	-	235	-	-
5 Other Misc. Revenues	2,537	-	-	-	-
6 Total Revenues:	593,034	658,249	662,412	643,363	(14,886)
7 Expenditures:					
8 Financial & Administrative					
9 Board of Supervisors - <i>Supervisor Fees</i>	7,600	8,000	1,800	6,000	(2,000)
10 Arbitrage Rebate	500	500	-	500	-
11 Trustee Fees	1,773	4,000	2,483	4,000	-
12 Assessment Roll	6,890	5,906	1,969	6,083	177
13 Disclosure Report	909	5,000	5,000	5,150	150
14 District Counsel	30,941	25,000	1,208	20,000	(5,000)
15 District Engineer	4,798	10,000	1,785	10,000	-
16 Administrative Services	1,527	20,000	6,667	20,600	600
17 District Management	40,126	24,000	8,000	60,000	36,000
18 Accounting Services	5,821	20,000	6,667	20,600	600
19 Auditing Services	4,200	4,200	-	4,200	-
20 Public Officials Insurance/WC	4,264	5,508	-	6,059	551
21 Legal Advertising	1,828	2,500	221	2,500	-
22 <i>Miscellaneous Services-</i>	1,329	-	-	-	-
23 <i>Financial and Revenue collections</i>	833	-	-	-	-
24 Website Administration	2,641	2,749	1,933	2,749	-
25 Dues, Licenses, Subscription	478	590	175	590	-
26 Total Financial & Administrative	116,458	137,953	37,908	169,031	31,078
27 Security Operations					
28 Security Patrol Services	1,704	1,000	-	-	(1,000)
29 Security Monitoring Services	8,175	8,064	2,496	8,064	-
30 R&M-Security Cameras	685	1,000	-	1,000	-
31 Total Security Operations	10,564	10,064	2,496	9,064	(1,000)
32 Utilities					
33 Electric	17,106	25,000	6,848	25,000	-
34 Garbage	5,124	4,100	1,756	4,100	-
35 Water & Sewer	7,377	10,000	2,723	10,000	-
36 TOTAL UTILITIES	29,607	39,100	11,327	39,100	-
37 Stormwater Control					
38 Contracts - Lake/Pond Bank	11,422	15,225	2,855	15,225	-
39 Fountain Maintenance	4,287	5,000	961	4,000	(1,000)
40 Total Stormwater Control	15,709	20,225	3,816	19,225	(1,000)
41 Other Physical Environment					
42 Contracts - Landscape/irrigation	87,092	93,532	28,484	84,982	(8,550)
43 Insurance - Liability/Property	18,355	19,783	24,084	21,761	1,978
44 R&M-irrigation	2,941	3,500	-	5,000	1,500
45 Landscape Replacement	11,446	5,000	1,369	5,000	-
46 <i>Mulch (new line)</i>	-	-	8,550	9,000	9,000
47 R&M - Other Physical Environment	971	4,000	-	4,000	-
48 <i>Miscellaneous Expenses</i>	4,050	-	-	-	-
49 Total Other Physical Environment	124,854	125,815	62,487	129,743	3,928

**TRAILS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
GENERAL FUND, OPERATIONS & MAINTENANCE (O&M)**

	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 ACTUALS (10/1-1/31)	FY 2027 PROPOSED	VARIANCE FY26 - FY27
50 Parks & Recreation					
51 Pest Control	1,226	2,500	191	2,500	-
52 Contract - Amenity Management Services	150,084	244,692	66,942	195,000	(49,692)
53 Janitorial Services & Supplies	1,851	2,500	1,190	3,000	500
54 Telephone, Cable, & Internet Services	6,191	5,700	2,393	7,000	1,300
55 R&M- Fitness Equipment	2,681	2,200	749	2,200	-
56 R&M - Amenity Center	21,271	15,000	3,230	15,000	-
57 Pool Services - Chemicals/Permits/Supplies	14,694	15,000	2,573	15,000	-
58 Amenity Supplies and Equipment	3,907	3,500	3,705	3,500	-
59 Pressure Washing		4,000	3,590	4,000	-
60 Total Parks & Recreation	201,905	295,092	84,563	247,200	(47,892)
61 Special Events					
62 Special Events	1,503	5,000		5,000	-
63 Total Special Events	1,503	5,000	-	5,000	-
64 Contingency					
65 Contingency		25,000	-	25,000	-
66 Total Contingency	-	25,000	-	25,000	-
67					
68 TOTAL EXPENDITURES	500,601	658,249	202,597	643,363	(14,886)
69					
70 TOTAL REVENUES OVER/(UNDER) EXPENDITURES	92,434	-	459,815	-	0
71					
72 Fund Balance, Beginning	533,506	533,506	625,940	\$ 625,940	92,434
73 Net Change in Fund Balance	92,434	-	459,815	-	-
74 Fund Balance, Ending	\$ 625,940	\$ 533,506	\$ 1,085,755	\$ 625,940	\$ 92,434

**TRAILS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
BUDGET NARRATIVE**

	FY 2027 PROPOSED	BUDGET NARRATIVE / DESCRIPTION
1 Expenditures:		
2 Financial & Administrative		
3 Board of Supervisors	6,000	Florida Statute, Chapter 190.006(8), each member of the board shall be entitled to receive for his or her services an amount not to exceed \$200 per meeting, not to exceed \$4,800 per year per member. The District anticipates 4 meetings and 1 budget workshop and 1 contingency meeting.
4 Arbitrage Rebate	500	Community Development Districts (CDDs) in Florida, established under Chapter 190, Florida Statutes, who issue tax-exempt municipal bonds to finance infrastructure, are subject to federal arbitrage rules under Internal Revenue Code (IRC) Section 148 and related Treasury Regulations (Treas. Reg. § 1.148). The arbitrage rebate requirement prevents issuers from profiting excessively from investing bond proceeds at yields higher than the bond's yield, preserving the bonds' tax-exempt status. The District has contracted with LLS to perform the periodic Arbitrage Rebate Calculation.
5 Trustee Fees	4,000	US Bank is the Trustee-Ongoing fees for routine services required in the Bond Indenture, including: monitoring compliance, receiving/distributing assessments, paying bondholders, preparing reports, and managing investments, bond redemptions and prepayments.
6 Assessment Roll	6,083	Services involving the development and administration of the District's assessment roll, including the identification of assessable properties, allocation of assessments in accordance with the adopted methodology, preparation of the annual assessment roll for certification, coordination with the county tax collector and property appraiser, and ongoing updates to reflect property ownership changes, parcel modifications, and assessment adjustments. The District has contracted with Vesta Property Services through 09/30/2028.
7 Disclosure Report	5,150	Under SEC Rule 15c2-12 (the continuing disclosure rule), The Dissemination Agent is the entity contractually appointed (usually in the Continuing Disclosure Agreement or Dissemination Agent Agreement) to handle the filing and dissemination of required information. File the CDD's Annual and/or Quarterly Financial Information and Audited Financial Statements with EMMA (MSRB's system). The District has contracted with Vesta Property Services through 09/30/2028.
8 District Counsel	20,000	The District has contracted with Kutak Rock as District Counsel for the District. The District is required to have a District Counsel according to FL Statute.
9 District Engineer	10,000	The District has contracted with Alliant Engineering for District Engineering Services. The District is required to have a District Engineer according to FL Statute.
10 Administrative Services	20,600	The District has contracted with Vesta District Services who provides: administrative services for the District. Services on behalf of or for the District include but are not limited to: public records retention, response to public records requests, administrative filings, communications coordination, agenda preparation, providing support to the District Manager.
11 District Management	60,000	The District has contracted with Vesta District Services through 09/30/2028. Vesta has subcontracted the District Manager position to FCS Management Group. The District is required to have a District Manager according to FL Statute.
12 Accounting Services	20,600	The District has contracted with Vesta District Services who provides: accounts payable, accounts receivable, accounting and financial management services for the District.
13 Auditing Services	4,200	Under Florida Statutes § 190.007(1) (part of Chapter 190, the Uniform Community Development District Act of 1980), every Community Development District (CDD) is required to conduct an annual independent audit of its financial records. The audited financial statements must be submitted to the Auditor General of the State of Florida within 9 months after the end of the fiscal year, in accordance with Chapter 218. Copies of the audit must be filed with the Florida Department of Economic Opportunity. The District has engaged DiBartolomeo as independent Auditing firm.
14 Public Officials Insurance/WC	6,059	Public Officials E&O Insurance-FIA/Egis
15 Legal Advertising	2,500	Local IQ: The costs associated with noticing meetings in accordance with FL Statute, to meet public notice requirements.
16 Website Administration	2,749	The District has contracted with SchoolNow for ongoing website ADA requirements, maintenance, hosting
17 Dues, Licenses, Subscription	590	The Annual Special District State Fee (also referred to as the accountability fee or filing fee) is a mandatory annual payment required under Florida Statutes § 189.018 for all independent special districts, including Community Development Districts (CDDs) established under Chapter 190. This fee funds the administration of the Special District Accountability Program within the Florida Department of Commerce (formerly the Department of Economic Opportunity). The program maintains the official statewide list of special districts, the Special District Database, and supports oversight, reporting, and public access to district information.
18 Total Financial & Administrative	169,031	
19 Security Operations		
20 Security Patrol Services	-	Costs associated with after hours security patrol or off duty officers
21 Security Monitoring Services	8,064	Envera, Web Watch Dog (Update with terms, pricing, expiration dates)
22 R&M-Security Cameras	1,000	Costs associated with Repairs and Maintenance of Security Cameras
23 Total Security Operations	9,064	
24 Utilities		
25 Electric	25,000	Costs associated with electrical services for the Amenity Center and throughout the community, including streetlights
26 Garbage	4,100	Update Terms, Pricing, Expiration
27 Water & Sewer	10,000	Update Terms, Pricing, Expiration
28 TOTAL UTILITIES	39,100	TOTAL UTILITIES

**TRAILS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
BUDGET NARRATIVE**

	FY 2027 PROPOSED	BUDGET NARRATIVE / DESCRIPTION
29		Stormwater Control
30	15,225	Contracts - Lake/Pond Bank Update Terms, Pricing, Expiration
31	4,000	Fountain Maintenance This Item is being removed at the Board's direction
32	19,225	Total Stormwater Control
33		Other Physical Environment
34	84,982	Contracts - Landscape/irrigation Contracted Landscape and Irrigation Maintenance Services. The District has contracted with Bland Landscaping. Contract terms are: \$ Annually, \$ Monthly, with the contract expiring ##/##/####
35	21,761	Insurance - Liability/Property General Liability and Property Coverage Insurance-FIA/Egis
36	5,000	R&M-irrigation Costs associated with irrigation repairs
37	5,000	Landscape Replacement Costs associated with landscape repairs and replacement
38	9,000	Mulch (new line) Costs associated with (1) application of pine bark mulch annually at entrances, beds, amenity center and other areas in the community.
39	4,000	R&M - Other Physical Environment Costs associated with other physical environment assets in the community
40	-	Miscellaneous Expenses
41	129,743	Total Other Physical Environment
42		Parks & Recreation
43	2,500	Pest Control Contracted Pest Control Services. The District has contracted with Turner Pest Control to perform (is this annual, quarterly, monthly services?) pest control services at the Amenity Center. Contract expires 4/30/2032
44	195,000	Contract - Amenity Management Services Payroll Expenses for Operations Manager, FT Facilities Attendant, Seasonal Facilities Attendant. The District has contracted with Vesta Property Services. \$Annually, \$ Monthly, through 09/30/2028.
45	3,000	Janitorial Services & Supplies Costs associated with janitorial and cleaning supplies, restroom supplies
46	7,000	Telephone, Cable, & Internet Services Phone lines, internet, cable services-Comcast
47	2,200	R&M- Fitness Equipment Fitness Center equipment repairs and replacements
48	15,000	R&M - Amenity Center Costs associated with repairs and maintenance of the Amenity Center Building and facilities
49	15,000	Pool Services - Chemicals/Permits/Supplies Costs associated with the Pool Chemical Contract with Hawkins; Annual Health Department Permits, and pool supplies
50	3,500	Amenity Supplies and Equipment Costs associated with amenity supplies and equipment
51	4,000	Pressure Washing Costs associated with the Annual Pressure Washing of the Amenity Center building, sidewalks, and fences
52	247,200	Total Parks & Recreation
53		Special Events
54	5,000	Special Events Costs associated with District Special events and holidays
55	5,000	Total Special Events
56		Contingency
57	25,000	Contingency The District has set aside a certain amount for contingency
58	25,000	Total Contingency
59		
60	643,363	TOTAL EXPENDITURES

**TRAILS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
CAPITAL RESERVE FUND**

	FY 2025 ACTUALS	FY 2026 ADOPTED	FY 2026 ACTUALS (10/1-1/31)	FY 2027 PROPOSED	VARIANCE FY26 - FY27
1 Revenues:					
2 Special Assessments	\$ 124,736	\$ 143,986	\$ 140,852	\$ 158,872	\$ 14,886
3 Interest (new line)	-	-	-	-	-
4 Miscellaneous Revenue (new line)	-	-	135,000	-	-
5 Total Revenues:	124,736	143,986	275,852	158,872	14,886
6 Expenditures:					
7 Capital Outlay	41,299	33,949	4,925	50,000	16,051
8 Capital Reserve Contribution		110,037	-	108,872	(1,165)
9 Total Reserves	41,299	143,986	4,925	158,872	14,886
10					
11 TOTAL EXPENDITURES	41,299	143,986	4,925	158,872	14,886
12					
13 TOTAL REVENUES OVER/(UNDER) EXPENDITURES	83,437	-	270,927	-	(0)
14					
15 Fund Balance, Beginning	189,154	189,154	272,591	272,591	83,437
16 Net Change in Fund Balance	83,437	-	270,927	-	-
17 Fund Balance, Ending	\$ 272,591	\$ 189,154	\$ 543,518	\$ 272,591	\$ 83,437

**TRAILS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026-2027 PROPOSED BUDGET
ASSESSMENT ALLOCATION**

OPERATIONS & MAINTENANCE (O&M)	
NET O&M BUDGET	\$643,363.28
COUNTY COLLECTION COSTS (3.5%)	\$24,343.48
EARLY PAYMENT DISCOUNT (4%)	\$27,821.11
GROSS O&M ASSESSMENT	\$695,527.87

CAPITAL RESERVE FUND (CRF)	
NET CRF BUDGET	\$158,872.00
COUNTY COLLECTION COSTS (3.5%)	\$6,011.37
EARLY PAYMENT DISCOUNT (4%)	\$6,870.14
GROSS CRF ASSESSMENT	\$171,753.51

UNIT TYPE	UNITS ASSESSED		ALLOCATION OF O&M ASSESSMENT				ALLOCATION OF CRF ASSESSMENT			
	O&M & CRF	SERIES 2007 DEBT SERVICE	ERU FACTOR	TOTAL ERU's	TOTAL ADMIN O&M	ADMIN O&M PER LOT	ERU FACTOR	TOTAL ERU's	TOTAL CAPITAL RESERVE	CAPITAL RESERVE PER LOT
SINGLE FAMILY 40'	117	117	1.0	117.0	\$124,049.94	\$1,060.26	1.0	117.0	\$30,632.87	\$261.82
SINGLE FAMILY 60'	147	147	1.0	147.0	\$155,857.62	\$1,060.26	1.0	147.0	\$38,487.45	\$261.82
SINGLE FAMILY 70'	392	257	1.0	392.0	\$415,620.31	\$1,060.26	1.0	392.0	\$102,633.20	\$261.82
	<u>656</u>	<u>521</u>		<u>656.0</u>	<u>\$695,527.87</u>			<u>656.0</u>	<u>\$171,753.51</u>	

VARIANCE IN O&M BUDGET	
FY 2025-2026	\$658,249.00
FY 2026-2027	\$643,363.28
VARIANCE	<u>-14,885.72</u>

VARIANCE IN CRF BUDGET	
FY 2025-2026	\$143,986.00
FY 2026-2027	\$158,872.00
VARIANCE	<u>\$14,886.00</u>

UNIT TYPE	PER UNIT ANNUAL ASSESSMENT ⁽²⁾		
	O&M AND CRF PER LOT	SERIES 2007 DS PER LOT	TOTAL PER UNIT ⁽³⁾
SINGLE FAMILY 40'	\$1,322.08	\$615.39	\$1,937.47
SINGLE FAMILY 60'	\$1,322.08	\$760.62	\$2,082.70
SINGLE FAMILY 70'	\$1,322.08	\$1,219.36	\$2,541.44

FY 2026 PER LOT	VARIANCE FY26 - FY27	PERCENT VARIANCE
\$1,937.46	\$0.00	0.00%
\$2,082.69	\$0.00	0.00%
\$2,541.43	\$0.00	0.00%