

Trailer Estates Park and Recreation District

Board of Trustees Workshop

April 21, 2026

9:30AM Mark's Hall

1903 69th Avenue West

Bradenton, FL 34207

Call to Order

Pledge of Allegiance

Roll Call

Public Comment (Limit 3 Minutes on Workshop Agenda Items Only)

Reports from Standing Committees

Clubs & Organizations

Suspend Board Workshop

Presentation - Manatee County Sewer Project Phase #1

Derek O'Sullivan - Project Manager

Review, Question & Answer Session

Budget - Public Hearing

PUBLIC HEARING

OPERATING BUDGET & ASSESSMENT 2026-27

1. Open Public Hearing
2. Public Comment
3. Adjourn Public Hearing

Re-Convene Board Workshop

Discussion Items Presented by Board & Staff

1. Resolution 2026-04 Adopt 2026-27 O & M Budget
2. Resolution 2026-05 Adopt 2026-27 Assessment
3. Enforcement Committee Appointment
4. Enforcement Committee Meeting #2 Set Date

Trustee Reports

Park Manager Comments

Unfinished Business

Adjournment

Trailer Estates Board Meetings & Workshops are broadcast in the park on Channel 732

<https://us02web.zoom.us/j/89848907007?pwd=ZYdLlvqjdTJ2cAKEDZMDzkHXkADDrG.1>

Meeting ID: 898 4890 7007

Passcode: 589126

One tap mobile

+13052241968,,89848907007#,,,,*589126# US

+16469313860,,89848907007#,,,,*589126# US

Pursuant to Section 286.0105, Florida Statutes, should any person wish to appeal a decision of the Board with respect to any matter considered at this meeting, he or she will 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.

Pursuant to Section 286.26, Florida Statutes, and the Americans with Disabilities Act, any handicapped person desiring to attend this meeting should contact the Office Staff at (941)756- 7177, at least 48 hours in advance of the meeting, to ensure that adequate accommodations are provided for access to the meeting.

TRAILER ESTATES PARK AND RECREATION DISTRICT

BOARD AGENDA ITEM FORM

PP 38

DUE IN OFFICE 6:00 A.M. TUESDAY PRIOR TO MEETING THAT YOU WISH TO BRING ITEM FORWARD.

Agenda Resolution 2026-04 O & M Budget 2026-27

For Upcoming Meeting—Date April 21, 2026

Type of Meeting (check one): Workshop [checked] Board Meeting []

*It is recommended that Board Meeting Motions be an agenda item on a Workshop prior to the Board Meeting and the date or dates of the workshop discussions be included in the motion.

Rationale (for workshops)/ MOTION (for board meetings):

Operating & Maintenance Budget for Fiscal Year 2026-27

Discussed at Prior Workshop Meetings

Costs/Estimated Costs: (Required if agenda item includes spending district money.) See Budget

Attachments: (Please attach any diagrams or pertinent information concerning this Agenda Item. Please list the attachments.)

Resolution 2026-04

Exhibit A (Budget)

Trustee Treasurer Neal

Date Submitted April 13, 2026

Chairman/Designee

Office Manager/Designee: Date Posted Initials

RESOLUTION 2026-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE TRAILER ESTATES PARK AND RECREATION DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026 AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has previously prepared and submitted to the Board of Trustees (“**Board**”) of the Trailer Estates Park and Recreation District (“**District**”) a proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Fiscal Year 2026/2027**”) along with a financial statement, pursuant to the provisions of Chapter 418, *Florida Statutes* and the District’s enabling legislation; and

WHEREAS, on or before April 1, 2026, the financial statement was prepared and then published during the month of April; and

WHEREAS, the financial statement and Proposed Budget was mailed to property owners within thirty (30) days of preparation and also made available for public inspection at the District’s offices; and

WHEREAS, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication and mailed notice pursuant to applicable law; and

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

WHEREAS, the District’s enabling legislation and applicable statutory law requires that before June 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TRAILER ESTATES PARK AND RECREATION DISTRICT:

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s local records office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit “A,”** as amended by the Board, is hereby adopted in accordance with the District’s enabling legislation and applicable statutory law (“**Adopted Budget**”), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District’s local records office and identified as “The Budget for the Trailer Estates Park and Recreation District for the Fiscal Year Ending September 30, 2027.”
- d. The Adopted Budget shall be posted by the District Manager on the District’s official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026/2027, the sum of \$2,462,892 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$ 2,462,892
DEBT SERVICE	\$ 60,892
TOTAL ALL FUNDS	\$ 2,523,784

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS ___th DAY OF _____, 2026.

ATTEST:

**TRAILER ESTATES PARK AND
RECREATION DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Trustees

Exhibit A: Fiscal Year 2026/2027 Budget

**Trailer Estates Park & Recreation District
1903 69th Ave West Bradenton, FL 34207**

2026-2027 Budget & Assessment

Operating & Maintenance Budget includes TV/Internet and Curbside Trash Pickup

October 1, 2026 - September 30, 2027

INCOME			2026-2027 Proposed	2025-2026 Adopted
	Amount	LOTS		
ASSESSMENT	\$ 1,512.00	1479	\$ 2,236,248	\$ 2,137,917
Early Payment Discounts	3.75%		\$ (83,859)	\$ (80,172)
Uniform Collection Fee	3.00%		\$ (67,087)	\$ (64,138)
NET OPERATING ASSESSMENT INCOME			\$ 2,085,301	\$ 1,993,608
INCOME FROM OFFICE FUNCTIONS			\$ 59,000	\$ 45,000
INCOME FROM MARINA SLIPS			\$ 107,500	\$ 112,569
INCOME FROM STORAGE LOT RENTALS			\$ 125,091	\$ 100,491
INCOME FROM FACILITY LEASES			\$ 63,000	\$ 61,950
INCOME FROM RECREATION/HEALTH WELFARE			\$ 23,000	\$ 23,000
TOTAL INCOME			\$ 2,462,892	\$ 2,336,618

EXPENDITURES	Per Month	% of Budget	2026-2027 Proposed	2025-2026 Adopted
CABLE TV / INTERNET	\$ 36.54	29.0%	\$ 714,306	\$ 693,501
PAYROLL EXPENSE	\$ 34.65	27.5%	\$ 677,361	\$ 696,329
INSURANCE	\$ 8.19	6.5%	\$ 160,000	\$ 175,000
TRASH REMOVAL	\$ 14.53	11.5%	\$ 284,000	\$ 172,538
UTILITIES	\$ 6.73	5.3%	\$ 131,615	\$ 124,165
MAINTENANCE	\$ 7.66	6.1%	\$ 149,788	\$ 127,758
OFFICE EXPENSE/ACCTG	\$ 5.09	4.0%	\$ 99,520	\$ 99,520
LEGAL EXPENSE	\$ 2.41	1.9%	\$ 47,174	\$ 47,174
RECREATION (Seasonal)	\$ 1.79	1.4%	\$ 35,000	\$ 30,000
RECREATION (Summer)	\$ 0.67	0.5%	\$ 13,000	\$ 13,000
TECHNOLOGY	\$ 1.10	0.9%	\$ 21,454	\$ 16,741
HEALTH & WELFARE	\$ 0.23	0.2%	\$ 4,500	\$ 4,500
CAPITAL EXPENSE	\$ 5.12	4.1%	\$ 100,000	\$ 25,000
CONTRIB TO RESERVES	\$ 0.81	1.0%	\$ 25,000	\$ 50,000
DEBT SVC SPEC MARINA			\$ -	\$ 60,892
CONTINGENCIES	\$ 0.02	0.0%	\$ 174	\$ 500
TOTAL EXPENDITURES	\$ 126.00	100.0%	\$ 2,462,892	\$ 2,336,618

SPECIAL ASSESSMENT - MARINA	Revenue	\$ 65,481	\$ 65,481
DEBT SVC SP MARINA	Expense	\$ 60,892	\$ 60,892

Exhibit "A"

TRAILER ESTATES PARK AND RECREATION DISTRICT
BOARD AGENDA ITEM FORM

PP 38

DUE IN OFFICE 6:00 A.M. TUESDAY PRIOR TO MEETING THAT YOU WISH TO BRING ITEM FORWARD.

Agenda Adopt Resolution 2026-05 Assessment 2026-27

For Upcoming Meeting—Date April 21, 2026

Type of Meeting (check one): Workshop Board Meeting

***It is recommended that Board Meeting Motions be an agenda item on a Workshop prior to the Board Meeting and the date or dates of the workshop discussions be included in the motion.**

Rationale (for workshops)/ MOTION (for board meetings): _____

Resolution 2026-05 Assessment for For Fiscal Year 2026-27

and Exhibit A (Budget) as presented in previous workshop presentations.

Costs/Estimated Costs: **(Required if agenda item includes spending district money.)**

Attachments: **(Please attach any diagrams or pertinent information concerning this Agenda Item. Please list the attachments.)** _____

Resolution 2026-05

Exhibit A (Budget)

Trustee Trustee Neal

Date Submitted April 13, 2026

Chairman/Designee _____

Office Manager/Designee: Date Posted _____ Initials _____

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TRAILER ESTATES PARK AND RECREATION DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Trailer Estates Park and Recreation District (the “District”) is a Park and Recreation District established pursuant to its enabling legislation and applicable statutory law, for the purpose of among other items providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

WHEREAS, the District is located in Manatee County, Florida (the “County”); and

WHEREAS, the District constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan, its enabling legislation and applicable statutory law; and

WHEREAS, the District’s Board of Trustees (“Board”) hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2026-2027 (“Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, the District may impose special assessments on benefitted lands within the District known as a “recreation district tax;” and

WHEREAS, on or before June 1st, the District is required by its enabling legislation and applicable statutory law to fix the amount of the recreation district tax by Resolution for the next fiscal year; and

WHEREAS, a public hearing for the imposition of the District’s recreation district tax was duly advertised by publication and mailed notice at least twenty-one (21) days prior to such hearing; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the recreation district tax under the Uniform Method; and

WHEREAS, if the District has previously levied an assessment for debt service, the District desires to collect such debt service assessment on the tax roll for certain lots (“Uniform Method Property”) pursuant to the Uniform Method and which is also indicated on Exhibit “A” and the District’s Assessment Roll (defined below); and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for the recreation district tax in the amount set forth in the Budget; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the Trailer Estates Park and Recreation District (the “Assessment Roll”) incorporated as a material part of this Resolution by this reference, and to certify the portion of the Assessment Roll on the Uniform Method Property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TRAILER ESTATES PARK AND RECREATION DISTRICT:

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit “A” confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibit “A” and the Assessment Roll and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to the District’s enabling legislation and applicable statutory law, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for a recreation district tax is hereby imposed and levied on the Uniform Method Property in accordance with Exhibit “A” and the Assessment Roll. The lien of the special assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. Uniform Method Property Assessments.** The collection of any previously levied debt service assessments and the fiscal year 2026-2027 recreation district tax special assessments on the Uniform Method Property shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibit "A" and the Assessment Roll.
- B. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll is hereby certified. That portion of the District's Assessment Roll which includes the Uniform Method Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Trailer Estates Park and Recreation District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Trustees of the Trailer Estates Park and Recreation District.

PASSED AND ADOPTED this ____th day of _____, 2026.

ATTEST:

**TRAILER ESTATES PARK AND
RECREATION DISTRICT**

Secretary / Assistant Secretary

By: _____
Chair / Vice Chair

Exhibit A: Fiscal Year 2026-2027 Budget

**Trailer Estates Park & Recreation District
1903 69th Ave West Bradenton, FL 34207**

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SPECIAL ASSESSMENT - MARINA	Revenue	\$ 65,481	\$ 65,481
DEBT SVC SP MARINA	Expense	\$ 60,892	\$ 60,892

Exhibit "A"

TRAILER ESTATES PARK AND RECREATION DISTRICT

BOARD AGENDA ITEM FORM

PP 38

DUE IN OFFICE 6:00 A.M. TUESDAY PRIOR TO MEETING THAT YOU WISH TO BRING ITEM FORWARD.

Agenda Enforcement Committee Appointment

For Upcoming Meeting—Date April 21, 2026

Type of Meeting (check one): Workshop [checked] Board Meeting []

*It is recommended that Board Meeting Motions be an agenda item on a Workshop prior to the Board Meeting and the date or dates of the workshop discussions be included in the motion.

Rationale (for workshops)/ MOTION (for board meetings): We are required to replace Karon Murphy on the Enforcement Committee now that she is a Trustee.

Chip Paulson has graciously accepted to fill her spot for the remaining term.

Chip's term will end on August 18, 2026.

Costs/Estimated Costs: (Required if agenda item includes spending district money.)

Attachments: (Please attach any diagrams or pertinent information concerning this Agenda Item. Please list the attachments.)

Trustee Chairman Lombardi

Date Submitted 04/08/2026

Chairman/Designee

Office Manager/Designee: Date Posted Initials

Seat #	Trustee Name	Enforcement Committee Members
1	Todd Lombardi	TBD
2	Mike Duprey	Lynn Nickell
3	Karon S. Murphy	Mike McKinnie
4	Mark Woloshyn	Alan Holbert
5	Lenora Neal	Michael Petrelli
6	Lori Dalton	Sherry Frampton
7	Rodney Smith	Chip Paulson
8	Margo Fegley	Gary Jordan
9	Richard Fernandez	Paula Nelson
	Updated 4/9/2026	Effective 8/19/2025
		1 - Year Term
		Expires 8/18/2026

**TRAILER ESTATES PARK AND RECREATION DISTRICT
BOARD AGENDA ITEM FORM**

DUE IN OFFICE 6:00 A.M. TUESDAY PRIOR TO MEETING THAT YOU WISH TO BRING ITEM FORWARD.

Agenda Approve Enforcement Committee Meeting Date

For Upcoming Meeting—Date April 21, 2026

Type of Meeting (check one): Workshop Board Meeting

***It is recommended that Board Meeting Motions be an agenda item on a Workshop prior to the Board Meeting and the date or dates of the workshop discussions be included in the motion.**

Rationale (for workshops)/ MOTION (for board meetings): _____

Enforcement Committee Meeting date as attached. Usually 2 Meetings per year, this is the second meeting scheduled.

Costs/Estimated Costs: (Required if agenda item includes spending district money.)

Attachments: (Please attach any diagrams or pertinent information concerning this Agenda Item. Please list the attachments.) _____

Enforcement Committee Meeting Date

Trustee Chairman Lombardi

Date Submitted 4/13/2026

Chairman/Designee _____

Office Manager/Designee: Date Posted _____ Initials _____

2026 Trailer Estates Park and Recreation District Meeting Dates

Enforcement Committee Meeting

The Board of Trustees of TRAILER ESTATES PARK AND RECREATION DISTRICT have set the meeting dates for the Enforcement Committee, Mark's Hall, 1903 69th Ave West, Bradenton, FL 34207

2026

Enforcement Committee Meeting

July 23, 2026 Committee Meeting 9:30am

Pursuant to Section 286.0105, Florida Statutes, should any person wish to appeal a decision of the Board with respect to any matter considered at this meeting, he or she will 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.

Pursuant to Section 286.26, Florida Statutes, and the Americans with Disabilities Act, any handicapped person desiring to attend this meeting should contact the Trailer Estates Office at 941-756-7177, at least 48 hours in advance of the meeting, to ensure that adequate accommodations are provided for access to the meeting.