

# *Buckhead Trails Community Development District*

## **Board of Supervisors**

Nicholas Dister, Chairman  
Carlos de la Ossa, Vice Chairperson  
Ryan Motko, Assistant Secretary  
Vacant, Assistant Secretary  
Alberto Viera, Assistant Secretary

Brian Lamb, District Manager  
Angie Grunwald, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer

## **Regular Meeting Agenda**

Wednesday, May 24, 2023, at 1:00 p.m.

The Regular Meeting of the **Buckhead Trails Community Development District** will be held on **May 24, 2023, at 1:00 PM. at the Eaves Bend Amenity Center located at 4724 Los Robles Court, Palmetto, FL 35779.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

### *Join Zoom Meeting*

<https://zoom.us/j/91295341135?pwd=VElvVi9pYVBOQ050ZEpVbi9CMElvUT09>

**Dial by your location +1 305 224 1968 Meeting ID: 912 9534 1135 Passcode: 992287**

*All cellular phones and pagers must be turned off during the meeting.*

### **REGULAR MEETING OF BOARD OF SUPERVISORS**

#### **1. CALL TO ORDER/ROLL CALL**

**2. PUBLIC COMMENT** Each individual has the opportunity to comment and is limited to **three (3) minutes.** for such comment.

#### **3. VENDOR AND STAFF REPORTS**

- A. District Counsel
- B. District Manager
- C. District Engineer

#### **4. BUSINESS ITEMS**

- A. Resignation of Board of Supervisor – Steve Luce ..... Tab 01
- B. Appointment of Board Member Replacement(s)
- C. Individual Board Member Acceptance or Waiver of Compensation
- D. Consideration of Resolution 2023-09; Re-Designation of Officers..... Tab 02
- E. Ratification of Corrective Special Warranty Deed- Owner to CDD ..... Tab 03
- F. Announcement of Qualified Electors ..... Tab 04
- G. Consideration of Resolution 2023-10; Approving the Proposed Fiscal Year 2024  
Budget & Setting Public Hearing..... Tab 05
- H. General Matters of the District

#### **5. CONSENT AGENDA ITEMS**

- A. Consideration of Minutes of the Regular Meeting February 22,2023..... Tab 06
- B. Consideration of Minutes of the Continued Regular Meeting February 23,2023 ..... Tab 07
- C. Consideration of Minutes of the Public Hearing & Regular Meeting March 28, 2023, ..... Tab 08
- D. Consideration of Operations and Maintenance Expenditures January -March 2023..... Tab 09
- E. Review of Financial Statements Month Ending March 31, 2023, ..... Tab 10

#### **6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

#### **7. ADJOURNMENT**

Sincerely,  
District Manager



**District Office**  
Inframark Community Development Services  
2005 Pan Am Circle  
Tampa, Florida 33607  
(813) 873 – 7300

**Meeting Location:**  
Eaves Bend Amenity Center  
4724 Los Robles Court  
Palmetto, FL 35779

May 19, 2023

Board of Supervisors


Dear Board Members:

Please accept my letter of resignation as a member of the Board of Supervisors for the following  
Community Development Districts, effective immediately:

**Buckhead Trails**

**Buckhead Trial II**

**Sawgrass Village**

DocuSigned by:  
  
AEFABF1B7B094EB...

**Signature**

**RESOLUTION 2023-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF BUCKHEAD TRAILS  
COMMUNITY DEVELOPMENT DISTRICT AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Buckhead Trails Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Manatee; and

**WHEREAS**, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to organize by designating the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF BUCKHEAD TRAILS  
COMMUNITY DEVELOPMENT DISTRICT:**

1. The following persons are elected to the offices shown, to wit:

<u>Nicholas Dister</u>	Chair
<u>Carlos de la Ossa</u>	Vice-Chair
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Angie Grunwald</u>	Assistant Secretary
<u>Austin Berns</u>	Assistant Secretary
<u>Ryan Motko</u>	Assistant Secretary
<u>Alberto Viera</u>	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 24<sup>th</sup> DAY OF May 2023.**

**ATTEST:**

**BUCKHEAD TRAILS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman/ Vice Chairman

Consideration; \$10.00  
Documentary Stamp Tax: \$0.70

**Prepared by and  
when recorded return to:**

John M. Vericker  
Straley Robin Vericker  
1510 W. Cleveland Street  
Tampa, Florida 33606

(Reserved for Recording office)

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**CORRECTIVE SPECIAL WARRANTY DEED**

**THIS CORRECTIVE SPECIAL WARRANTY DEED** is made as of April \_\_\_\_, 2023, by **EPG BUCKEYE ROAD HOLDINGS, LLC**, a Florida limited liability company (“**Grantor**”), whose mailing address is 111 S. Armenia Avenue, Suite 201, Tampa, Florida 33609, in favor of the **BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes (“**Grantee**”), whose mailing address is c/o Inframark 2005 Pan Am Circle #300, Tampa, Florida 33607.

**WITNESSETH**, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration, lawful money of the United States of America, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described land in Manatee County, Florida (“**Property**”).

See **Exhibit A** attached hereto and incorporated herein by this reference.

**NOTE: This Corrective Special Warranty Deed is given to correct the survey and legal description set forth in that certain Special Warranty Deed dated as of July 20, 2022, and recorded on July 22, 2022, in Official Records Instrument Number 202241094912, Pages 1 through 31, of the Public Records of Manatee County, Florida, and therefore only nominal documentary stamps are affixed hereto.**

**TOGETHER**, with all appurtenances thereunto appertaining, and all fixtures and improvements located thereon.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

Subject to and except for (a) governmental requirements and restrictions, and (b) easements, covenants, conditions, restrictions and other matters of record, Grantor warrants that Grantor is seized of the Property in fee simple; the Property is free from all monetary encumbrances made by Grantor; and Grantor will warrant and defend title to the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but not against the claims of any others.

**THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.**

IN WITNESS WHEREOF, Grantor has executed this Deed as of the date first above written.

Signed, Sealed and Delivered in the Presence of:

**EPG BUCKEYE ROAD HOLDINGS, LLC, a Florida limited liability company**

\_\_\_\_\_  
(Witness 1 – Signature)

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
(Witness 1 – Printed Name)

\_\_\_\_\_  
(Witness 2 – Signature)

\_\_\_\_\_  
(Witness 2 – Printed Name)

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_ as \_\_\_\_\_ of EPG Buckeye Road Holdings, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Florida Public Notary Signature

\_\_\_\_\_  
Notary Stamp

# MICHAEL BENNETT • SUPERVISOR OF ELECTIONS • MANATEE COUNTY

600 301 Boulevard West, Suite 108, Bradenton, Florida 34205-7946  
P O Box 1000, Bradenton, Florida 34206-1000



Phone: 941-741-3823 • Fax: 941-741-3820 • [VoteManatee.com](http://VoteManatee.com) • [Info@VoteManatee.com](mailto:Info@VoteManatee.com)

April 27, 2023

Buckhead Trails Community Development District  
Attn: Brian Lamb  
2005 Pan Am Cir., Suite 300  
Tampa, FL 33607

Dear Mr. Lamb:

We are in receipt of your request for the number of registered voters in the Buckhead Trails Community Development District of April 15, 2023. According to our records, there were 0 persons registered in the Buckhead Trails Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Bennett". The signature is fluid and cursive.

Michael Bennett  
Supervisor of Elections

MB/sas

**RESOLUTION 2023-10**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Buckhead Trails Community Development District (“**District**”) prior to June 15, 2023 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit “A”** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 23, 2023  
HOUR: 1:00 pm  
LOCATION: Eaves Bend Amenity Center  
4724 Los Robles Court  
Palmetto, FL 34222

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED ON MAY 24, 2023.**

**Attest:**

**Buckhead Trails Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2023/2024**

2024

# BUCKHEAD TRAILS

## COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024

PROPOSED ANNUAL OPERATING BUDGET



May 22, 2023

# BUCKHEAD TRAILS

## COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024

PROPOSED ANNUAL OPERATING BUDGET

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May 22, 2023

# BUCKHEAD TRAILS

## COMMUNITY DEVELOPMENT DISTRICT

### BUDGET INTRODUCTION

#### Background Information

The Longleaf Community Development District is a local special purpose government authorized by Chapter 190, Florida Statutes, as amended. The Community Development District (CDD) is an alternative method for planning, financing, acquiring, operating and maintaining community-wide infrastructure in master planned communities. The CDD also is a mechanism that provides a “solution” to the State’s needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers. CDDs represent a major advancement in Florida’s effort to manage its growth effectively and efficiently. This allows the community to set a higher standard for construction along with providing a long-term solution to the operation and maintenance of community facilities.

The following report represents the District budget for Fiscal Year 2024, which begins on October 1, 2023. The District budget is organized by fund to segregate financial resources and ensure that the segregated resources are used for their intended purpose, and the District has established the following funds.

<u>Fund Number</u>	<u>Fund Name</u>	<u>Services Provided</u>
001	General Fund	Operations and Maintenance of Community Facilities Financed by Non-Ad Valorem Assessments
203	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2005 Special Assessment Refunding Revenue Bonds
204	Debt Service Fund	Collection of Special Assessments for Debt Service on the Series 2006 Special Assessment Refunding Revenue Bonds

#### Facilities of the District

The District’s existing facilities include storm-water management (lake and water control structures), wetland preserve areas, street lighting, landscaping, entry signage, entry features, irrigation distribution facilities, recreational center, parks, pool facility, tennis courts and other related public improvements.

#### Maintenance of the Facilities

In order to maintain the facilities, the District conducts hearings to adopt an operating budget each year. This budget includes a detailed description of the maintenance program along with an estimate of the cost of the program. The funding of the maintenance budget is levied as a non-ad valorem assessment on your property by the District Board of Supervisors.

# BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Fiscal Year 2024 Actual Budget
<b>REVENUES</b>		
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>		
Special Assessments- Tax Collector Revenue	0.00	201,125.00
Special Assessments- Developer Collected	0.00	0.00
Developer Contributions	3,555.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$3,555.00</b>	<b>\$201,125.00</b>
<b>TOTAL REVENUES</b>	<b>\$3,555.00</b>	<b>\$201,125.00</b>
<b>EXPENDITURES</b>		
<b>SUPERVISOR FEE</b>		
Supervisor Fee	0.00	3,000.00
<b>TOTAL SUPERVISOR FEE</b>	<b>0.00</b>	<b>3,000.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>		
Administrative Services	0.00	4,500.00
District Manager	0.00	25,000.00
District Engineer	0.00	9,500.00
Trustee Fees	0.00	6,500.00
Recording Secretary	0.00	2,400.00
Organizational Meeting/ Initial Set Up	0.00	4,000.00
Construction Accounting	0.00	9,000.00
Dissemination Services	0.00	4,200.00
Financial & Revenue Collections	500.00	1,200.00
Rentals & Leases	175.00	600.00
Office Supplies	0.00	100.00
Technology Services	0.00	600.00
Accounting Services	0.00	9,000.00
Auditing Services	0.00	6,000.00
Postage, Phone, Faxes, Copies	0.00	500.00
Public Officials Insurance	700.00	5,000.00
Legal Advertising	0.00	3,500.00
Bank Fees	500.00	200.00
Dues, Licenses & Fees	0.00	175.00
Miscellaneous Fees	0.00	250.00
Website Development & Maintenance	0.00	1,200.00
ADA Website Compliance	0.00	1,800.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>1,875.00</b>	<b>95,225.00</b>
<b>LEGAL COUNSEL</b>		
District Counsel	1,000.00	9,500.00
<b>TOTAL LEGAL COUNSEL</b>	<b>1,000.00</b>	<b>9,500.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>		
Aquatic - Other	0.00	0.00
Aquatic Maintenance - Contract	0.00	38,000.00
Debris Cleanup	0.00	9,000.00
General Liability Insurance	0.00	5,000.00
Facility Janitorial R&M - Contract	0.00	0.00
Facility Janitorial Supplies/ Other	0.00	0.00
Irrigation Maintenance	0.00	0.00
Landscape Maintenance - Pond Banks	0.00	25,000.00
Landscape - Plant Replacement Program	0.00	0.00
Landscape Maintenance - Contract	0.00	0.00
Pool - R&M	0.00	0.00
Wildlife Control	0.00	6,400.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>0.00</b>	<b>83,400.00</b>

# BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Fiscal Year 2024 Actual Budget
<b>PARKS &amp; RECREATION</b>		
Access Control Fob Distribution	0.00	0.00
Access Control Maintenance & Fobs	0.00	0.00
Amenity Furniture	0.00	0.00
Amenity R&M	0.00	0.00
Contingency-Misc	0.00	0.00
Dog Waste Station Service & Supplies	0.00	0.00
HVAC	0.00	0.00
Lighting Maintenance	0.00	0.00
Pest Control - Amenity	0.00	0.00
Pool - Contract	0.00	0.00
Pool - Permits	0.00	0.00
Repairs & Maintenance (General)	0.00	0.00
Special Events	0.00	0.00
Telephone/Internet Services	100.00	0.00
<b>TOTAL PARKS &amp; RECREATION</b>	<b>100.00</b>	<b>0.00</b>
<b>ROAD &amp; STREET FACILITIES</b>		
Sidewalk/Pavement/ Drainage Repair	0.00	0.00
<b>TOTAL ROAD &amp; STREET FACILITIES</b>	<b>0.00</b>	<b>0.00</b>
<b>WATER - SEWER COMBINATION SERVICES</b>		
Utility - Water/Sewer	0.00	0.00
<b>TOTAL WATER - SEWER COMBINATION SERVICES</b>	<b>0.00</b>	<b>0.00</b>
<b>ELECTRIC UTILITY SERVICES</b>		
Utility - Electric	0.00	0.00
Utility - Streetlights	0.00	0.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>0.00</b>	<b>0.00</b>
<b>CONTINGENCY</b>		
Miscellaneous Contingency	0.00	10,000.00
<b>TOTAL CONTINGENCY</b>	<b>0.00</b>	<b>10,000.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 2,975.00</b>	<b>201,125.00</b>
<b>EXCESS OF REVENUES OVER (UNDER) EXPENDITURES</b>	<b>\$580.00</b>	<b>\$0.00</b>

# BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND 001

### Financial & Administrative

#### District Manager

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

#### District Engineer

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

#### Disclosure Reporting

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

#### Trustees Fees

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

#### Auditing Services

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

#### Postage, Phone, Fax, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

#### Miscellaneous Administration

This is required of the District to store its official records.

#### Public Officials Insurance

The District carries Public Officials Liability in the amount of \$1,000,000.

#### Legal Advertising

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

#### Bank Fees

The District operates a checking account for expenditures and receipts.

#### Dues, Licenses & Fees

The District is required to file with the County and State each year.

#### Miscellaneous Fees

To provide for unbudgeted administrative expenses.

# BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND 001

### Investment Reporting Fees

This is to provide an investment report to the District on a quarterly basis.

### Office Supplies

Cost of daily supplies required by the District to facilitate operations.

### Technology Services

This is to upgrade and keep current the operating components to comply with new governmental accounting standards along with basic website maintenance.

### Website Administration

This is for maintenance and administration of the District's official website.

### Capital Outlay

This is to purchase new equipment as required.

## Legal Counsel

### District Counsel

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

## Electric Utility Services

### Electric Utility Services

This item is for street lights, pool, recreation facility and other common element electricity

## Garbage/Solid Waste Control Services

### Garbage Collection

This item is for pick up at the recreation facility and parks as needed.

## Water-Sewer Combination Services

### Water Utility Services

This item is for the potable and non-potable water used for irrigation.

## Other Physical Environment

### Waterway Management System

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

### Property & Casualty Insurance

The District carries \$1,000,000 in general liability and also has sovereign immunity.

### Entry & Walls Maintenance

This item is for maintaining the main entry feature and other common area walls.

### Landscape Maintenance

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

# BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

## GENERAL FUND 001

### Miscellaneous Landscape

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

### Plant Replacement Program

This item is for landscape items that may need to be replaced during the year.

### Property Taxes

This item is for property taxes assessed to lands within the District.

### Irrigation Maintenance

Repairs necessary for everyday operation of the irrigation system to ensure its effectiveness.

### Pool Maintenance

This item is necessary to contract with a vendor to maintain the pool within state guidelines for public use.

### Clubhouse Maintenance

This item provides for operations, maintenance, and supplies to the District's Amenity Center.

### Security System

This item is for the alarm system and monitoring at the clubhouse.

# BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

## DEBT SERVICE FUND SERIES 2020

REVENUES		
CDD Debt Service Assessments	\$	867,563
<hr/>		
TOTAL REVENUES	\$	867,563
<hr/>		
EXPENDITURES		
Series 2020 May Bond Principal Payment	\$	345,919
Series 2020 May Bond Interest Payment	\$	180,000
Series 2020 November Bond Interest Payment	\$	341,644
<hr/>		
TOTAL EXPENDITURES	\$	867,563
<hr/>		
EXCESS OF REVENUES OVER EXPENDITURES	\$	-
<hr/>		
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/ 1/2023	\$	12,355,000
Principal Payment Applied Toward Series 2020 Bonds	\$	345,919
<hr/>		
Bonds Outstanding - Period Ending 11/ 1/2024	\$	12,009,081
<hr/>		

\* Series 2020 Bonds Principal and Debt Service obligation to be established at issuance

# BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

## SCHEDULE OF ANNUAL ASSESSMENTS <sup>(1)</sup>

SERIES 2022 ASSESSMENT AREA								
			FISCAL YEAR 2023			FISCAL YEAR 2024		
Lot Size	Series 2022 Unit Count	O&M Unit Count	Debt Service Per Unit	O&M Per Unit <sup>(1)</sup>	FY 2023 TOTAL	Debt Service Per Unit	O&M Per Unit <sup>(1)</sup>	FY 2024
SINGLE FAMILY 40	18	18	\$1,276.31	\$720.00	\$1,996.31	\$1,276.31	\$110.21	\$1,386.53
SINGLE FAMILY 45	122	122	\$1,435.85	\$810.00	\$2,245.85	\$1,435.85	\$123.99	\$1,559.84
SINGLE FAMILY 50	47	47	\$1,595.39	\$900.00	\$2,495.39	\$1,595.39	\$137.76	\$1,733.16
SINGLE FAMILY 52	237	237	\$1,659.21	\$936.00	\$2,595.21	\$1,659.21	\$143.28	\$1,802.48
SINGLE FAMILY 60	136	136	\$1,914.47	\$1,080.00	\$2,994.47	\$1,914.47	\$165.32	\$2,079.79
SUBTOTAL	560	560						

SERIES 2023 ASSESSMENT AREA								
			FISCAL YEAR 2023			FISCAL YEAR 2024		
Lot Size	Series 2023 Unit Count	O&M Unit Count	Debt Service Per Unit	O&M Per Unit <sup>(1)</sup>	FY 2023 TOTAL	Debt Service Per Unit	O&M Per Unit <sup>(1)</sup>	FY 2024
SINGLE FAMILY 40	244	244	\$0.00	\$720.00	\$720.00	\$0.00	\$110.21	\$110.21
SINGLE FAMILY 45	122	122	\$0.00	\$810.00	\$810.00	\$0.00	\$123.99	\$123.99
SINGLE FAMILY 50	502	502	\$0.00	\$900.00	\$900.00	\$0.00	\$137.76	\$137.76
SINGLE FAMILY 52	108	108	\$0.00	\$936.00	\$936.00	\$0.00	\$143.28	\$143.28
SINGLE FAMILY 60	58	58	\$0.00	\$1,080.00	\$1,080.00	\$0.00	\$165.32	\$165.32
SUBTOTAL	1,034	1,034						

**BUCKHEAD TRAILS  
COMMUNITY DEVELOPMENT DISTRICT**

February 23, 2023, Minutes of the Regular Meeting

**MINUTES OF THE CONTINUED REGULAR MEETING**

The Continued Regular Meeting of the Board of Supervisors for the Buckhead Trails was held on **Thursday, February 23, 2023, at 11:00 A.M. at the Bradenton Office Suites located at 4916 26th Street West, Suite 100, Bradenton, FL 34207.**

**1. CALL TO ORDER**

Brian Lamb called the Continued Regular Meeting of the Board of Supervisors of the Buckhead Trails Community Development District to order on **Thursday, February 23, 2023, at 11:06 A.M.**

**Board Members Present and Constituting a Quorum:**

Nicholas Dister	Vice Chairman
Ryan Motko	Supervisor
Carlos de la Ossa	Supervisor <i>(appointed during the meeting)</i>
Albert Viera	Supervisor

**Staff Members Present:**

Brian Lamb	District Manager, Inframark
Angie Grunwald	District Manager, Inframark
John Vericker	District Counsel, Straley Robin Vericker <i>(via conference call)</i>

There were no members of the general public in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. BUSINESS ITEMS**

**A. Acceptance of Board Resignation – Supervisor Hills**

The Board reviewed and accepted the Board Resignation by Supervisor Hills.

MOTION TO:	Accept the Board Resignation by Supervisor Hills.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 2/0 - Motion Passed Unanimously

46 **B. Appointment of Supervisor to Open Board Seat**  
47 **i. Administer Oath of Office**  
48 **ii. Confirmation of Board Compensation**  
49

50 The Board reviewed and discussed appointing a supervisor for Seat 4. The Board motioned to  
51 appoint Carlos de la Ossa to Seat 4 of the Board of Supervisors for Buckhead Trails CDD. Mr.  
52 Lamb de la Ossa accepted compensation. Mr. Lamb issued the Oath of Office to Mr. de la Ossa.  
53

54	MOTION TO:	Appoint Carlos de la Ossa to Seat 4 of the Board of
55		Supervisors for Buckhead Trails CDD.
56	MADE BY:	Supervisor Motko
57	SECONDED BY:	Supervisor Dister
58	DISCUSSION:	None further
59	RESULT:	Called to Vote: Motion PASSED
60		3/0 - Motion Passed Unanimously

61  
62 **C. Consideration of Resolution 2023-02; Redesignating Officers**  
63

64 The Board reviewed and discussed to redesignate Mr. Dister as Chairman and Mr. de la Ossa as  
65 Vice-Chair with all other supervisors as Assistant Secretaries.  
66

67	MOTION TO:	Approve the Resolution 2023-02; Re-Designating
68		Officers as stated.
69	MADE BY:	Supervisor de la Ossa
70	SECONDED BY:	Supervisor Viera
71	DISCUSSION:	None further
72	RESULT:	Called to Vote: Motion PASSED
73		4/0 - Motion Passed Unanimously

74  
75 **D. Consideration of Engineer's Validation Report**  
76

77 Mr. Lamb discussed the Tonja Stewart Engineers report to the Board.  
78

79	MOTION TO:	Approve the Engineer's Validation Report as stated.
80	MADE BY:	Supervisor de la Ossa
81	SECONDED BY:	Supervisor Viera
82	DISCUSSION:	None further
83	RESULT:	Called to Vote: Motion PASSED
84		4/0 - Motion Passed Unanimously

86 **E. Consideration of Bond Validation Report**

87  
88 The Board reviewed and discussed the report.  
89

MOTION TO:	Approve the Bond Validation Report as stated.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

96  
97 **F. Consideration of Resolution 2023-03; Amended Authorizing Bond Resolution**

98  
99 The Board reviewed and discussed the resolution.  
100

MOTION TO:	Approve the Resolution 2023-03 as stated.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

107  
108 **G. Consideration of Master Assessment Methodology Report – Expansion Area**

109  
110 The Board reviewed and discussed the report.  
111

MOTION TO:	Approve the Master Assessment Methodology Report as stated.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Mister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

119  
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121 **H. Consideration of District Engineer’s Report – Expansion Area**

122  
123 The Board reviewed and discussed the report.  
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MOTION TO:	Approve the District Engineer's Report as stated.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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**I. Consideration of Resolution 2023-04; Declaring Special Assessments**

The Board reviewed and discussed the resolution.

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MOTION TO:	Approve the Resolution 2023-04 as stated.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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**J. Consideration of Resolution 2023-05; Setting Public Hearing to Levy Special Assessments**

The Board reviewed and discussed the resolution and set the public hearing to Levy Special Assessments on March 28<sup>th</sup> of 2023 at 11:00 a.m.

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MOTION TO:	Approve the Resolution 2023-05 as stated.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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**K. Consideration of Resolution 2023-06; Amenity Subaccount**

The Board reviewed and discussed the resolution.

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MOTION TO:	Approve the Resolution 2023-06 as stated.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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**L. Consideration of Maintenance Indemnification Agreement**

The Board reviewed and discussed the agreement.

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MOTION TO:	Approve the Maintenance Indemnification Agreement as stated.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor de la Ossa
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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**M. General Matters of the District**

There were no general matters of the District currently.

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**4. CONSENT AGENDA**

**A. Consideration of Minutes of the Regular Meeting December 22, 2022**

**B. Consideration of Operations and Maintenance Expenditures November 2022**

**C. Review of Financial Statements Month Ending November 30, 2022**

193  
194

The Board reviewed and discussed the consent agenda items.

195  
196  
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200

MOTION TO:	Approve Consent Agenda Item A through C.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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205 **5. VENDOR AND STAFF REPORTS**

206 **A. District Counsel**

207

208 Mr. Vericker needs signatures for Resolutions 2023-02 through 2023-05.

209

210 **B. District Manager**

211 **C. District Engineer**

212

213 There were no staff reports on behalf of the District Manager and Engineer currently.

214

215 **6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

216

217 There were no Board of Supervisors requests or comments.

218

219 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

220

221 There were no audience questions or comments.

222

223 **8. ADJOURNMENT**

224

225

MOTION TO:	Adjourn.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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*\*Please note the entire meeting is available on disc.*

*\*These minutes were done in summary format.*

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

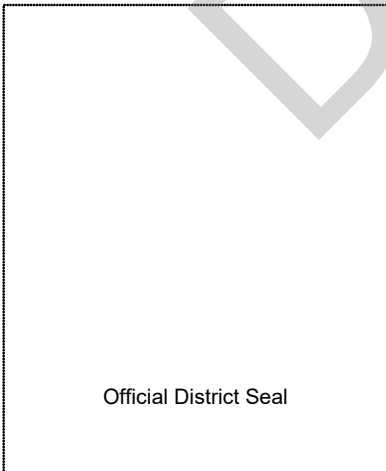
\_\_\_\_\_  
**Printed Name**

**Title:**

- Secretary**
- Assistant Secretary**

**Title:**

- Chairman**
- Vice Chairman**



*Recorded by Records Administrator*

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*Signature*

\_\_\_\_\_  
*Date*

**BUCKHEAD TRAILS  
COMMUNITY DEVELOPMENT DISTRICT**

February 23, 2023, Minutes of the Regular Meeting

**MINUTES OF THE CONTINUED REGULAR MEETING**

The Continued Regular Meeting of the Board of Supervisors for the Buckhead Trails was held on **Thursday, February 23, 2023, at 11:00 A.M. at the Bradenton Office Suites located at 4916 26th Street West, Suite 100, Bradenton, FL 34207.**

**1. CALL TO ORDER**

Brian Lamb called the Continued Regular Meeting of the Board of Supervisors of the Buckhead Trails Community Development District to order on **Thursday, February 23, 2023, at 11:06 A.M.**

**Board Members Present and Constituting a Quorum:**

Nicholas Dister	Vice Chairman
Ryan Motko	Supervisor
Carlos de la Ossa	Supervisor <i>(appointed during the meeting)</i>
Albert Viera	Supervisor

**Staff Members Present:**

Brian Lamb	District Manager, Inframark
Angie Grunwald	District Manager, Inframark
John Vericker	District Counsel, Straley Robin Vericker <i>(via conference call)</i>

There were no members of the general public in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. BUSINESS ITEMS**

**A. Acceptance of Board Resignation – Supervisor Hills**

The Board reviewed and accepted the Board Resignation by Supervisor Hills.

MOTION TO:	Accept the Board Resignation by Supervisor Hills.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 2/0 - Motion Passed Unanimously

46 **B. Appointment of Supervisor to Open Board Seat**  
47 **i. Administer Oath of Office**  
48 **ii. Confirmation of Board Compensation**  
49

50 The Board reviewed and discussed appointing a supervisor for Seat 4. The Board motioned to  
51 appoint Carlos de la Ossa to Seat 4 of the Board of Supervisors for Buckhead Trails CDD. Mr.  
52 Lamb de la Ossa accepted compensation. Mr. Lamb issued the Oath of Office to Mr. de la Ossa.  
53

54	MOTION TO:	Appoint Carlos de la Ossa to Seat 4 of the Board of
55		Supervisors for Buckhead Trails CDD.
56	MADE BY:	Supervisor Motko
57	SECONDED BY:	Supervisor Dister
58	DISCUSSION:	None further
59	RESULT:	Called to Vote: Motion PASSED
60		3/0 - Motion Passed Unanimously

61  
62 **C. Consideration of Resolution 2023-02; Redesignating Officers**  
63

64 The Board reviewed and discussed to redesignate Mr. Dister as Chairman and Mr. de la Ossa as  
65 Vice-Chair with all other supervisors as Assistant Secretaries.  
66

67	MOTION TO:	Approve the Resolution 2023-02; Re-Designating
68		Officers as stated.
69	MADE BY:	Supervisor de la Ossa
70	SECONDED BY:	Supervisor Viera
71	DISCUSSION:	None further
72	RESULT:	Called to Vote: Motion PASSED
73		4/0 - Motion Passed Unanimously

74  
75 **D. Consideration of Engineer's Validation Report**  
76

77 Mr. Lamb discussed the Tonja Stewart Engineers report to the Board.  
78

79	MOTION TO:	Approve the Engineer's Validation Report as stated.
80	MADE BY:	Supervisor de la Ossa
81	SECONDED BY:	Supervisor Viera
82	DISCUSSION:	None further
83	RESULT:	Called to Vote: Motion PASSED
84		4/0 - Motion Passed Unanimously

86 **E. Consideration of Bond Validation Report**

87  
88 The Board reviewed and discussed the report.  
89

MOTION TO:	Approve the Bond Validation Report as stated.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

96  
97 **F. Consideration of Resolution 2023-03; Amended Authorizing Bond Resolution**

98  
99 The Board reviewed and discussed the resolution.  
100

MOTION TO:	Approve the Resolution 2023-03 as stated.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

107  
108 **G. Consideration of Master Assessment Methodology Report – Expansion Area**

109  
110 The Board reviewed and discussed the report.  
111

MOTION TO:	Approve the Master Assessment Methodology Report as stated.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Mister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

119  
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121 **H. Consideration of District Engineer’s Report – Expansion Area**

122  
123 The Board reviewed and discussed the report.  
124

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MOTION TO:	Approve the District Engineer's Report as stated.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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**I. Consideration of Resolution 2023-04; Declaring Special Assessments**

The Board reviewed and discussed the resolution.

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MOTION TO:	Approve the Resolution 2023-04 as stated.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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**J. Consideration of Resolution 2023-05; Setting Public Hearing to Levy Special Assessments**

The Board reviewed and discussed the resolution and set the public hearing to Levy Special Assessments on March 28<sup>th</sup> of 2023 at 11:00 a.m.

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MOTION TO:	Approve the Resolution 2023-05 as stated.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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**K. Consideration of Resolution 2023-06; Amenity Subaccount**

The Board reviewed and discussed the resolution.

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MOTION TO:	Approve the Resolution 2023-06 as stated.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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**L. Consideration of Maintenance Indemnification Agreement**

The Board reviewed and discussed the agreement.

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MOTION TO:	Approve the Maintenance Indemnification Agreement as stated.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor de la Ossa
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

183  
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**M. General Matters of the District**

There were no general matters of the District currently.

186  
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**4. CONSENT AGENDA**

**A. Consideration of Minutes of the Regular Meeting December 22, 2022**

**B. Consideration of Operations and Maintenance Expenditures November 2022**

**C. Review of Financial Statements Month Ending November 30, 2022**

193  
194

The Board reviewed and discussed the consent agenda items.

195  
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200

MOTION TO:	Approve Consent Agenda Item A through C.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Viera
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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205 **5. VENDOR AND STAFF REPORTS**

206 **A. District Counsel**

207

208 Mr. Vericker needs signatures for Resolutions 2023-02 through 2023-05.

209

210 **B. District Manager**

211 **C. District Engineer**

212

213 There were no staff reports on behalf of the District Manager and Engineer currently.

214

215 **6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

216

217 There were no Board of Supervisors requests or comments.

218

219 **7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

220

221 There were no audience questions or comments.

222

223 **8. ADJOURNMENT**

224

225

MOTION TO:	Adjourn.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

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*\*Please note the entire meeting is available on disc.*

*\*These minutes were done in summary format.*

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

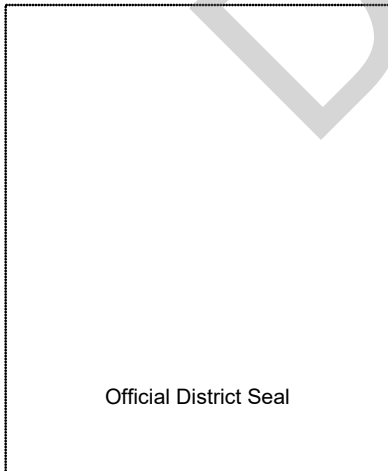
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**Printed Name**

**Title:**

- Secretary**
- Assistant Secretary**

**Title:**

- Chairman**
- Vice Chairman**



*Recorded by Records Administrator*

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*Signature*

\_\_\_\_\_  
*Date*

**BUCKHEAD TRAILS  
COMMUNITY DEVELOPMENT DISTRICT**

**March 28, 2023, Minutes of the Public Hearing and Regular Meeting**

**MINUTES OF THE PUBLIC HEARING AND REGULAR MEETING**

The Public Hearing and Regular Meetings of the Board of Supervisors for the Buckhead Trails was held on **Wednesday, March 28, 2023, at 11:00 A.M. at the Bradenton Office Suites located at 4916 26th Street West Suite 100 Bradenton, FL 34207.**

**1. CALL TO ORDER**

Brian Lamb called the Public Hearing and Regular Meetings of the Board of Supervisors of the Buckhead Trails Community Development District to order on **Wednesday, March 28, 2023, at 11:10 A.M.**

**Board Members Present and Constituting a Quorum:**

Carlos de la Ossa	Vice Chairperson
Steve Luce	Supervisor
Ryan Motko	Supervisor
Alberto Viera	Supervisor

**Staff Members Present:**

Brian Lamb	District Manager, Inframark
Angie Grunwald	District Manager, Inframark
John Vericker	District Counsel, Straley Robin Vericker

There were no members of the general public in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. RECESS TO PUBLIC HEARING**

Mr. Lamb directed the Board to recess to Public Hearing.

**4. PUBLIC HEARING ON APPROVING & LEVYING DEBT ASSESSMENTS**

**A. Open the Public Hearing on Approving & Levying Debt Assessments**

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED
	4/0 – Motion passed unanimously.

47 **B. Staff Presentation**

48  
49 There were no staff presentation.

50  
51 **C. Public Comment**

52  
53 There were no public in attendance.

54  
55 **D. Consideration of Resolution 2023-07; Approving & Levying Debt Assessments**

56  
57 The Board reviewed and discussed the resolution.

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MOTION TO:	Approve Resolution 2023-07.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously.

65  
66 **E. Close the Public Hearing on Approving & Levying Debt Assessments**

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MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion passed unanimously.

74

75 **5. RETURN AND PROCEED TO THE REGULAR MEETING**

76

77 Mr. Lamb directed the Board to proceed to the regular meeting.

78

79 **6. VENDOR/STAFF REPORTS**

80 **A. District Counsel**

81

82 Mr. Vericker noted that the bond validation will be on June 06, 2023, at 4:30pm via Zoom.

83

84 **B. District Manager**

85 **C. District Engineer**

86

87 There were no reports on behalf of the District Manager and Engineer currently.

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**7. BUSINESS ITEMS**

**A. Consideration of Resolution 2023-08; Extending Board Terms to Coincide with the General Elections**

The Board reviewed and discussed the resolution as stated.

MOTION TO:	Approve Resolution 2023-08.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**B. General Matters of the District**

There were no general matters of the district currently.

**8. CONSENT AGENDA**

**A. Consideration of Operation and Maintenance Expenditures December 2022  
B. Review of Financial Statements Month Ending December 31, 2022**

The Board reviewed the agenda item.

MOTION TO:	Approve the Consent Agenda Item A and B.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 4/0 - Motion Passed Unanimously

**9. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

There were no Board member comments.

131 **10. ADJOURNMENT**

132

MOTION TO:	Adjourn.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion Passed Unanimously

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140 *\*Please note the entire meeting is available on disc.*

141

142 *\*These minutes were done in summary format.*

143

144 *\*Each person who decides to appeal any decision made by the Board with respect to any matter*  
145 *considered at the meeting is advised that person may need to ensure that a verbatim record of*  
146 *the proceedings is made, including the testimony and evidence upon which such appeal is to be*  
147 *based.*

148

149 **Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly**  
150 **noticed meeting held on \_\_\_\_\_.**

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154 \_\_\_\_\_  
**Signature**

154 \_\_\_\_\_  
**Signature**

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157 \_\_\_\_\_  
**Printed Name**

157 \_\_\_\_\_  
**Printed Name**

158

159 **Title:**

160  **Secretary**

161  **Assistant Secretary**

159 **Title:**

160  **Chairman**

161  **Vice Chairman**

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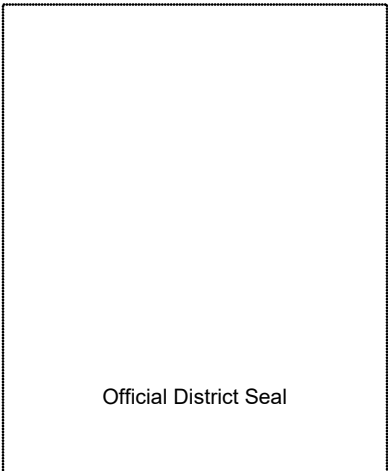
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Official District Seal

*Recorded by Records Administrator*

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*Signature*

\_\_\_\_\_  
*Date*

<b>BUCKHEAD TRAILS CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
---

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
INFRAMARK LLC	88689	\$22,500.00		DISTRICT INVOICE JAN 2023
<b>Monthly Contract Subtotal</b>		<b>\$22,500.00</b>		
<b>Variable Contract</b>		<b>\$0.00</b>		
<b>Variable Contract Subtotal</b>		<b>\$0.00</b>		
<b>Utilities</b>		<b>\$0.00</b>		
<b>Utilities Subtotal</b>		<b>\$0.00</b>		
<b>Regular Services</b>		<b>\$0.00</b>		
<b>Regular Services Subtotal</b>		<b>\$0.00</b>		
<b>Additional Services</b>		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$22,500.00</b>		

Approved (with any necessary revisions noted):

\_\_\_\_\_  
Signature:

Title (Check one):

<b>BUCKHEAD TRAILS CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
---

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

[ ] Chariman [ ] Vice Chariman [ ] Assistant Secretary



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#88689

**DATE**

1/27/2023

**CUSTOMER ID**

C2412

**NET TERMS**

Net 30

**PO#****DUE DATE**

2/26/2023

**BILL TO**

Buckhead Trails CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

Services provided for the Month of: January 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
SERC Preparation	1	Ea	3,500.00		3,500.00
Preparation and coordination of the expansion petition to the County	1	Ea	9,000.00		9,000.00
Research, Submittal, lobbying and presentation to Manatee County Board of County Commissioners	1	Ea	5,000.00		5,000.00
Financial Analysis and Review with County Debt Manager	1	Ea	5,000.00		5,000.00
<b>Subtotal</b>					<b>22,500.00</b>

<b>Subtotal</b>	\$22,500.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$22,500.00

**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

*To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.*

*To pay via ACH or Wire, please refer to our banking information below:*

*Account Name: INFRAMARK, LLC*

*ACH - Bank Routing Number: 111000614 / Account Number: 912593196*

*Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196*

*Please include the Customer ID and the Invoice Number on your form of payment.*

<b>BUCKHEAD TRAILS CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
---

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>		\$0.00		
<b>Monthly Contract Subtotal</b>		<b>\$0.00</b>		
<b>Variable Contract</b>				
CARLOS DE LA OSSA	CDLO 022323	\$200.00		SUPERVISOR FEE 02/23/23
NICHOLAS J. DISTER	ND 022323	\$200.00		SUPERVISOR FEE 02/23/23
RYAN MOTKO	RM 022323	\$200.00		SUPERVISOR FEE 02/23/23
STRALEY ROBIN VERICKER	22645	\$675.00		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 01/15/23
<b>Variable Contract Subtotal</b>		<b>\$1,275.00</b>		
<b>Utilities</b>		<b>\$0.00</b>		
<b>Utilities Subtotal</b>		<b>\$0.00</b>		
<b>Regular Services</b>		<b>\$0.00</b>		
<b>Regular Services Subtotal</b>		<b>\$0.00</b>		
<b>Additional Services</b>		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$1,275.00</b>		

Approved (with any necessary revisions noted):

\_\_\_\_\_  
Signature:

Title (Check one):

Chariman    Vice Chariman    Assistant Secretary

**Buckhead Trails CDD**  
**MEETING DATE: February 23, 2023**

DMS: \_\_\_\_\_

<b>SUPERVISORS</b>	<b>CHECK IF IN ATTENDANCE</b>	<b>STATUS</b>	<b>PAYMENT AMOUNT</b>
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce		Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

Cd10 022323

**Buckhead Trails CDD**  
**MEETING DATE: February 23, 2023**

DMS: \_\_\_\_\_

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce		Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

ND 022323

Buckhead Trails CDD  
MEETING DATE: February 23, 2023

DMS: \_\_\_\_\_

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Steve Luce		Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

Rm 022323

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Buckhead Trails Community Development District  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

January 27, 2023

Client: 001586

Matter: 000001

Invoice #: 22645

Page: 1

RE: General

For Professional Services Rendered Through January 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
12/21/2022	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$142.00
12/22/2022	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$177.50
12/28/2022	JMV	TELEPHONE CALL WITH C. DE LA OSSA.	0.3	\$106.50
1/5/2023	JMV	REVIEW COMMUNICATION RE: SURFACE WATER MANAGEMENT SYSTEM.	0.3	\$106.50
1/9/2023	MS	PREPARE QUARTERLY REPORT FOR PERIOD ENDING 12/31/2022.	0.2	\$33.00
1/14/2023	JMV	PREPARE DISTRICT COUNSEL QUARTERLY UPDATE TO CDD BOND DISSEMINATION AGENT.	0.3	\$106.50
Total Professional Services			2.0	\$672.00

## DISBURSEMENTS

Date	Description of Disbursements	Amount
1/15/2023	Photocopies	\$3.00
Total Disbursements		\$3.00

January 27, 2023  
Client: 001586  
Matter: 000001  
Invoice #: 22645

Page: 2

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Total Services	\$672.00	
Total Disbursements	\$3.00	
Total Current Charges		\$675.00
Previous Balance		\$1,674.45
Less Payments		(\$104.00)
<b>PAY THIS AMOUNT</b>		<b>\$2,245.45</b>

**Retainer Balance** **\$2,023.72**

*Please Include Invoice Number on all Correspondence*

**Outstanding Invoices**

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
22537	December 29, 2022	\$1,511.00	\$59.45	\$0.00	\$0.00	\$2,245.45
<b>Total Remaining Balance Due</b>						<b>\$2,245.45</b>

*AGED ACCOUNTS RECEIVABLE*

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,245.45	\$0.00	\$0.00	\$0.00

<b>BUCKHEAD TRAILS CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
---

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
INFRAMARK LLC	90627	\$3,709.38		DISTRICT INVOICE FEB. 2023
INFRAMARK LLC	91963	\$3,804.63	\$7,514.01	DISTRICT INVOICE MARCH 2023
<b>Monthly Contract Subtotal</b>		<b>\$7,514.01</b>		
<b>Variable Contract</b>				
ALBERTO VIERA	AV 032823	\$200.00		SUPERVISOR FEE 03/28/23
CARLOS DE LA OSSA	CDLO 032823	\$200.00		SUPERVISOR FEE 03/28/23
STRALEY ROBIN VERICKER	22790	\$459.00		PROFESSIONAL SERVICES THRU - 2/15/23
<b>Variable Contract Subtotal</b>		<b>\$859.00</b>		
<b>Utilities</b>				
<b>Utilities Subtotal</b>		<b>\$0.00</b>		
<b>Regular Services</b>				
BUSINESS OBSERVER	23-00343M	\$1,172.50		NOTICE OF REGULAR MEETING - 03/28/23 11AM
<b>Regular Services Subtotal</b>		<b>\$1,172.50</b>		
<b>Additional Services</b>				
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$9,545.51</b>		

Approved (with any necessary revisions noted):

<b>BUCKHEAD TRAILS CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
---

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature: \_\_\_\_\_

**Title (Check one):**

Chariman    Vice Chariman    Assistant Secretary



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#90627

**DATE**

2/28/2023

**BILL TO**

Buckhead Trails CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**CUSTOMER ID**

C2412

**NET TERMS**

Net 30

**PO#****DUE DATE**

3/30/2023

Services provided for the Month of: February 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management	1	Ea	2,083.33		2,083.33
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
Recording Secretary	1	Ea	200.00		200.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Technology/Data Storage	1	Ea	50.00		50.00
Rental & Leases	1	Ea	50.00		50.00
B/W Copies	7	Ea	0.15		1.05
<b>Subtotal</b>					<b>3,709.38</b>

<b>Subtotal</b>	\$3,709.38
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$3,709.38

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#91963

**DATE**

3/24/2023

**BILL TO**

Buckhead Trails CDD  
2005 Pan Am Cir Ste 300  
Tampa FL 33607-6008  
United States

**CUSTOMER ID**

C2412

**NET TERMS**

Net 30

**PO#****DUE DATE**

4/23/2023

Services provided for the Month of: March 2023

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management	1	Ea	2,083.33		2,083.33
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
Recording Secretary	1	Ea	200.00		200.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Eric Davidson: 1-25-2023 DNH*GODADDY.COM : domain registration \$96.30	1	Ea	96.30		96.30
Technology/Data Storage	1	Ea	50.00		50.00
Rental & Leases	1	Ea	50.00		50.00
<b>Subtotal</b>					<b>3,804.63</b>

<b>Subtotal</b>	\$3,804.63
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$3,804.63

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Buckhead Trails CDD  
MEETING DATE: ~~March~~ 28, 2023

DMS: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister		Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

AV 032823

Buckhead Trails CDD  
MEETING DATE: March 28, 2023

DMS: 

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister		Salary Accepted	\$200.00
Steve Luce	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

Cd10 032823

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Buckhead Trails Community Development District  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

March 01, 2023

Client: 001586

Matter: 000001

Invoice #: 22790

Page: 1

RE: General

For Professional Services Rendered Through February 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
1/16/2023	JMV	PREPARE LANDOWNER ELECTION DOCUMENTS.	0.7	\$248.50
1/18/2023	MS	FINALIZE QUARTERLY REPORT; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE QUARTERLY REPORT FOR PERIOD ENDED DECEMBER 31, 2022.	0.2	\$33.00
2/14/2023	JMV	PREPARE LEGAL NOTICE FOR CDD BOARD MEETING; PREPARE RESOLUTIONS FOR CDD BOARD MEETING.	0.5	\$177.50
Total Professional Services			1.4	\$459.00

March 01, 2023  
Client: 001586  
Matter: 000001  
Invoice #: 22790

Page: 2

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Total Services	\$459.00	
Total Disbursements	\$0.00	
Total Current Charges		\$459.00
Previous Balance		\$2,245.45
<b>PAY THIS AMOUNT</b>		<b>\$2,704.45</b>

**Retainer Balance** **\$2,023.72**

*Please Include Invoice Number on all Correspondence*

**Outstanding Invoices**

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
22537	December 29, 2022	\$1,511.00	\$59.45	\$0.00	\$0.00	\$2,029.45
22645	January 27, 2023	\$672.00	\$3.00	\$0.00	\$0.00	\$1,134.00
<b>Total Remaining Balance Due</b>						<b>\$2,704.45</b>

*AGED ACCOUNTS RECEIVABLE*

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$459.00	\$675.00	\$1,570.45	\$0.00

# Business Observer

1970 Main Street  
3rd Floor  
Sarasota, FL 34236  
, 941-906-9386 x322

Received

MAR 7 2023

## INVOICE

Legal Advertising

Invoice # 23-00343M

Date 03/03/2023

Attn:  
Inframark  
2005 PAN AM CIRCLE, SUITE 300  
TAMPA FL 33607

Please make checks payable to:  
(Please note Invoice # on check)  
Business Observer  
1970 Main Street  
3rd Floor  
Sarasota, FL 34236

Description	Amount
Serial # 23-00343M P.O./Ref.# Buckhead Trails  <b>Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Buckhead Trails Community Development District</b> RE: Board of Supervisors of the Buckhead Trails Community Development District Regular Meeting and Public Hearing on March 28, 2023, at 11:00 a.m.	\$1,172.50
<b>Important Message</b>	Paid ()
Please include our Serial # on your check	<b>Total \$1,172.50</b>
Pay by credit card online: <a href="https://legals.businessobserverfl.com/send-payment/">https://legals.businessobserverfl.com/send-payment/</a>	Payment is expected within 30 days of the first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

### NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

**Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Buckhead Trails Community Development District**

The Board of Supervisors ("Board") of the Buckhead Trails Community Development District ("District") will hold a regular meeting and public hearing on **March 28, 2023, at 11:00 a.m., at the Bradenton Office Suites located at 4916 26th Street West, Bradenton, Florida 34207.**

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed special assessment bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefited lands within the District, more fully described in the Expansion Area Master Assessment Methodology Report dated February 17, 2023. The proposed bonds will fund the public improvements described in the Master Report of the District Engineer - Expansion Area dated January 23, 2023. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$66,555,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll			
ASSESSMENT ROLL			
TOTAL ASSESSMENT:	\$86,555,000.00		
ANNUAL ASSESSMENT:	\$7,688,458.50	(30 Installments)	
TOTAL GROSS ASSESSABLE ACRES +/-:	283.17		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	\$305,664.44		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:	\$27,151.39	(30 Installments)	
PER PARCEL ASSESSMENTS			
Landowner Name, Manatee County Folio ID & Address	Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual (\$)
EPG Buckeye Road Holdings, LLC Folio ID: 589100109 111 S. Armenia Ave, Suite 201 Tampa, FL 33609	283.17	\$86,555,000.00	\$7,688,458.50
Totals:	283.17	\$86,555,000.00	\$7,688,458.50
(1) Net collections and early payment discount			

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Manatee County Tax Collector to collect the Debt Assessments.

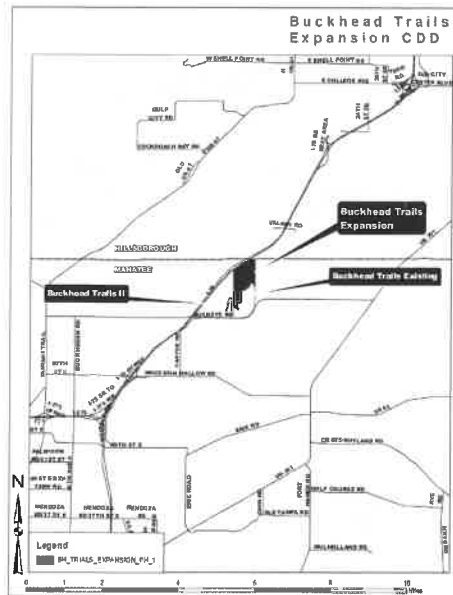
Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.  
Brian Lamb, District Manager



**RESOLUTION NO. 2023-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the Board of Supervisors (the "Board") of the Buckhead Trails Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Master Report of the District Engineer - Expansion Area dated January 23, 2023 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental Alternative Method of Making Local and Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct,

enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Expansion Area Master Assessment Methodology Report dated February 17, 2023, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:**

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Debt Assessments shall be levied to defray all of the costs of the Project.
- The nature of the Project generally consists of public improvements consisting of undergrounding of electrical power, roadways, stormwater ponds, potable water distribution, sewer and wastewater management, reclaimed water distribution, recreational amenities, landscaping, hardscaping, and irrigation all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer's Report, the estimated cost of the Project is approximately \$55,860,000 (hereinafter referred to as the "Estimated Cost").
- As stated in the Assessment Report, the Debt Assessments will defray approximately \$86,555,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed special assessment bonds, to be issued in one or more series.
- The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report. As provided in further detail in the Assessment Report, the lands within the District are currently undeveloped and unplatted and therefore the Debt Assessments will be levied initially on a per acre basis since the Project benefits all of developable lands within the District. On and after the date benefited lands within the District are specifically platted, the Debt Assessments as to platted lots will be levied in accordance with the Assessment Report, that is, on an equivalent residential unit basis per product type. Until such time that all benefited lands within the District are specifically platted, the manner by which the Debt Assessments will be imposed on unplatted lands shall be on a per acre basis in accordance with the Assessment Report.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
- The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method for the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on February 23, 2023.

Attest:	<b>Buckhead Trails Community Development District</b>
Brian Lamb Secretary	Nicholas Dister Chair of the Board of Supervisors
March 3, 10, 2023	23-00343M

# **Buckhead Trails Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
March 31, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of March 31, 2023

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
<b>ASSETS</b>						
	2,795	-	-	-	-	2,795
Due From Other Funds	-	1,875	-	-	-	1,875
Investments:						
Acq. & Construction - Amenity	-	-	1,170,443	-	-	1,170,443
Acquisition & Construction Account	-	-	7,088,888	-	-	7,088,888
Interest Account	-	1,096	-	-	-	1,096
Reserve Fund	-	871,128	-	-	-	871,128
Revenue Fund	-	15,486	-	-	-	15,486
Fixed Assets						
Construction Work In Process	-	-	-	1,500	-	1,500
Amount To Be Provided	-	-	-	-	12,530,000	12,530,000
<b>TOTAL ASSETS</b>	<b>\$ 2,795</b>	<b>\$ 889,585</b>	<b>\$ 8,259,331</b>	<b>\$ 1,500</b>	<b>\$ 12,530,000</b>	<b>\$ 21,683,211</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 86,451	\$ -	\$ -	\$ -	\$ -	\$ 86,451
Bonds Payable	-	-	-	-	12,530,000	12,530,000
Due To Other Funds	-	-	1,875	-	-	1,875
<b>TOTAL LIABILITIES</b>	<b>86,451</b>	<b>-</b>	<b>1,875</b>	<b>-</b>	<b>12,530,000</b>	<b>12,618,326</b>
<b>FUND BALANCES</b>						
Restricted for:						
Debt Service	-	889,585	-	-	-	889,585
Capital Projects	-	-	8,257,456	-	-	8,257,456
Unassigned:	(83,656)	-	-	1,500	-	(82,156)
<b>TOTAL FUND BALANCES</b>	<b>(83,656)</b>	<b>889,585</b>	<b>8,257,456</b>	<b>1,500</b>	<b>-</b>	<b>9,064,885</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 2,795</b>	<b>\$ 889,585</b>	<b>\$ 8,259,331</b>	<b>\$ 1,500</b>	<b>\$ 12,530,000</b>	<b>\$ 21,683,211</b>

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Developer Contribution	3,555	-	(3,555)	0.00%
<b>TOTAL REVENUES</b>	<b>3,555</b>	<b>-</b>	<b>(3,555)</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	-	1,400	(1,400)	0.00%
ProfServ-Recording Secretary	-	200	(200)	0.00%
ProfServ-Trustee Fees	-	250	(250)	0.00%
District Counsel	1,000	5,281	(4,281)	528.10%
Administrative Services	-	375	(375)	0.00%
District Manager	500	15,725	(15,225)	3145.00%
ProfServ-Expansion Services	-	22,500	(22,500)	0.00%
Accounting Services	-	4,900	(4,900)	0.00%
Communication - Telephone	100	-	100	0.00%
Postage	100	6	94	6.00%
Legal Advertising	700	1,533	(833)	219.00%
Miscellaneous Services	500	-	500	0.00%
Bank Fees	-	75	(75)	0.00%
Financial & Revenue Collections	-	150	(150)	0.00%
Website Administration	480	996	(516)	207.50%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>3,555</b>	<b>53,566</b>	<b>(50,011)</b>	<b>1506.78%</b>

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>TOTAL EXPENDITURES</b>	<b>3,555</b>	<b>53,566</b>	<b>(50,011)</b>	<b>1506.78%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(53,566)	(53,566)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(30,090)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (83,656)</b>		

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2023  
Series 2022 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 16,552	\$ 16,552	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>16,552</b>	<b>16,552</b>	<b>0.00%</b>

**EXPENDITURES**

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2023  
Series 2022 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Debt Service</u></b>				
Interest Expense	-	192,541	(192,541)	0.00%
<b>Total Debt Service</b>	-	192,541	(192,541)	0.00%
<b>TOTAL EXPENDITURES</b>	-	<b>192,541</b>	<b>(192,541)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(175,989)	(175,989)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>1,065,574</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 889,585</b>		

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2023  
Series 2022 Capital Projects Fund (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 163,755	\$ 163,755	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>163,755</b>	<b>163,755</b>	<b>0.00%</b>

**EXPENDITURES**

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2023  
Series 2022 Capital Projects Fund (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	2,947,616	(2,947,616)	0.00%
<b>Total Construction In Progress</b>	-	2,947,616	(2,947,616)	0.00%
<b>TOTAL EXPENDITURES</b>	-	<b>2,947,616</b>	<b>(2,947,616)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,783,861)	(2,783,861)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>11,041,317</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 8,257,456</u></b>		

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2023  
General Fixed Assets Fund (900)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
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**REVENUES**

<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
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**EXPENDITURES**

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 2023  
General Fixed Assets Fund (900)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>1,500</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,500</b>		

# BUCKHEAD TRAILS CDD

## Bank Reconciliation

**Bank Account No.** 2256 TRUIST - GF Operating  
**Statement No.** 03-23  
**Statement Date** 3/31/2023

<b>G/L Balance (LCY)</b>	2,794.52	<b>Statement Balance</b>	2,794.52
<b>G/L Balance</b>	2,794.52	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	2,794.52
<b>Subtotal</b>	2,794.52	<b>Outstanding Checks</b>	0.00
<b>Negative Adjustments</b>	0.00	<b>Differences</b>	0.00
	<hr/>		
<b>Ending G/L Balance</b>	2,794.52	<b>Ending Balance</b>	2,794.52
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
3/23/2023	Payment	1014	STRALEY ROBIN VERICKER	675.00	675.00	0.00
3/21/2023		JE000103	Bank Fees - Service Charges	15.00	15.00	0.00
Total Checks				690.00	690.00	0.00
<b>Deposits</b>						
3/31/2023		JE000104	Interest - Investments	G/L 0.03	0.03	0.00
Total Deposits				0.03	0.03	0.00