

**BUCKHEAD TRAILS
COMMUNITY DEVELOPMENT
DISTRICT**

DECEMBER 11, 2024

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Buckhead Trails Community Development District

Agenda Page 2

Board of Supervisors

Carlos de la Ossa, Chairman
Nicholas Dister, Vice-Chairman
Austin Berns, Assistant Secretary
Ryan Motko, Assistant Secretary
Alberto Viera, Assistant Secretary

District Staff

Brian Lamb, District Secretary
Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

The Regular Meetings of Buckhead Trails Community Development District will be held on **December 11, 2024, at 1:00 p.m. at the Eves Bend Clubhouse located at 4725 Los Robles Court, Palmetto, FL 34221.** For those who intend to call in below is the Team link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Microsoft Teams meeting: [Join the meeting now](#)

Meeting ID: 297 513 196 015 Passcode: yXMMVB

[+1 646-838-1601,,842226542#](#) Phone conference ID: 842 226 542#

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

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 3. BUSINESS ITEMS**
 - A. Ratification of Grau Audit Engagement Letter
- 4. CONSENT AGENDA**
 - A. Approval of Minutes of the November 20, 2024 Landowner & Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures November 2024
 - C. Acceptance of the Financials and Approval of the Check Register for November 2024
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

The next Meeting is scheduled for Wednesday, January 22, 2025 at 1:00 p.m.

Third Order of Business



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

951 Yamato Road ▪ Suite 280
Boca Raton, Florida 33431
(561) 994-9299 ▪ (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

September 9, 2024

To Board of Supervisors
Buckhead Trails Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Buckhead Trails Community Development District, Manatee County, Florida ("the District") for the fiscal years ended September 30, 2024, 2025, 2026, and 2027. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Buckhead Trails Community Development District as of and for the fiscal years ended September 30, 2024, 2025, 2026, and 2027. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$7,000 for the September 30, 2024 audit. The fees for the fiscal years ended September 30, 2025, September 30, 2026, and September 30, 2027 will not exceed \$7,100, \$7,200 and \$7,300, respectively, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement,

the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Buckhead Trails Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Buckhead Trails Community Development District.

Signed by: Carlos de la Ossa
By: _____
00000251E785481...

Title: Chair

Date: 11/25/2024



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

Fourth Order of Business

**MINUTES OF MEETING
BUCKHEAD TRAILS I
COMMUNITY DEVELOPMENT DISTRICT**

The landowner's & regular meeting of the Board of Supervisors of Buckhead Trails I Community Development District was held on Wednesday, November 20, 2024, and called to order at 1:02 pm at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Alberto Viera	Assistant Secretary
Austin Berns	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
John Vericker	District Counsel (<i>via phone</i>)
Tyson Waag	District Engineer

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cooper called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS

A. Consideration of Resolution 2025-01, Canvassing and Certifying the Landowners Election

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2025-01, Canvassing and Certifying the Landowners Election was adopted. 3-0

B. Consideration of Resolution 2025-02, Designating Officers

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2025-02, Designating Officers was adopted. 3-0

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Down to Earth Addendum 3

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Down to Earth Addendum 3 was approved. 3-0

FIFTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the August 28, 2024 Regular Meeting

- B. Consideration of Operation and Maintenance Expenditures October 2024**
- C. Acceptance of the Financials and Approval of the Check Register for October 2024**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, the Consent Agenda was approved. 3-0

SIXTH ORDER OF BUSINESS

Staff Reports

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

i. Community Inspection Report

The Community Inspection report was presented.

SEVENTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Audience Comments

There being none, the next order of business followed.

NINTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Berns, with all in favor, the meeting was adjourned at 1:9 pm. 3-0

Jayna Cooper
District Manager

Carlos de la Ossa
Chairperson

BUCKHEAD TRAILS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	11/5/2024	136795	\$750.00		ACCOUNTTING SERVICES NOV 24
INFRAMARK LLC	11/5/2024	136795	\$375.00		ADMIN SRVCS NOV 24
INFRAMARK LLC	11/5/2024	136795	\$2,083.33		DISTRICT MANGEMENT NOV 24
INFRAMARK LLC	11/5/2024	136795	\$50.00		RENTAL & LEASES NOV 24
INFRAMARK LLC	11/5/2024	136795	\$50.00		TECH/DATA STORAGE NOV 24
INFRAMARK LLC	11/5/2024	136795	\$100.00		WEBSITE MAINT NOV 24
INFRAMARK LLC	11/5/2024	136795	\$833.34	\$4,241.67	DISSEMINATION SERVICES NOV 24
SITEX AQUATICS, LLC	11/1/2024	9213-B	\$945.00	\$945.00	AQUATIC MAINT.
Monthly Contract Subtotal			\$5,186.67	\$5,186.67	
Variable Contract					
ALBERTO VIERA	11/20/2024	AV 112024	\$200.00	\$200.00	SUPERVISOR FEES
AUSTIN BERNS	11/20/2024	AB 112024	\$200.00	\$200.00	SUPERVISOR FEES
CARLOS DE LA OSSA	11/20/2024	CO 112024	\$200.00	\$200.00	SUPERVISOR FEES
NICHOLAS J. DISTER	11/20/2024	ND 112024	\$200.00	\$200.00	SUPERVISOR FEES
RYAN MOTKO	11/20/2024	RM 112024	\$200.00	\$200.00	SUPERVISOR FEES
Variable Contract Subtotal			\$1,000.00	\$1,000.00	
Utilities					
PEACE RIVER ELECTRIC	10/29/2024	102924 DEPOSIT	\$500.00	\$500.00	DEPOSIT - ELECTRIC
PEACE RIVER ELECTRIC	10/8/2024	100824-8002	\$162.60	\$162.60	SVC PRD 08/27/24-10/01/24
PEACE RIVER ELECTRIC	10/8/2024	213648005 100824	\$82.92	\$82.92	ELECTRIC
PEACE RIVER ELECTRIC	9/9/2024	213648001 090924	\$5.00	\$5.00	UTILITIES
PEACE RIVER ELECTRIC	10/8/2024	213648001 100824	\$156.86	\$156.86	ELECTRIC
TAMPA ELECTRIC	10/31/2024	5000042512	\$10,094.00	\$10,094.00	ELECTRIC
TAMPA ELECTRIC	7/27/2024	5000041330	\$10,094.00	\$10,094.00	ELECTRIC
TAMPA ELECTRIC	9/27/2024	5000042227	\$10,094.00	\$10,094.00	ELECTRIC
TAMPA ELECTRIC	8/29/2024	5000041888	\$10,094.00	\$10,094.00	ELECTRIC
TAMPA ELECTRIC	6/26/2024	5000041095	\$10,094.00	\$10,094.00	ELECTRI

BUCKHEAD TRAILS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Utilities Subtotal			\$51,377.38	\$51,377.38	
Regular Services					
BUSINESS OBSERVER	10/25/2024	24-01619M	\$183.76	\$183.76	NOTICE OF PUBLIC HEARING
DISCLOSURE TECHNOLOGY SERVICES, LLC	10/4/2024	1202	\$3,500.00	\$3,500.00	DTS - YEARLY SUBSCRIPTION
DOWN TO EARTH LANDSCAPE & IRRIGATION	8/1/2024	111503	\$2,076.63	\$2,076.63	POND MAINT
DOWN TO EARTH LANDSCAPE & IRRIGATION	8/14/2024	112829	\$1,392.51	\$1,392.51	POND MAINT
DOWN TO EARTH LANDSCAPE & IRRIGATION	8/20/2024	113429	\$5,000.00	\$5,000.00	POND MAINT
DOWN TO EARTH LANDSCAPE & IRRIGATION	9/1/2024	114609	\$4,348.72	\$4,348.72	POND MAINT
DOWN TO EARTH LANDSCAPE & IRRIGATION	10/1/2024	118030	\$6,394.51	\$6,394.51	POND MAINT
STANTEC CONSULTING SERVICES INC	10/18/2024	2307699	\$160.00	\$160.00	DISTRICT ENGINEER
STRALEY ROBIN VERICKER	11/15/2024	25545	\$1,987.50	\$1,987.50	PROFESSIONAL SERVICES
Regular Services Subtotal			\$25,043.63	\$25,043.63	
Additional Services					
INFRAMARK LLC	11/14/2024	137426	\$2.76	\$2.76	POSTAGE OCT 24
Additional Services Subtotal			\$2.76	\$2.76	
TOTAL			\$82,610.44	\$82,610.44	



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
136795

DATE
11/5/2024

CUSTOMER ID
C2412

NET TERMS
Net 30

PO#

DUE DATE
12/5/2024

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

Services provided for the Month of: November 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Dissemination Services	2	Ea	416.67		833.34
Subtotal					4,241.67

Subtotal	\$4,241.67
Tax	\$0.00
Total Due	\$4,241.67

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

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

office@sitexaquatics.com
+1 (813) 564-2322



Bill to
Buckhead Trails
Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607

Invoice details

Invoice no.: 9213-B
Terms: Net 30
Invoice date: 11/01/2024
Due date: 12/01/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance- 10 Waterways	1	\$945.00	\$945.00
					Total	\$945.00

Buckhead Trails CDD

MEETING DATE: November 20, 2024

DMS: Jayna Cooper

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

Buckhead Trails CDD

MEETING DATE: November 20, 2024

DMS: Jayna Cooper

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

Buckhead Trails CDD

MEETING DATE: November 20, 2024

DMS: Jayna Cooper

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

Buckhead Trails CDD

MEETING DATE: **November 20, 2024**_____

DMS: Jayna Cooper

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

Buckhead Trails CDD

MEETING DATE: **November 20, 2024**

DMS: Jayna Cooper

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



PAYMENT RECEIPT

Authorization Code	3624589
Transaction ID	7271557
Processor Transaction ID	JRMVT0LRA08
Transaction Date & Time	10/29/2024, 11:04 AM
Total Payment Amount	\$500.00

Account	Service	Amount
213648008	PRECO	\$500.00



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

BUCKHEAD TRAILS CDD

Bill Date 10/08/2024
Account # 213648002
Member # 219443

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.preco.coop

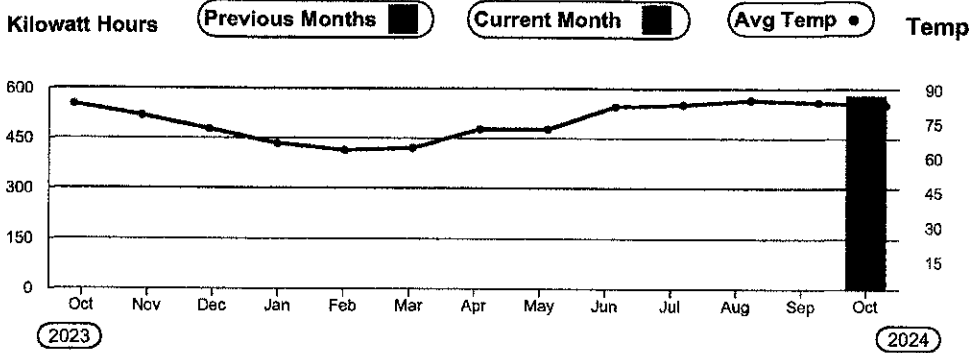


TOTAL AMOUNT DUE

\$162.60

Pay by 10/29/2024

Monthly Energy Use



Detailed usage information is available on the SmarHub App or www.preco.coop

Monthly Energy Use Comparison

579 kWh This Month 35 Days	0 kWh Last Month 0 Days	0 kWh This Month Last Year 0 Days
---	--------------------------------------	---

Your Average Daily Use

17 kWh Use	\$2.72 Day Cost not including taxes and fees
----------------------	--

Please make check payable to PRECO in U.S. funds and return this portion with your payment.



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648002
Service Address 12817 WANDERLUST PL

Total Amount Due \$162.60
Pay by 10/29/2024

Check here to indicate address or phone # change on back.



BUCKHEAD TRAILS CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-0000

PEACE RIVER ELECTRIC COOPERATIVE, INC.
PO BOX 1547
WAUCHULA FL 33873-1547




Account
213648002

Service Address
12817 WANDERLUST PL


Service Description
LIGHTS-METERING POINT

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
40916278	08/27/2024	10/01/2024	0	579	1.0	579	2,267
Account Summary			Current Charges		GS-S		
Previous Balance			\$0.00	Facilities Use Charge			\$32.67
Payment(s) Made			\$0.00	Energy Charge	579 kWh @ 0.121	\$70.06	
Balance Forward			\$0.00	CPA	579 kWh @ -0.013	-\$7.53	
Current Charges			\$162.60	Property Tax Recovery Fee			\$1.98
Total Amount Due			\$162.60	Gross Receipts Tax			\$2.49
				Florida Sales Tax			\$6.93
				Manatee County Tax			\$1.00
				Account Establishment Fee			\$55.00
				Total Current Charges			\$162.60
Total Amount Due						\$162.60	



- Learn how to spot and report phishing attempts
- Create strong, unique passwords
- Enable multi-factor authentication when available
- Update software regularly



Peace River Electric Cooperative, Inc.
The "Peoples Energy" Cooperative

CYBER SECURITY

October is National Cyber Security Awareness Month. Educate yourself and your family on the best way to stay safe online.

Mailing Address or Phone Number Changes

Permanent Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



Online
Pay your bill at
www.presco.coop



Mobile App
Download the SmartHub App from the App Store or Google Play.



By Phone
Call 855-937-1752 to make a payment.



Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

BUCKHEAD TRAILS CDD

Bill Date
Account #
Member #

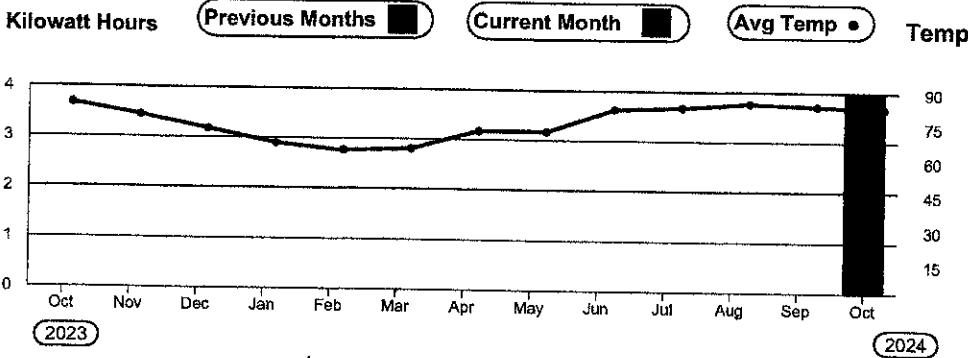
Agenda Page 21
10/08/2024
213648005
219443

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.preco.coop



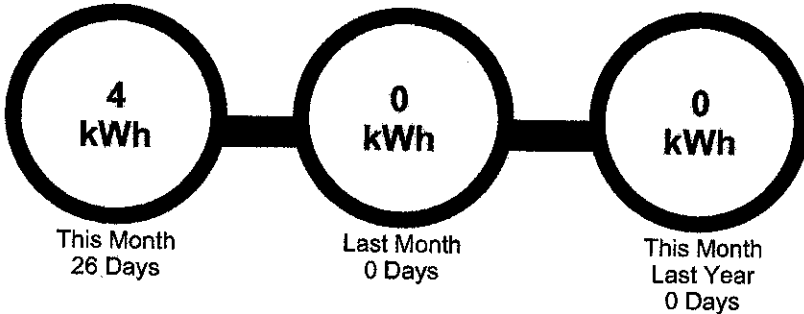
TOTAL AMOUNT DUE
\$82.92
Pay by
10/29/2024

Monthly Energy Use

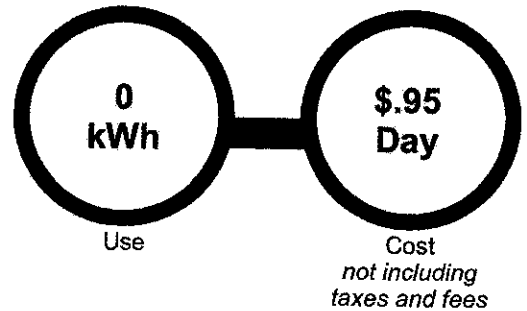


Detailed usage information is available on the SmarHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648005
Service Address 12104 HIDDEN VISTA DR

Total Amount Due \$82.92
Pay by 10/29/2024

Check here to indicate address or phone # change on back.



BUCKHEAD TRAILS CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-0000

PEACE RIVER ELECTRIC COOPERATIVE, INC.
PO BOX 1547
WAUCHULA FL 33873-1547



110260213648005000008292000008292100820240

Account
213648005

Service Address
12104 HIDDEN VISTA DR

Service Description
PUMP

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
41020221	09/05/2024	09/10/2024	0	2	1.0	2	0.0
38697616	09/10/2024	10/01/2024	0	2	1.0	2	0.106


Account Summary

Previous Balance	\$0.00
Payment(s) Made	\$0.00
Balance Forward	\$0.00
Current Charges	\$82.92
Total Amount Due	\$82.92


Current Charges

Facilities Use Charge		GS-S	\$24.27
Energy Charge	4 kWh @ 0.121		\$0.48
CPA	4 kWh @ -0.013		-\$0.05
Property Tax Recovery Fee			\$0.51
Gross Receipts Tax			\$0.65
Florida Sales Tax			\$1.80
Manatee County Tax			\$0.26
Account Establishment Fee			\$55.00
Total Current Charges			\$82.92

Total Amount Due \$82.92



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CYBER SECURITY

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Mailing Address or Phone Number Changes

Permanent Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



Online
Pay your bill at
www.preco.coop



Mobile App
Download the
SmartHub App from
the App Store
or Google Play.



By Phone
Call 855-937-1752
to make a payment.



Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

BUCKHEAD TRAILS CDD

Bill Date
Account #
Member #

09/09/2024
213648001
219443

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.preco.coop

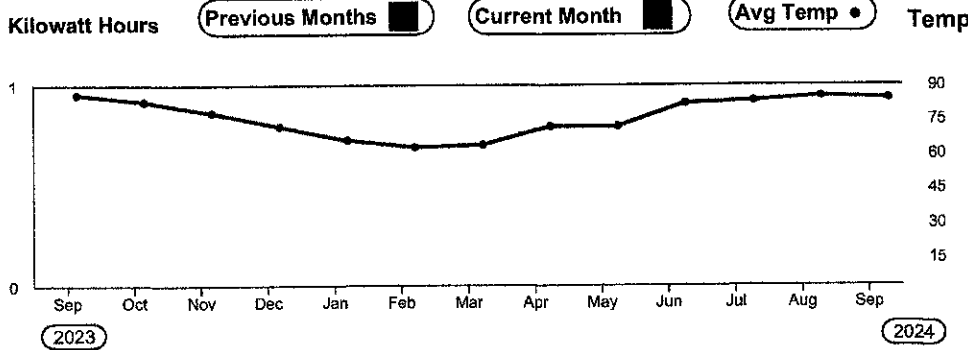


TOTAL AMOUNT DUE

\$5.00

Pay by
09/30/2024

Monthly Energy Use



Detailed usage information is available on the SmartHub App or www.preco.coop

Monthly Energy Use Comparison

0 kWh

This Month
0 Days

0 kWh

Last Month
0 Days

0 kWh

This Month
Last Year
0 Days

Your Average Daily Use

0 kWh

Use

\$.00 Day

Cost
not including
taxes and fees

Please make check payable to PRECO in U.S. funds and return this portion with your payment.



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account #
Service Address

213648001
10614 HIDDEN BANKS GLN

Total Amount Due \$5.00
Pay by 09/30/2024

Check here to indicate address or phone # change on back **SEP 16**



2635 0 MB 0.622
BUCKHEAD TRAILS CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

5 2635
C-10

PEACE RIVER ELECTRIC COOPERATIVE, INC.
PO BOX 1547
WAUCHULA FL 33873-1547



110260213648001000000500000000500090920247



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

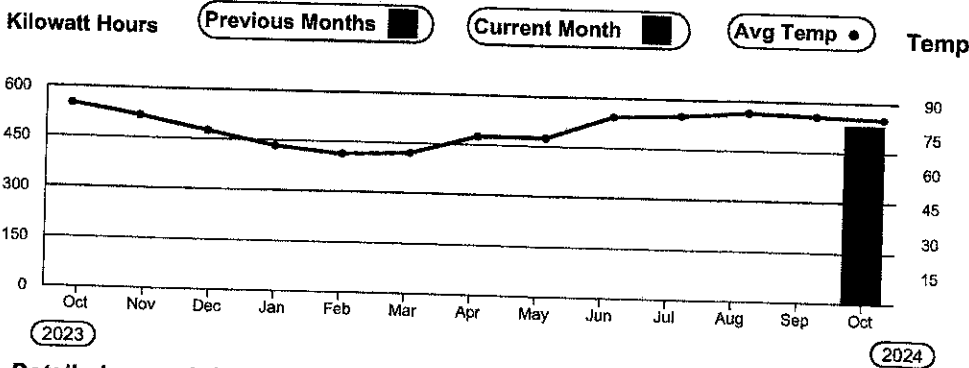
BUCKHEAD TRAILS CDD
Bill Date 10/08/2024
Account # 213648001
Member # 219443

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.preco.coop



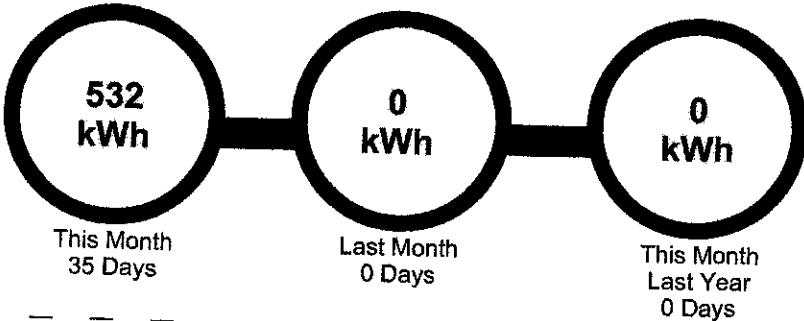
TOTAL AMOUNT DUE
\$161.86
Pay by 10/29/2024

Monthly Energy Use

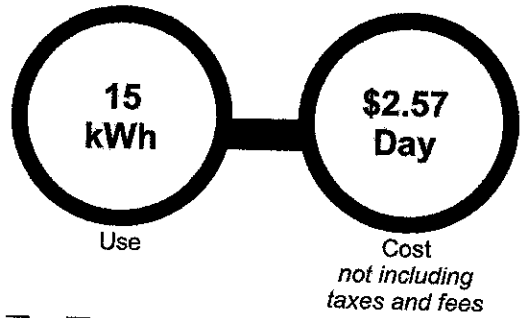


Detailed usage information is available on the SmarHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



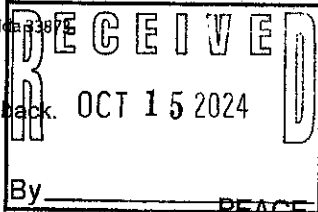
Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33875
800.282.3824

Account # 213648001
Service Address 10614 HIDDEN BANKS GLN

Total Amount Due \$161.86
Pay by 10/29/2024



Check here to indicate address or phone # change on back.



2611 0 MB 0.622
BUCKHEAD TRAILS CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

5 2611 C-10

By PEACE RIVER ELECTRIC COOPERATIVE, INC.
PO BOX 1547
WAUCHULA FL 33873-1547



110260213648001000016186000016186100820242


Account
213648001

Service Address
10614 HIDDEN BANKS GLN


Service Description
LIGHTS-METERING POINT

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
40431049	08/27/2024	10/01/2024	0	532	1.0	532	1,549
Account Summary			Previous Balance	\$5.00	Current Charges		GS-S
Payment(s) Made				\$0.00	Facilities Use Charge		\$32.67
Balance Forward				\$5.00	Energy Charge	532 kWh @ 0.121	\$64.37
Current Charges				\$156.86	CPA	532 kWh @ -0.013	-\$6.92
Total Amount Due				\$161.86	Property Tax Recovery Fee		\$1.88
					Gross Receipts Tax		\$2.36
					Florida Sales Tax		\$6.56
					Manatee County Tax		\$0.94
					Account Establishment Fee		\$55.00
					Total Current Charges		\$156.86
Total Amount Due							\$161.86



- Learn how to spot and report phishing attempts
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- Update software regularly



Peace River Electric Cooperative, Inc.
The "Switch Your Way" Cooperative of the Sunbelt

CYBER SECURITY

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Mailing Address or Phone Number Changes

Permanent Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



Online
Pay your bill at
www.preco.coop



Mobile App
Download the SmartHub App from the App Store or Google Play.



By Phone
Call 855-937-1752 to make a payment.



Locations
Wauchula
210 Melheny Rd
Lakewood Ranch
14505 Arbor Green Trail



TAMPA ELECTRIC COMPANY
 PO Box 111
 Tampa, FL 33601-0111

Phone: 813-228-4111
 Agenda Page 29

**** Invoice ****

Bill To :
BUCKHEAD TRAILS I CDD
 2005 PAN AM CIRCLE STE 300
 TAMPA, FL 33607-6008 US

Invoice#: 5000042512
Contract#: 3000000377
 Terms: NT30

Invoice Date: 10/31/2024
Due Date: 11/30/2024

Billing Period:
 09/29/2024-10/29/2024

Contract Start Date: 05/30/2024
 Customer Number: 13466
 Company Code: 2201

Item #:	DESCRIPTION	RATE	QTY	AMOUNT
	Streetlight Lighting Agreement for Buckhead Trails Community Development District			
	(196) 23W Campana lights on 19' Verreawood Poles			
	Oakfield Lakes - PH1A, 1B, 2A, and 3			
1	Total Due	\$10,094.00	1.000	\$10,094.00
Subtotal				\$10,094.00
Tax				\$0.00
Total				\$10,094.00

PLEASE ATTACH SLIP TO CHECK

BUCKHEAD TRAILS I CDD

Please Mail Check Payable To :

Wire Transfer Details:

Total: \$10,094.00
Invoice#: 5000042512
 Customer Number: 13466

TAMPA ELECTRIC COMPANY
 Attn: Payments Team
 PO Box 111
 Tampa, FL 33601-0111
 813-228-4111

JP Morgan Chase Bank
 ABA # : 021 000 021
 Account # : 304 283 304



TAMPA ELECTRIC COMPANY
 PO Box 111
 Tampa, FL 33601-0111

Phone: 813-228-4111
 Agenda Page 30

**** Invoice ****

Bill To :
BUCKHEAD TRAILS I CDD
 2005 PAN AM CIRCLE STE 300
 TAMPA, FL 33607-6008 US

Invoice#: 5000041330
Contract#: 3000000377
 Terms: NT30

Invoice Date: 07/27/2024
Due Date: 08/26/2024

Billing Period:
 06/29/2024-07/29/2024

Contract Start Date: 05/30/2024
 Customer Number: 13466
 Company Code: 2201

Item #:	DESCRIPTION	RATE	QTY	AMOUNT
	Streetlight Lighting Agreement for Buckhead Trails Community Development District			
	(196) 23W Campana lights on 19' Verreawood Poles Oakfield Lakes - PH1A, 1B, 2A, and 3			
1	Total Due	\$10,094.00	1.000	\$10,094.00
Subtotal				\$10,094.00
Tax				\$757.05
Total				\$10,851.05

PLEASE ATTACH SLIP TO CHECK

BUCKHEAD TRAILS I CDD

Please Mail Check Payable To :

Wire Transfer Details:

Total: \$10,851.05
Invoice#: 5000041330
 Customer Number: 13466

TAMPA ELECTRIC COMPANY
 Attn: Payments Team
 PO Box 111
 Tampa, FL 33601-0111
 813-228-4111

JP Morgan Chase Bank
 ABA # : 021 000 021
 Account # : 304 283 304



TAMPA ELECTRIC COMPANY
 PO Box 111
 Tampa, FL 33601-0111

Phone: 813-228-4111
 Agenda Page 31

**** Invoice ****

Bill To :
BUCKHEAD TRAILS I CDD
 2005 PAN AM CIRCLE STE 300
 TAMPA, FL 33607-6008 US

Invoice#: 5000042227
Contract#: 3000000377
 Terms: NT30

Invoice Date: 09/27/2024
Due Date: 10/27/2024

Billing Period:
 08/30/2024-09/28/2024

Contract Start Date: 05/30/2024
 Customer Number: 13466
 Company Code: 2201

Item #:	DESCRIPTION	RATE	QTY	AMOUNT
	Streetlight Lighting Agreement for Buckhead Trails Community Development District			
	(196) 23W Campana lights on 19' Verreawood Poles			
	Oakfield Lakes - PH1A, 1B, 2A, and 3			
1	Total Due	\$10,094.00	1.000	\$10,094.00
Subtotal				\$10,094.00
Tax				\$0.00
Total				\$10,094.00

PLEASE ATTACH SLIP TO CHECK

BUCKHEAD TRAILS I CDD

Please Mail Check Payable To :

Wire Transfer Details:

Total: \$10,094.00
Invoice#: 5000042227
 Customer Number: 13466

TAMPA ELECTRIC COMPANY
 Attn: Payments Team
 PO Box 111
 Tampa, FL 33601-0111
 813-228-4111

JP Morgan Chase Bank
 ABA # : 021 000 021
 Account # : 304 283 304



TAMPA ELECTRIC COMPANY
 PO Box 111
 Tampa, FL 33601-0111

Phone: 813-228-4111
 Agenda Page 32

**** Invoice ****

Bill To :
BUCKHEAD TRAILS I CDD
 2005 PAN AM CIRCLE STE 300
 TAMPA, FL 33607-6008 US

Invoice#: 5000041888
Contract#: 3000000377
 Terms: NT30

Invoice Date: 08/29/2024
Due Date: 09/28/2024

Billing Period:
 07/30/2024-08/29/2024

Contract Start Date: 05/30/2024
 Customer Number: 13466
 Company Code: 2201

Item #:	DESCRIPTION	RATE	QTY	AMOUNT
	Streetlight Lighting Agreement for Buckhead Trails Community Development District			
	(196) 23W Campana lights on 19' Verreawood Poles Oakfield Lakes - PH1A, 1B, 2A, and 3			
1	Total Due	\$10,094.00	1.000	\$10,094.00
Subtotal				\$10,094.00
Tax				\$0.00
Total				\$10,094.00

PLEASE ATTACH SLIP TO CHECK

BUCKHEAD TRAILS I CDD

Please Mail Check Payable To :

Wire Transfer Details:

Total: \$10,094.00
Invoice#: 5000041888
 Customer Number: 13466

TAMPA ELECTRIC COMPANY
 Attn: Payments Team
 PO Box 111
 Tampa, FL 33601-0111
 813-228-4111

JP Morgan Chase Bank
 ABA # : 021 000 021
 Account # : 304 283 304



TAMPA ELECTRIC COMPANY
 PO Box 111
 Tampa, FL 33601-0111

Phone: 813-228-4111
 Agenda Page 33

**** Invoice ****

Bill To :
BUCKHEAD TRAILS I CDD
 2005 PAN AM CIRCLE STE 300
 TAMPA, FL 33607-6008 US

Invoice#: 5000041095
Contract#: 3000000377
 Terms: NT30

Invoice Date: 06/26/2024
Due Date: 07/26/2024

Billing Period:
 05/30/2024-06/28/2024

Contract Start Date: 05/30/2024
 Customer Number: 13466
 Company Code: 2201

Item #:	DESCRIPTION	RATE	QTY	AMOUNT
	Streetlight Lighting Agreement for Buckhead Trails Community Development District			
	(196) 23W Campana lights on 19' Verreawood Poles			
	Oakfield Lakes - PH1A, 1B, 2A, and 3			
1	Total Due	\$10,094.00	1.000	\$10,094.00
Subtotal				\$10,094.00
Tax				\$757.05
Total				\$10,851.05

PLEASE ATTACH SLIP TO CHECK

BUCKHEAD TRAILS I CDD

Please Mail Check Payable To :

Wire Transfer Details:

Total: \$10,851.05
Invoice#: 5000041095
 Customer Number: 13466

TAMPA ELECTRIC COMPANY
 Attn: Payments Team
 PO Box 111
 Tampa, FL 33601-0111
 813-228-4111

JP Morgan Chase Bank
 ABA # : 021 000 021
 Account # : 304 283 304

Business Observer

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

INVOICE

Legal Advertising

Invoice # 24-01619M

Date 10/25/2024

Attn:
Buckhead Trails CDD Inframark
2005 PAN AM CIRCLE STE 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 # 24-01619M Notice of Landowners' Meeting RE: Meeting on November 20, 2024 at 1:00 pm; Buckhead Trails CDD Published: 10/25/2024, 11/1/2024	\$183.76
--	----------

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$183.76

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.

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

INVOICE

Legal Advertising

**Notice of Landowners' Meeting and Election and
Meeting of the Board of Supervisors of the
Buckhead Trails Community Development District**

Notice is hereby given to the public and all landowners within the Buckhead Trails Community Development District (the "**District**"), in Manatee County, Florida, advising that a landowners' meeting will be held for the purpose of electing 3 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Wednesday, November 20, 2024
Time: 1:00 p.m.
Place: The Eaves Bend Amenity Center
4725 Los Robles Court
Palmetto, FL 35779

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Jayna Cooper, District Manager
Oct. 25; Nov. 1, 2024

24-01619M

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.

DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681
Boca Raton, FL 33481 US
+1 3059034654
accounting@dtsmuni.com



INVOICE

BILL TO
Inframark
CDD:
Buckhead Trails Community Development District

INVOICE 1202
DATE 10/04/2024

BOND SERIES 2022
2024 (Assessment Area Two)

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 1 Year Subscription	3,500.00

Wire: City National Bank of Florida
ABA/Routing- 066004367
Account #- 30000615862
Account Name-Disclosure Technology Services LLC

BALANCE DUE

\$3,500.00

Checks: Disclosure Technology Services, LLC
PO Box 812681
Boca Raton, FL 33481

License Fee for FY 24/25

Down to Earth
 PO Box 72701
 Cleveland, Ohio 44192-0002
 (321) 263-2700



Invoice: #111503
 August 2024

PAST DUE

Customer

Buckhead Trails Pond Maintenance
 Inframark Management Services
 2654 Cypress Ridge Blvd, Suite 101
 Wesley Chapel, Florida, 33544

Property / Project Address

Buckhead Trails Pond
 Maintenance
 10403 Buckeye Road
 Ruskin, FL

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
Buckhead Trails Common Area and Pond Maintenance Contract (2024)	8/1/2024	8/31/2024	Net 30	
Estimate # 85773				

Invoice Details

<u>Description of Services & Items</u>	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
#85773 - Buckhead Trails Pond Maintenance Contract (2024) August 2024				\$2,076.63

Billing Questions

Rubie.alejandro@down2earthinc.com
 (239)-470-9627

Visit us at <https://dtlandscape.com> for all other questions or concerns.

Total	\$2,076.63
Credits/Payments	(\$0.00)
Total	\$2,076.63

Down to Earth
 PO Box 72701
 Cleveland, Ohio 44192-0002
 (321) 263-2700



Invoice: #112829
 August 2024

PAST DUE

Customer

Buckhead Trails Pond Maintenance
 Inframark Management Services
 2654 Cypress Ridge Blvd, Suite 101
 Wesley Chapel, Florida, 33544

Property / Project Address

Buckhead Trails Pond
 Maintenance
 10403 Buckeye Road
 Ruskin, FL

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
Buckhead Trails Common Area and Pond Maintenance Contract (2024)	8/14/2024	9/13/2024	Net 30	
Estimate # 85773				

Invoice Details

<u>Description of Services & Items</u>	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
#85773 - Buckhead Trails Pond Maintenance Contract (2024)				\$1,392.51
LCR003: Common Area Maintenance Start 8/13/2024				\$1,392.51

Billing Questions

Rubie.alejandro@down2earthinc.com
 (239)-470-9627

Visit us at <https://dtlandscape.com> for all other questions or concerns.

Total	\$1,392.51
Credits/Payments	(\$0.00)
Total	\$1,392.51

Down to Earth
 PO Box 72701
 Cleveland, Ohio 44192-0002
 (321) 263-2700



Invoice: #113429
 August 2024

PAST DUE

Customer

Buckhead Trails Pond Maintenance
 Inframark Management Services
 2654 Cypress Ridge Blvd, Suite 101
 Wesley Chapel, Florida, 33544

Property / Project Address

Buckhead Trails Pond
 Maintenance
 10403 Buckeye Road
 Ruskin, FL

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
Bushhogging of ponds and property cleanup 8/14 Estimate # 93013	8/20/2024	9/4/2024	Net 15	

Invoice Details

<u>Description of Services & Items</u>	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
#93013 - Bushhogging of ponds and property cleanup 8/14 <ul style="list-style-type: none"> Mow, hard edge, line trim, blade trim, and cleanup around all new areas of the community. This is a short turnaround and will require overtime. Per Kayla and Carlos this is approved to be billed on an overtime rate due to time restrictions. 				\$5,000.00

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

LCE025: Tree/Plant Installation				\$5,000.00
Maintenance Labor (M) Overtime (Labor)				\$5000.00

Billing Questions
Rubie.alejandro@down2earthinc.com
 (239)-470-9627

Visit us at <https://dtlandscape.com> for all other questions or concerns.

Total	\$5,000.00
Credits/Payments	(\$0.00)
Total	\$5,000.00

**Down to Earth
Landscape & Irrigation**

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #114609

September 2024

Customer

Buckhead Trails Pond Maintenance
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101

Wesley Chapel, Florida, 33544

Property / Project Address

Buckhead Trails Pond
Maintenance
10403 Buckeye Road
Ruskin, FL

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
Buckhead Trails Common Area and Pond Maintenance Contract (2024)	9/1/2024	10/1/2024	Net 30	
Estimate # 85773				

Invoice Details

<u>Description of Services & Items</u>	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
#85773 - Buckhead Trails Pond Maintenance Contract (2024)				\$4,348.72
LCR003: Pond Maintenance				\$2,076.63
LCR003: Common Area Maintenance Start 8/13/2024				\$2,272.09

Billing Questions

Rubie.alejandro@down2earthinc.com
(239)-470-9627

Visit us at <https://dtelandscape.com> for all other questions or concerns.

Total	\$4,348.72
Credits/Payments	(\$0.00)
Total	\$4,348.72

**Down to Earth
Landscape & Irrigation**

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #118030

October 2024

Customer

Buckhead Trails Pond Maintenance
Inframark Management Services
2654 Cypress Ridge Blvd, Suite 101

Wesley Chapel, Florida, 33544

Property / Project Address

Buckhead Trails Pond
Maintenance
10403 Buckeye Road
Ruskin, FL

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
Buckhead Trails Common Area and Pond Maintenance Contract (2024)	10/1/2024	10/31/2024	Net 30	
Estimate # 85773				

Invoice Details

<u>Description of Services & Items</u>	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
#85773 - Buckhead Trails Pond Maintenance Contract (2024)				\$6,394.51
LCR003: Previous Contract Pricing - Through 10/15/24				\$2,174.36
LCR003: New Contract Pricing - Start 10/16/24				\$4,220.15

Billing Questions

Rubie.alejandro@down2earthinc.com
(239)-470-9627

Visit us at <https://dtelandscape.com> for all other questions or concerns.

Total	\$6,394.51
Credits/Payments	(\$0.00)
Total	\$6,394.51

Invoice Number	2307699
Invoice Date	October 18, 2024
Purchase Order	215617042
Customer Number	177483
Project Number	215617042

Bill To

Buckhead Trails Community
 Development District
 Accounts Payable
 c/o Inframark
 210 North University Drive,
 Suite 702
 Coral Springs FL 33071
 United States

Please Remit To

Stantec Consulting Services
 Inc. (SCSI)
 13980 Collections Center
 Drive
 Chicago IL 60693
 United States

Project	Buckhead Trails CDD			
	Project Manager	Sahebkar, Hamid	For Period Ending	October 16, 2024
	Current Invoice Total (USD)	160.00		

Top Task	2024	FY2024 General Consulting		
<u>Professional Services</u>				
Category/Employee		Current Hours	Rate	Current Amount
	Nurse, Vanessa M	1.00	160.00	160.00
	Subtotal Professional Services	<u>1.00</u>		<u>160.00</u>
Top Task Subtotal	FY2024 General Consulting			160.00
	Total Fees & Disbursements			<u>160.00</u>
	INVOICE TOTAL (USD)			160.00

Due upon receipt or in accordance with terms of the contract

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2024-09-30	215617042	2024	Direct - Regular	NURSE, VANESSA M	0.25	160.00	40.00	REQUISITIONS	
2024-10-02	215617042	2024	Direct - Regular	NURSE, VANESSA M	0.75	160.00	120.00	REQUISITIONS	
Total Project 215617042					1.00	\$160.00			

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

November 15, 2024
 Client: 001586
 Matter: 000001
 Invoice #: 25545

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
10/15/2024	MB	REVIEW EMAIL CORRESPONDENCE FROM DISTRICT MANAGER REGARDING DISTRICT LANDSCAPE CONTRACT AND ADDENDUMS; PREPARE MASTER LANDSCAPE SERVICES AGREEMENT.	2.7	\$877.50
10/18/2024	JMV	MEETING WITH C. DE LA OSSA.	0.2	\$75.00
10/22/2024	CAW	PREPARE WETLAND MAINTENANCE AGREEMENT WITH BAYHEAD ECOLOGICAL SOLUTIONS.	1.0	\$325.00
10/25/2024	CAW	PHONE CALL WITH MANATEE COUNTY PROPERTY APPRAISER REGARDING AFFIDAVIT NEEDED FOR BUCKHEAD TRAILS PHASE 1A PLAT; PREPARE AFFIDAVIT OF EPG BUCKEYE HOLDINGS, LLC AND AFFIDAVIT OF EPD BUCKEYE HOLDINGS 2, LLC REGARDING PREVIOUSLY RECORDED DEEDS FOR DISTRICT COMMON AREA TRACTS.	1.1	\$357.50
10/27/2024	JMV	PREPARE RESOLUTIONS FOR CDD BOARD MEETING.	0.8	\$300.00
10/28/2024	MS	FINALIZE AND TRANSMIT BALLOTS, PROXY, INSTRUCTIONS, RESOLUTION CANVASSING AND CERTIFYING, AND RESOLUTION DESIGNATING OFFICERS.	0.3	\$52.50
Total Professional Services			6.1	\$1,987.50

November 15, 2024
Client: 001586
Matter: 000001
Invoice #: 25545

Page: 2

Total Services	\$1,987.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,987.50
Previous Balance		\$9,255.40
<i>Less Payments</i>		<i>(\$9,255.40)</i>
PAY THIS AMOUNT		\$1,987.50

Please Include Invoice Number on all Correspondence



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
137426

DATE
11/14/2024

CUSTOMER ID
C2412

NET TERMS
Net 30

PO#

DUE DATE
12/14/2024

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

Services provided for the Month of: October 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	4	Ea	0.69		2.76
Subtotal					2.76

Subtotal	\$2.76
Tax	\$0.00
Total Due	\$2.76

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 Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2024

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 November 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2022	SERIES 2024	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
				CAPITAL PROJECTS FUND	CAPITAL PROJECT FUNDS			
ASSETS								
Cash - Operating Account	\$ 8,741	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,741
Due From Developer	21,120	-	-	-	-	-	-	21,120
Due From Other Funds	500,107	-	-	-	95	-	-	500,202
Investments:								
Acq. & Construction - Amenity	-	-	-	895,114	-	-	-	895,114
Acq. & Construction - Other	-	-	-	-	3,813,475	-	-	3,813,475
Acquisition & Construction Account	-	-	-	5	382,189	-	-	382,194
Reserve Fund	-	871,128	1,122,005	-	-	-	-	1,993,133
Revenue Fund	-	4,237	10,552	-	-	-	-	14,789
Sinking fund	-	1	-	-	-	-	-	1
Fixed Assets								
Construction Work In Process	-	-	-	-	-	1,500	-	1,500
Amount To Be Provided	-	-	-	-	-	-	12,530,000	12,530,000
TOTAL ASSETS	\$ 529,968	\$ 875,366	\$ 1,132,557	\$ 895,119	\$ 4,195,759	\$ 1,500	\$ 12,530,000	\$ 20,160,269
LIABILITIES								
Accounts Payable	\$ 96,349	\$ -	\$ -	\$ 254,308	\$ -	\$ -	\$ -	\$ 350,657
Bonds Payable	-	-	-	-	-	-	12,530,000	12,530,000
Due To Other Funds	-	496,208	95	3,899	-	-	-	500,202
Deferred Inflow of Resources	21,120	-	-	-	-	-	-	21,120
TOTAL LIABILITIES	117,469	496,208	95	258,207	-	-	12,530,000	13,401,979
FUND BALANCES								
Restricted for:								
Debt Service	-	379,158	1,132,462	-	-	-	-	1,511,620
Capital Projects	-	-	-	636,912	4,195,759	-	-	4,832,671
Unassigned:	412,499	-	-	-	-	1,500	-	413,999
TOTAL FUND BALANCES	412,499	379,158	1,132,462	636,912	4,195,759	1,500	-	6,758,290
TOTAL LIABILITIES & FUND BALANCES	\$ 529,968	\$ 875,366	\$ 1,132,557	\$ 895,119	\$ 4,195,759	\$ 1,500	\$ 12,530,000	\$ 20,160,269

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending November 30, 2024
 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
REVENUES				
Developer Contribution	\$ 515,745	\$ 25,000	\$ (490,745)	4.85%
TOTAL REVENUES	515,745	25,000	(490,745)	4.85%
EXPENDITURES				
Administration				
Supervisor Fees	12,000	1,000	11,000	8.33%
ProfServ-Administrative	4,500	750	3,750	16.67%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	11,500	1,667	9,833	14.50%
ProfServ-Info Technology	600	100	500	16.67%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	7,030	2,470	74.00%
District Engineer	9,500	3,140	6,360	33.05%
District Manager	25,000	4,167	20,833	16.67%
Accounting Services	9,000	1,500	7,500	16.67%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,600	-	1,600	0.00%
Postage	500	3	497	0.60%
Rentals & Leases	600	100	500	16.67%
Public Officials Insurance	2,574	-	2,574	0.00%
Insurance -Property & Casualty	20,000	-	20,000	0.00%
Insurance Deductible	1,000	-	1,000	0.00%
Legal Advertising	3,500	648	2,852	18.51%
Bank Fees	100	-	100	0.00%
Financial & Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	1,000	-	1,000	0.00%
Entry System-Key Fob	2,000	-	2,000	0.00%
Website Administration	1,200	200	1,000	16.67%
Office Supplies	100	-	100	0.00%
Janitorial Supplies	1,500	-	1,500	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	142,549	20,480	122,069	14.37%

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending November 30, 2024
 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
<u>Other Physical Environment</u>				
Contracts-Janitorial Services	16,000	-	16,000	0.00%
Contracts-Landscape	150,000	19,212	130,788	12.81%
Contracts-Aquatic Control	38,000	1,890	36,110	4.97%
Contracts-Pools	24,000	-	24,000	0.00%
Amenity Center Pest Control	1,800	-	1,800	0.00%
Electricity - Streetlights	50,000	65,769	(15,769)	131.54%
Insurance - General Liability	3,146	-	3,146	0.00%
R&M-Pools	3,000	-	3,000	0.00%
R&M-Monument, Entrance & Wall	10,000	-	10,000	0.00%
R&M Landscape	20,000	-	20,000	0.00%
R&M-Security Cameras	2,000	-	2,000	0.00%
Security System Monitoring	6,000	-	6,000	0.00%
R&M - Amenity Center	10,000	-	10,000	0.00%
Sidewalk & Pavement Repair	2,000	-	2,000	0.00%
Garbage Collection	3,000	-	3,000	0.00%
Miscellaneous Maintenance	10,000	3,500	6,500	35.00%
Furniture Repair/Replacement	5,000	-	5,000	0.00%
Access Control Maintenance & Repair	5,000	-	5,000	0.00%
Special Events	10,000	-	10,000	0.00%
Dog Waste Station Supplies	4,000	-	4,000	0.00%
Total Other Physical Environment	372,946	90,371	282,575	24.23%
<u>Contingency</u>				
Misc-Contingency	250	-	250	0.00%
Total Contingency	250	-	250	0.00%
TOTAL EXPENDITURES	515,745	110,851	404,894	21.49%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(85,851)	(85,851)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		498,350		
FUND BALANCE, ENDING		\$ 412,499		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending November 30, 2024
 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
REVENUES				
Interest - Investments	\$ -	\$ 8,843	\$ 8,843	0.00%
Special Assmnts- CDD Collected	868,775	25,769	(843,006)	2.97%
TOTAL REVENUES	868,775	34,612	(834,163)	3.98%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	190,000	-	190,000	0.00%
Interest Expense	678,775	341,644	337,131	50.33%
Total Debt Service	868,775	341,644	527,131	39.32%
TOTAL EXPENDITURES	868,775	341,644	527,131	39.32%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(307,032)	(307,032)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		686,190		
FUND BALANCE, ENDING		\$ 379,158		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending November 30, 2024
 Series 2024 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 10,552	\$ 10,552	0.00%
Special Assmnts- CDD Collected	1,117,985	300,554	(817,431)	26.88%
TOTAL REVENUES	1,117,985	311,106	(806,879)	27.83%
EXPENDITURES				
Principal Debt Retirement	220,000	-	220,000	0.00%
Interest Expense	897,985	-	897,985	0.00%
Total	1,117,985	-	1,117,985	0.00%
Debt Service				
Interest Expense	-	536,875	(536,875)	0.00%
Total Debt Service	-	536,875	(536,875)	0.00%
TOTAL EXPENDITURES	1,117,985	536,875	581,110	48.02%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(225,769)	(225,769)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,358,231		
FUND BALANCE, ENDING		\$ 1,132,462		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending November 30, 2024
 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
REVENUES				
Interest - Investments	\$ -	\$ 7,600	\$ 7,600	0.00%
TOTAL REVENUES	-	7,600	7,600	0.00%
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	27,559	(27,559)	0.00%
Total Construction In Progress	-	27,559	(27,559)	0.00%
TOTAL EXPENDITURES	-	27,559	(27,559)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(19,959)	(19,959)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		656,871		
FUND BALANCE, ENDING		\$ 636,912		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending November 30, 2024
 Series 2024 Capital Project Funds (303)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 63,940	\$ 63,940	0.00%
TOTAL REVENUES	-	63,940	63,940	0.00%
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	4,012,537	(4,012,537)	0.00%
Total Construction In Progress	-	4,012,537	(4,012,537)	0.00%
TOTAL EXPENDITURES	-	4,012,537	(4,012,537)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(3,948,597)	(3,948,597)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		8,144,356		
FUND BALANCE, ENDING		\$ 4,195,759		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending November 30, 2024
 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,500		
FUND BALANCE, ENDING		\$ 1,500		

Bank Account Statement

Buckhead Trails CDD

Bank Account No. 2256
Statement No. 11-24

Statement Date 11/30/2024

G/L Account No. 101001 Balance	8,740.89	Statement Balance	8,740.89
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	8,740.89	Subtotal	8,740.89
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	8,740.89	Ending Balance	8,740.89

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
						0.00
Total Deposits						0.00
Checks						
08/01/2024	Payment	1126	Check for Vendor V00015	-200.00	-200.00	0.00
09/13/2024	Payment	1139	Check for Vendor V00015	-200.00	-200.00	0.00
10/25/2024	Payment	1146	Check for Vendor V00017	-367.50	-367.50	0.00
10/25/2024	Payment	1147	Check for Vendor V00007	-4,241.67	-4,241.67	0.00
10/25/2024	Payment	1149	Check for Vendor V00003	-5,042.90	-5,042.90	0.00
11/04/2024	Payment	1151	Check for Vendor V00017	-96.25	-96.25	0.00
11/13/2024		JE000472	Adj of bank rec	-1,002.29	-1,002.29	0.00
Total Checks				-11,150.61	-11,150.61	0.00
Adjustments						
Total Adjustments						
Outstanding Deposits						
Total Outstanding Deposits						