

**BUCKHEAD TRAILS
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
PUBLIC HEARING & REGULAR MEETING
AUGUST 24, 2022**

BUCKHEAD TRAILS
COMMUNITY DEVELOPMENT DISTRICT AGENDA
AUGUST 24, 2022 AT 1:00 P.M.
Manatee County Library – Rocky Bluff Branch
Located at 6750 US Highway 301 North, Ellenton, FL 34222-3030

District Board of Supervisors	Chair Vice-Chair Supervisor Supervisor Supervisor	Jeffery S. Hills Nicholas J. Dister Ryan Motko Steven K. Luce Alberto Viera
District Manager	Inframark	Brian Lamb
District Attorney	Straley Robin Vericker	John Vericker
District Engineer	Stantec, Inc	Tonja Stewart

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at **1:00 p.m.**

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically, no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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.

Buckhead Trails Community Development District

Dear Board Members:

The Public Hearing & Regular Meeting of Buckhead Trails Community Development District will be held on **August 24, 2022 at 1:00 p.m. at the Manatee County Library – Rocky Bluff Branch located at 6750 US Highway 301 North, Ellenton, FL 34222-3030**. 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:

Call In Number: 1-866-906-9330

Access Code: 9074748

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET**
 - A. Open Public Hearing on Final Fiscal Year 2023 Budget
 - B. Staff Presentations
 - C. Public Comments
 - D. Consideration of Resolution 2022-23; Adopting Fiscal Year 2023 Budget.....Tab 01
 - E. Close Public Hearing on Final Fiscal Year 2023 Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2022-24; Levying O&M Assessments.....Tab 02
 - i. Developer Budget Funding Agreement
 - E. Close Public Hearing on Levying O&M Assessments
- 6. RETURN TO REGULAR MEETING**
- 7. BUSINESS ITEMS**
 - A. Consideration of Resolution 2022-25; Setting FY 2023 Meeting Schedule.....Tab 03
 - B. General Matters of the District
- 8. CONSENT AGENDA**
 - A. Consideration of Minutes of the Regular Meeting May 25, 2022*Under Separate Cover*
 - B. Consideration of Operation and Maintenance Expenditures May 2022 Tab 04
 - C. Consideration of Operation and Maintenance Expenditures June 2022 Tab 05
 - D. Review of Financial Statements Month Ending July 31, 2022..... Tab 06
- 9. VENDOR/STAFF REPORTS**
 - A. District Counsel
 - B. District Manager
 - C. District Engineer
- 10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 12. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,



Brian Lamb, CEO
Meritus

RESOLUTION 2022-23

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Buckhead Trails Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year; and

WHEREAS, EPG Buckeye Road Holdings, LLC (“**Developer**”), as the developer of certain lands within the District, has agreed to fund the FY 2022-2023 Budget as shown in the revenues line item of the FY 2022-2023 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed

necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2021-2022 and/or revised projections for fiscal year 2022-2023.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Buckhead Trails Community Development District for the Fiscal Year Beginning October 1, 2022, and Ending September 30, 2023".
- d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2022, and ending September 30, 2023, the sum of \$ _____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

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

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 5. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 24, 2022.

Attested By:

**Buckhead Trails
Community Development District**

Secretary/Assistant Secretary

Name: _____
Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Adopted Budget

Exhibit B: Form of Budget Funding Agreement with Developer

2023

BUCKHEAD TRAILS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET



AUGUST 24, 2022

BUCKHEAD TRAILS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

TABLE OF CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
I.	BUDGET INTRODUCTION	1
II.	FISCAL YEAR 2022 BUDGET ANALYSIS	2
III.	FINAL OPERATING BUDGET	4
IV.	GENERAL FUND 001 DESCRIPTIONS.....	6
V.	DEBT SERVICE FUND.....	9
VI.	SCHEDULE OF ANNUAL ASSESSMENTS	11

AUGUST 24, 2022

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 2023, which begins on October 1, 2022. 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 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 3/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
REVENUES					
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	3,555.00	0.00	3,555.00	3,555.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$3,555.00	\$0.00	\$3,555.00	\$3,555.00	\$0.00
TOTAL REVENUES	\$3,555.00	\$0.00	\$3,555.00	\$3,555.00	\$0.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Management Fees	500.00	0.00	500.00	500.00	0.00
Telephone	100.00	0.00	100.00	100.00	0.00
Postage	100.00	0.00	100.00	100.00	0.00
Legal Advertising	700.00	0.00	700.00	700.00	0.00
Website Maintenance	480.00	0.00	480.00	480.00	0.00
Dues, Licenses & Fees	175.00	0.00	175.00	175.00	0.00
Miscellaneous Fees	500.00	0.00	500.00	500.00	0.00
Public Officials Insurance	0.00	0.00	0.00	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	2,555.00	0.00	0.00	2,555.00	0.00
LEGAL COUNSEL					
District Counsel	1,000.00	0.00	1,000.00	1,000.00	0.00
TOTAL LEGAL COUNSEL	1,000.00	0.00	0.00	1,000.00	0.00
TOTAL EXPENDITURES	\$3,555.00	\$0.00	\$3,555.00	\$3,555.00	\$0.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

BUCKHEAD TRAILS

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Final Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
REVENUES					
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	3,555.00	0.00	(3,555.00)	3,555.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	3,555.00	0.00	(3,555.00)	3,555.00	0.00
TOTAL REVENUES	\$3,555.00	\$0.00	(\$3,555.00)	\$3,555.00	\$0.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Management Fees	500.00	0.00	(500.00)	500.00	0.00
Telephone	100.00	0.00	(100.00)	100.00	0.00
Postage	100.00	0.00	(100.00)	100.00	0.00
Legal Advertising	700.00	0.00	(700.00)	700.00	0.00
Website Maintenance	480.00	0.00	(480.00)	480.00	0.00
Dues, Licenses & Fees	175.00	0.00	(175.00)	175.00	0.00
Miscellaneous Fees	500.00	0.00	(500.00)	500.00	0.00
Public Officials Insurance	0.00	0.00	0.00	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	2,555.00	0.00	(2,555.00)	2,555.00	0.00
LEGAL COUNSEL					
District Counsel	1,000.00	0.00	(1,000.00)	1,000.00	0.00
TOTAL LEGAL COUNSEL	1,000.00	0.00	(1,000.00)	1,000.00	0.00
TOTAL EXPENDITURES	\$3,555.00	\$0.00	(\$3,555.00)	3,555.00	0.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	0.00	0.00

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.

BUCKHEAD TRAILS

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

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.

BUCKHEAD TRAILS

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

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.

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.

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2005

REVENUES

CDD Debt Service Assessments	\$	456,875
TOTAL REVENUES	\$	456,875

EXPENDITURES

Series 2005 May Bond Principal Payment	\$	305,000
Series 2005 May Bond Interest Payment	\$	80,055
Series 2005 November Bond Interest Payment	\$	71,820
TOTAL EXPENDITURES	\$	456,875
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	2,940,000
Principal Payment Applied Toward Series 2005 Bonds	\$	305,000
Bonds Outstanding - Period Ending 11/1/2023	\$	2,635,000

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2006

REVENUES

CDD Debt Service Assessments	\$	247,103
TOTAL REVENUES	\$	247,103

EXPENDITURES

Series 2006 May Bond Principal Payment	\$	165,000
Series 2006 May Bond Interest Payment	\$	43,269
Series 2006 November Bond Interest Payment	\$	38,834
TOTAL EXPENDITURES	\$	247,103
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	1,610,000
Principal Payment Applied Toward Series 2006 Bonds	\$	165,000
Bonds Outstanding - Period Ending 11/1/2023	\$	1,445,000

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2020

REVENUES

CDD Debt Service Assessments	\$	-
TOTAL REVENUES	\$	-

EXPENDITURES

Series 2020 May Bond Principal Payment		
Series 2020 May Bond Interest Payment		
Series 2020 November Bond Interest Payment		
TOTAL EXPENDITURES	\$	-
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020		
Principal Payment Applied Toward Series 2020 Bonds	\$	-
Bonds Outstanding - Period Ending 11/1/2021	\$	-

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

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS ⁽¹⁾

SERIES 2005A BONDS									
			FISCAL YEAR 2021			FISCAL YEAR 2022			Total Increase / (Decrease) in Annual Asmt
Lot Size	Series 2005A Unit Count	O&M Unit Count	Debt Service Per Unit	O&M Per Unit ⁽¹⁾	FY 2021 TOTAL	Debt Service Per Unit	O&M Per Unit ⁽¹⁾	FY 2022 TOTAL	
TOWNHOME N4	42	42	\$450.00	\$321.55	\$771.55	\$450.00	\$321.55	\$771.55	\$0
TOWNHOME N3	31	31	\$450.00	\$321.55	\$771.55	\$450.00	\$321.55	\$771.55	\$0
TOWNHOME+ N3 REPLAT	21	21	\$534.38	\$381.84	\$916.22	\$534.38	\$381.84	\$916.22	\$0
CONDO N4	80	80	\$450.00	\$321.55	\$771.55	\$450.00	\$321.55	\$771.55	\$0
CONDO N3	70	70	\$450.00	\$321.55	\$771.55	\$450.00	\$321.55	\$771.55	\$0
SF 42' N4	57	57	\$750.00	\$734.86	\$1,484.86	\$750.00	\$734.86	\$1,484.86	\$0
SF 42' N3	62	62	\$750.00	\$734.86	\$1,484.86	\$750.00	\$734.86	\$1,484.86	\$0
SF 50' N4	145	145	\$800.00	\$941.52	\$1,741.52	\$800.00	\$941.52	\$1,741.52	\$0
SF 50' N3	51	51	\$800.00	\$941.52	\$1,741.52	\$800.00	\$941.52	\$1,741.52	\$0
SF 50' N3 Full Prepaid	0	1	\$0.00	\$941.52	\$941.52	\$0.00	\$941.52	\$941.52	\$0
SF 60' N4	100	100	\$850.00	\$1,148.17	\$1,998.17	\$850.00	\$1,148.17	\$1,998.17	\$0
SF 60' N3	48	48	\$850.00	\$1,148.17	\$1,998.17	\$850.00	\$1,148.17	\$1,998.17	\$0
SF 100' N3	3	3	\$1,499.00	\$1,660.68	\$3,159.68	\$1,499.00	\$1,660.68	\$3,159.68	\$0
SUBTOTAL	710	711							

SERIES 2006A BONDS									
			FISCAL YEAR 2021			FISCAL YEAR 2022			Total Increase / (Decrease) in Annual Asmt
Lot Size	Series 2006A Unit Count	O&M Unit Count	Debt Service Per Unit	O&M Per Unit ⁽¹⁾	FY 2021 TOTAL	Debt Service Per Unit	O&M Per Unit ⁽¹⁾	FY 2022 TOTAL	
TOWNHOME	38	38	\$204.00	\$321.55	\$525.55	\$204.00	\$321.55	\$525.55	\$0
SF 42'	64	65	\$612.00	\$734.86	\$1,346.86	\$612.00	\$734.86	\$1,346.86	\$0
SF 42' PREPAID	4	4	\$354.00	\$734.86	\$1,088.86	\$354.00	\$734.86	\$1,088.86	\$0
SF 50'	86	87	\$817.00	\$941.52	\$1,758.52	\$817.00	\$941.52	\$1,758.52	\$0
SF 50' PREPAID	8	8	\$471.00	\$941.52	\$1,412.52	\$471.00	\$941.52	\$1,412.52	\$0
SF 60'	56	56	\$1,021.00	\$1,148.17	\$2,169.17	\$1,021.00	\$1,148.17	\$2,169.17	\$0
SF 60' PREPAID	6	6	\$589.00	\$1,148.17	\$1,737.17	\$589.00	\$1,148.17	\$1,737.17	\$0
SF 70'	34	117	\$1,225.00	\$1,354.83	\$2,579.83	\$1,225.00	\$1,354.83	\$2,579.83	\$0
SF 100' PREPAID	1	1	\$886.00	\$1,660.68	\$2,546.68	\$886.00	\$1,660.68	\$2,546.68	\$0
SF 100' W/O SL	15	15	\$1,535.00	\$1,660.68	\$3,195.68	\$1,535.00	\$1,660.68	\$3,195.68	\$0
COMMERCIAL	3.3	3.3	\$5,961.00	\$6,149.25	\$12,110.25	\$5,961.00	\$6,149.25	\$12,110.25	\$0
SUBTOTAL	315.30	400.30							

⁽¹⁾Annual assessments are adjusted for collection costs and early payment discounts of 6%.

RESOLUTION 2022-24

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Buckhead Trails Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2022-2023 attached hereto as **Exhibit A (“FY 2022-2023 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2022-2023 Budget;

WHEREAS, the provision of the activities described in the FY 2022-2023 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2022-2023 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2022-2023 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes;

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

WHEREAS, EPG Buckeye Road Holdings, LLC ("**Developer**"), as the developer of certain lands within the District, has agreed to fund a portion of the FY 2022-2023 Budget as shown in the revenues line item of the FY 2022-2023 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2022-2023 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2022-2023 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2022-2023 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in

the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. Direct Bill for Certain Debt Assessments.

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. Debt Assessments directly collected by the District are due in full and may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2022
 2. 25% due no later than February 1, 2023
 3. 25% due no later than April 1, 2023
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2022-2023 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full and may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2022
 2. 25% due no later than February 1, 2023
 3. 25% due no later than April 1, 2023
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole

discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

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

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 9. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 10. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 24, 2022.

Attested By:

**Buckhead Trails
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2022-2023 Budget

Exhibit B: Form of Budget Funding Agreement with Developer

2023

BUCKHEAD TRAILS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023
FINAL ANNUAL OPERATING BUDGET



AUGUST 24, 2022

BUCKHEAD TRAILS

COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023 FINAL ANNUAL OPERATING BUDGET

TABLE OF CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
I.	BUDGET INTRODUCTION	1
II.	FISCAL YEAR 2022 BUDGET ANALYSIS	2
III.	FINAL OPERATING BUDGET	4
IV.	GENERAL FUND 001 DESCRIPTIONS.....	6
V.	DEBT SERVICE FUND.....	9
VI.	SCHEDULE OF ANNUAL ASSESSMENTS	11

AUGUST 24, 2022

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 2023, which begins on October 1, 2022. 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 2022 Final Operating Budget	Current Period Actuals 10/1/21 - 3/31/22	Projected Revenues & Expenditures 4/1/22 to 9/30/22	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22
REVENUES					
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	3,555.00	0.00	3,555.00	3,555.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	\$3,555.00	\$0.00	\$3,555.00	\$3,555.00	\$0.00
TOTAL REVENUES	\$3,555.00	\$0.00	\$3,555.00	\$3,555.00	\$0.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Management Fees	500.00	0.00	500.00	500.00	0.00
Telephone	100.00	0.00	100.00	100.00	0.00
Postage	100.00	0.00	100.00	100.00	0.00
Legal Advertising	700.00	0.00	700.00	700.00	0.00
Website Maintenance	480.00	0.00	480.00	480.00	0.00
Dues, Licenses & Fees	175.00	0.00	175.00	175.00	0.00
Miscellaneous Fees	500.00	0.00	500.00	500.00	0.00
Public Officials Insurance	0.00	0.00	0.00	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	2,555.00	0.00	0.00	2,555.00	0.00
LEGAL COUNSEL					
District Counsel	1,000.00	0.00	1,000.00	1,000.00	0.00
TOTAL LEGAL COUNSEL	1,000.00	0.00	0.00	1,000.00	0.00
TOTAL EXPENDITURES	\$3,555.00	\$0.00	\$3,555.00	\$3,555.00	\$0.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

BUCKHEAD TRAILS

COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2022 Final Operating Budget	Total Actuals and Projections Through 9/30/22	Over/(Under) Budget Through 9/30/22	Fiscal Year 2023 Final Operating Budget	Increase / (Decrease) from FY 2022 to FY 2023
REVENUES					
CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES					
Developer Contributions	3,555.00	0.00	(3,555.00)	3,555.00	0.00
TOTAL CONTRIBUTIONS & DONATIONS FROM PRIVATE SOURCES	3,555.00	0.00	(3,555.00)	3,555.00	0.00
TOTAL REVENUES	\$3,555.00	\$0.00	(\$3,555.00)	\$3,555.00	\$0.00
EXPENDITURES					
FINANCIAL & ADMINISTRATIVE					
District Management Fees	500.00	0.00	(500.00)	500.00	0.00
Telephone	100.00	0.00	(100.00)	100.00	0.00
Postage	100.00	0.00	(100.00)	100.00	0.00
Legal Advertising	700.00	0.00	(700.00)	700.00	0.00
Website Maintenance	480.00	0.00	(480.00)	480.00	0.00
Dues, Licenses & Fees	175.00	0.00	(175.00)	175.00	0.00
Miscellaneous Fees	500.00	0.00	(500.00)	500.00	0.00
Public Officials Insurance	0.00	0.00	0.00	0.00	0.00
TOTAL FINANCIAL & ADMINISTRATIVE	2,555.00	0.00	(2,555.00)	2,555.00	0.00
LEGAL COUNSEL					
District Counsel	1,000.00	0.00	(1,000.00)	1,000.00	0.00
TOTAL LEGAL COUNSEL	1,000.00	0.00	(1,000.00)	1,000.00	0.00
TOTAL EXPENDITURES	\$3,555.00	\$0.00	(\$3,555.00)	3,555.00	0.00
EXCESS OF REVENUES OVER (UNDER) EXPENDITURES	\$0.00	\$0.00	\$0.00	0.00	0.00

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.

BUCKHEAD TRAILS

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

Miscellaneous Fees

To provide for unbudgeted administrative expenses.

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.

BUCKHEAD TRAILS

COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND 001

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.

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.

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2005

REVENUES

CDD Debt Service Assessments	\$	456,875
TOTAL REVENUES	\$	456,875

EXPENDITURES

Series 2005 May Bond Principal Payment	\$	305,000
Series 2005 May Bond Interest Payment	\$	80,055
Series 2005 November Bond Interest Payment	\$	71,820
TOTAL EXPENDITURES	\$	456,875
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	2,940,000
Principal Payment Applied Toward Series 2005 Bonds	\$	305,000
Bonds Outstanding - Period Ending 11/1/2023	\$	2,635,000

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2006

REVENUES

CDD Debt Service Assessments	\$	247,103
TOTAL REVENUES	\$	247,103

EXPENDITURES

Series 2006 May Bond Principal Payment	\$	165,000
Series 2006 May Bond Interest Payment	\$	43,269
Series 2006 November Bond Interest Payment	\$	38,834
TOTAL EXPENDITURES	\$	247,103
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2022	\$	1,610,000
Principal Payment Applied Toward Series 2006 Bonds	\$	165,000
Bonds Outstanding - Period Ending 11/1/2023	\$	1,445,000

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND SERIES 2020

REVENUES

CDD Debt Service Assessments	\$	-
TOTAL REVENUES	\$	-

EXPENDITURES

Series 2020 May Bond Principal Payment		
Series 2020 May Bond Interest Payment		
Series 2020 November Bond Interest Payment		
TOTAL EXPENDITURES	\$	-
EXCESS OF REVENUES OVER EXPENDITURES	\$	-

ANALYSIS OF BONDS OUTSTANDING

Bonds Outstanding - Period Ending 11/1/2020		
Principal Payment Applied Toward Series 2020 Bonds	\$	-
Bonds Outstanding - Period Ending 11/1/2021	\$	-

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

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

SCHEDULE OF ANNUAL ASSESSMENTS ⁽¹⁾

SERIES 2005A BONDS									
			FISCAL YEAR 2021			FISCAL YEAR 2022			Total Increase / (Decrease) in Annual Asmt
Lot Size	Series 2005A Unit Count	O&M Unit Count	Debt Service Per Unit	O&M Per Unit ⁽¹⁾	FY 2021 TOTAL	Debt Service Per Unit	O&M Per Unit ⁽¹⁾	FY 2022 TOTAL	
TOWNHOME N4	42	42	\$450.00	\$321.55	\$771.55	\$450.00	\$321.55	\$771.55	\$0
TOWNHOME N3	31	31	\$450.00	\$321.55	\$771.55	\$450.00	\$321.55	\$771.55	\$0
TOWNHOME+ N3 REPLAT	21	21	\$534.38	\$381.84	\$916.22	\$534.38	\$381.84	\$916.22	\$0
CONDO N4	80	80	\$450.00	\$321.55	\$771.55	\$450.00	\$321.55	\$771.55	\$0
CONDO N3	70	70	\$450.00	\$321.55	\$771.55	\$450.00	\$321.55	\$771.55	\$0
SF 42' N4	57	57	\$750.00	\$734.86	\$1,484.86	\$750.00	\$734.86	\$1,484.86	\$0
SF 42' N3	62	62	\$750.00	\$734.86	\$1,484.86	\$750.00	\$734.86	\$1,484.86	\$0
SF 50' N4	145	145	\$800.00	\$941.52	\$1,741.52	\$800.00	\$941.52	\$1,741.52	\$0
SF 50' N3	51	51	\$800.00	\$941.52	\$1,741.52	\$800.00	\$941.52	\$1,741.52	\$0
SF 50' N3 Full Prepaid	0	1	\$0.00	\$941.52	\$941.52	\$0.00	\$941.52	\$941.52	\$0
SF 60' N4	100	100	\$850.00	\$1,148.17	\$1,998.17	\$850.00	\$1,148.17	\$1,998.17	\$0
SF 60' N3	48	48	\$850.00	\$1,148.17	\$1,998.17	\$850.00	\$1,148.17	\$1,998.17	\$0
SF 100' N3	3	3	\$1,499.00	\$1,660.68	\$3,159.68	\$1,499.00	\$1,660.68	\$3,159.68	\$0
SUBTOTAL	710	711							

SERIES 2006A BONDS									
			FISCAL YEAR 2021			FISCAL YEAR 2022			Total Increase / (Decrease) in Annual Asmt
Lot Size	Series 2006A Unit Count	O&M Unit Count	Debt Service Per Unit	O&M Per Unit ⁽¹⁾	FY 2021 TOTAL	Debt Service Per Unit	O&M Per Unit ⁽¹⁾	FY 2022 TOTAL	
TOWNHOME	38	38	\$204.00	\$321.55	\$525.55	\$204.00	\$321.55	\$525.55	\$0
SF 42'	64	65	\$612.00	\$734.86	\$1,346.86	\$612.00	\$734.86	\$1,346.86	\$0
SF 42' PREPAID	4	4	\$354.00	\$734.86	\$1,088.86	\$354.00	\$734.86	\$1,088.86	\$0
SF 50'	86	87	\$817.00	\$941.52	\$1,758.52	\$817.00	\$941.52	\$1,758.52	\$0
SF 50' PREPAID	8	8	\$471.00	\$941.52	\$1,412.52	\$471.00	\$941.52	\$1,412.52	\$0
SF 60'	56	56	\$1,021.00	\$1,148.17	\$2,169.17	\$1,021.00	\$1,148.17	\$2,169.17	\$0
SF 60' PREPAID	6	6	\$589.00	\$1,148.17	\$1,737.17	\$589.00	\$1,148.17	\$1,737.17	\$0
SF 70'	34	117	\$1,225.00	\$1,354.83	\$2,579.83	\$1,225.00	\$1,354.83	\$2,579.83	\$0
SF 100' PREPAID	1	1	\$886.00	\$1,660.68	\$2,546.68	\$886.00	\$1,660.68	\$2,546.68	\$0
SF 100' W/O SL	15	15	\$1,535.00	\$1,660.68	\$3,195.68	\$1,535.00	\$1,660.68	\$3,195.68	\$0
COMMERCIAL	3.3	3.3	\$5,961.00	\$6,149.25	\$12,110.25	\$5,961.00	\$6,149.25	\$12,110.25	\$0
SUBTOTAL	315.30	400.30							

⁽¹⁾Annual assessments are adjusted for collection costs and early payment discounts of 6%.

FY 2022-2023 Budget Funding Agreement
(Buckhead Trails Community Development District)

This FY 2022-2023 Budget Funding Agreement (this “**Agreement**”) is made and entered into as of August 22, 2022, between the **Buckhead Trails Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Ste. 300, Tampa, FL 33607 and **EPG Buckeye Road Holdings, LLC**, a Florida limited liability company (the “**Developer**”), whose mailing address is 111 South Armenia Ave., Ste. 201, Tampa, FL 33609.

Recitals

WHEREAS, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is adopting its budget for fiscal year 2022-2023 as attached hereto as **Exhibit A** (the “**FY 2022-2023 Budget**”), which commences on October 1, 2022, and concludes on September 30, 2023;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2022-2023 Budget, and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2022-2023 Budget so long as payment is timely provided;

WHEREAS, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

WHEREAS, the Developer agrees that the activities of the District described in the FY 2022-2023 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2022-2023 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2022-2023 Budget.

Operative Provisions

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. Funding Obligations.** From time to time during the 2022-2023 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$ [REDACTED] in accordance with the FY 2022-2023 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. **FY 2022-2023 Budget Revisions.** The District and Developer agree that the FY 2022-2023 Budget shall be revised at the end of the 2022-2023 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2022 and ending on September 30, 2023. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2022-2023 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2022-2023 Budget, the Developer’s funding obligations under this Agreement shall be reduced by that amount.
3. **Right to Lien Property.**
 - a. The District shall have the right to file a continuing lien (“**Lien**”) upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys’ fees, paralegals’ fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer’s rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
 - b. The Lien shall be effective as of the date and time of the recording of a “Notice of Lien for the FY 2022-2023 Budget” in the public records of Manatee County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
 - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager’s direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
4. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer’s payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
5. **Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney’s fees and costs, from the non-prevailing party.
6. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in Manatee County, Florida.
7. **Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
8. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2022-2023 fiscal year on September 30, 2023.

The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

- 9. **Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
- 10. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
- 11. **Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
- 12. **Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
- 13. **Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

**Buckhead Trails Community
Development District**

Name: _____
Chair/Vice-Chair of the Board of Supervisors

**EPG Buckeye Road Holdings, LLC
a Florida limited liability company**

Name: _____
Title: _____

Exhibit A: FY 2022-2023 Budget

RESOLUTION 2022-25

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A MEETING SCHEDULE TO DESIGNATE DATES, TIMES, AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR 2023-2023, 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 Manatee County, Florida;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) desires to designate the schedule (including the date, time, and location) of its regular meetings for the remainder of the Fiscal Year beginning October 1, 2023, and ending September 30, 2023 (“**FY 22-23 Meeting Schedule**”); and

WHEREAS, the Board is required by Section 189.015, Florida Statutes, to file a schedule of its regular meetings with the local governing authority.

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

1. **Adoption of Meeting Schedule** The FY 22-23 Meeting Schedule attached hereto as **Exhibit A** and incorporated by reference herein is hereby approved and adopted.
2. **Publication and Filing of Meeting Schedule**. The District Manager is hereby directed to publish and file the FY 22-23 Meeting Schedule in accordance with the requirements of Florida law.
3. **Effective Date**. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 24TH DAY OF AUGUST, 2022.

ATTEST:

Buckhead Trails Community Development District

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair, Board of Supervisors

Exhibit A

**Notice of FY 2023/2023 Meeting Schedule
Buckhead Trails Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2023/2023, regular meetings of the Board of Supervisors of the Buckhead Trails Community Development District are scheduled to be held at **1:00 p.m. at Manatee County Library – Rocky Bluff Branch located at 6750 US Highway 301 North, Ellenton, FL 34222-3030**, as follows:

- Wednesday, October 25, 2022**
- Wednesday, November 22, 2022***
- Wednesday, December 27, 2022***
- Wednesday, January 25, 2023**
- Wednesday, February 22nd, 2023**
- Wednesday, March 22nd, 2023**
- Wednesday, April 26th, 2023**
- Wednesday, May 24th, 2023**
- Wednesday, June 28th, 2023**
- Wednesday, July 26th, 2023**
- Wednesday, August 23rd, 2023**
- Wednesday, September 27th, 2023**

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or 813-873-7300 extension 322, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District’s management company office, Inframark at 813-873-7300, extension 322, at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings is advised that 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 such appeal is to be based.

Brian Lamb
District Manager

Buckhead Trails Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services				
Venturesin Incorporated	45870	\$40.00		Website Hosting – 05/01/2022
Straley Robin Vericker	21396	433.45		Professional Services – 04/25/2022
Straley Robin Vericker	21260	461.40		Professional Services – 03/23/2022
Straley Robin Vericker	21118	2,416.65		Professional Services – 02/24/2022
ADA Site Compliance	10770	2,900.00		Software Audits – 05/12/2022
Regular Services Sub-Total		\$6,251.50		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$6,251.50		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

VenturesIn.com, Inc.

P.O. Box 272855
Tampa FL 33688-2855



Invoice

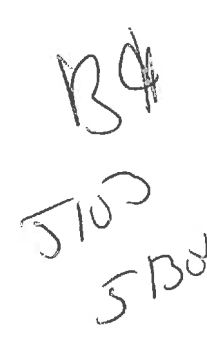
Date	Invoice #
5/1/2022	45870

Bill To:

Buckhead Trails CDD
C/O PFM Group Consulting LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

For additional information, or for questions about your bill, call (813) 205-0054, or email danderson@venturesin.com.

Please visit us on the web at www.venturesin.com

	Due Date	P.O. No.	Terms	Project
	5/1/2022		Due on receipt	
Description	Qty	Rate	Amount	
CommunityXS Application Hosting	1	40.00	40.00	
				

Subtotal	\$40.00
Sales Tax (0.0%)	\$0.00
Total	\$40.00
Payments/Credits	\$0.00
Balance Due	\$40.00

Payment Instructions

Do not send cash. Please reference the invoice number on your check or money order and make payable to: VenturesIn.com, Inc.

Late Fee Policy

A late fee of 5% per month will be assessed on the unpaid total balance due when more than 30 days past due.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

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

April 25, 2022

Client: 001586

Matter: 000001

Invoice #: 21396

Page: 1

RE: General

For Professional Services Rendered Through April 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
4/4/2022	JMV	PREPARE RESOLUTIONS FOR CDD BOARD MEETING.	0.6	\$213.00
4/11/2022	MS	PREPARE RESOLUTION SETTING PUBLIC HEARING AND APPROVING BUDGET FOR 2022/2023.	0.4	\$66.00
4/14/2022	DCC	REVIEW PROPOSED BUDGET RESOLUTION.	0.2	\$61.00
Total Professional Services			1.2	\$340.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
4/15/2022	Photocopies	\$93.45
Total Disbursements		\$93.45

April 25, 2022
Client: 001586
Matter: 000001
Invoice #: 21396

Page: 2

Total Services	\$340.00	
Total Disbursements	\$93.45	
Total Current Charges		\$433.45
Previous Balance		\$2,878.05
PAY THIS AMOUNT		\$3,311.50

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

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

March 23, 2022

Client: 001586

Matter: 000001

Invoice #: 21260

Page: 1

RE: General

For Professional Services Rendered Through March 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
2/17/2022	JMV	PREPARE RESOLUTIONS FOR CDD BOARD MEETING.	0.6	\$210.00
2/18/2022	LB	FINALIZE RESOLUTIONS FOR BOARD MEETING ON MARCH 2, 2022; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD TRANSMITTING SAME.	0.3	\$48.00
3/2/2022	DCC	PREPARE FOR AND ATTEND MEETING.	0.7	\$199.50
Total Professional Services			1.6	\$457.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
3/15/2022	Photocopies	\$3.90
Total Disbursements		\$3.90

March 23, 2022

Client: 001586

Matter: 000001

Invoice #: 21260

Page: 2

Total Services	\$457.50	
Total Disbursements	\$3.90	
Total Current Charges		\$461.40
Previous Balance		\$2,416.65
PAY THIS AMOUNT		\$2,878.05

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
21118	February 24, 2022	\$2,349.50	\$67.15	\$0.00	\$0.00	\$2,878.05
Total Remaining Balance Due						\$2,878.05

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,878.05	\$0.00	\$0.00	\$0.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

Buckhead Trails Community Development District

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

February 24, 2022

Client: 001586

Matter: 000001

Invoice #: 21118

Page: 1

RE: General

*RM
3107
5140*

For Professional Services Rendered Through February 15, 2022

SERVICES

Date	Person	Description of Services	Hours
12/28/2021	DCC	REVIEW CONTRACT PROVISION REGARDING DISTRICT; REPLY TO COMMUNICATION FROM B. LAMB AND N. DISTER REGARDING PROVISION.	0.4
1/25/2022	JMV	REVIEW COMMUNICATION FROM A. BURRIS; REVIEW STATUS OF CLOSING AND TRANSITION OF CDD SEATS.	0.7
1/25/2022	DCC	REVIEW FILE; REVIEW CORRESPONDENCE RELATING TO UPCOMING CLOSING AND BOARD MEETING DATE; FOLLOW UP WITH ATTORNEY, A. COHEN, REGARDING BOARD.	0.5
1/26/2022	JMV	TELEPHONE CALL WITH A. BURRIS; REVIEW MEMO RE: CDD BOARD TRANSITION.	1.3
1/27/2022	JMV	TELEPHONE CALL WITH PFM; TELEPHONE CALL WITH A. COHEN; TELEPHONE CALL WITH B. LAMB; REVIEW COMMUNICATION FROM B. LAMB.	1.2
1/27/2022	DCC	PREPARE SEVEN RESOLUTIONS FOR UPCOMING MEETING.	1.0
1/28/2022	JMV	REVIEW DOCUMENTS FOR CDD TRANSITION MEETING; DRAFT EMAIL TO A. VIERA.	0.4
1/28/2022	LB	WORK ON RESOLUTIONS FOR ORGANIZATIONAL MEETING; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD TRANSMITTING SAME.	0.4
2/3/2022	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3
2/4/2022	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.9

SERVICES

Date	Person	Description of Services	Hours	
2/15/2022	LB	PREPARE DRAFT RESOLUTION AMENDING BOUNDARIES.	0.4	
Total Professional Services			7.5	\$2,349.50

PERSON RECAP

Person		Hours	Amount
JMV	John M. Vericker	4.8	\$1,680.00
DCC	Dana C. Collier	1.9	\$541.50
LB	Lynn Butler	0.8	\$128.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
2/10/2022	FEDEX- Federal Express- FedEx Services	\$25.75
2/15/2022	Photocopies (276 @ \$0.15)	\$41.40
Total Disbursements		\$67.15
Total Services		\$2,349.50
Total Disbursements		\$67.15
Total Current Charges		\$2,416.65

PAY THIS AMOUNT **\$2,416.65**

Please Include Invoice Number on all Correspondence

ADA Site Compliance
 6400 Boynton Beach Blvd 742721
 Boynton Beach, FL 33474
 accounting@adasitecompliance.com



Invoice

BILL TO
Billing Meritus
Meritus Districts

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
INV-10770	05/12/2022	\$2,900.00	06/11/2022	30	

DESCRIPTION	QTY	RATE	AMOUNT
For Buckhead Trails CDD: new, compliant and accessible website, quarterly software-based audits, customized accessibility policy, Compliance Shield, and two hours of annual tech support.	1	2,900.00	2,900.00

BALANCE DUE **\$2,900.00**

Buckhead Trails Community Development District Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Regular Services				
Venturesin Incorporated	45902	\$40.00		Application Hosting - 6.1.2022
Inframark	77999	81.67		District Management Services - 5.26.2022
Inframark	79462	81.67		District Management Services - 6.30.2022
Straley Robin Vericker	21548	1,230.42		Professional Service Thru 05.15.2022
Regular Services Sub-Total		\$1,433.76		
Additional Services				
Additional Services Sub-Total		\$ 0.00		
TOTAL:		\$1,433.76		

Approved (with any necessary revisions noted):

Signature

Printed Name

Title (check one):

Chairman Vice Chairman Assistant Secretary

VenturesIn.com, Inc.

P.O. Box 272855
Tampa FL 33688-2855



Invoice

Date	Invoice #
6/1/2022	45902

Bill To:

Buckhead Trails CDD
C/O PFM Group Consulting LLC
3501 Quadrangle Boulevard, Suite 270
Orlando, FL 32817

For additional information, or for questions about your bill, call (813) 205-0054, or email danderson@venturesin.com.

Please visit us on the web at www.venturesin.com

Due Date	P.O. No.	Terms	Project
6/1/2022		Due on receipt	

Description	Qty	Rate	Amount
CommunityXS Application Hosting	1	40.00	40.00
<i>RS #</i> <i>4902</i> <i>5130</i>			

Payment Instructions

Do not send cash. Please reference the invoice number on your check or money order and make payable to: VenturesIn.com, Inc.

Late Fee Policy

A late fee of 5% per month will be assessed on the unpaid total balance due when more than 30 days past due.

Subtotal	\$40.00
Sales Tax (0.0%)	\$0.00
Total	\$40.00
Payments/Credits	\$0.00
Balance Due	\$40.00

Meritus Districts
A Division of Inframark, LLC

INVOICE

2005 Pan Am Circle
Suite 300
Tampa, FL 33607

INVOICE#
#77999

DATE
5/26/2022

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
6/25/2022

Services provided for the Month of: **May 2022**

DESCRIPTION	QTY	UOM	RATE	AMOUNT
Website Maintenance - Website Maintenance	1	Ea	40.00	40.00
District Management Services - District Management	1	Ea	41.67	41.67
Subtotal				81.67

Subtotal	\$81.67
Tax	\$0.00
Total Due	\$81.67

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

Please include CUSTOMER ID and the invoice number on the check stub of your payment.
Phone: 813-397-5122 | Fax: 813-873-7070



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
#79462

DATE
6/30/2022

CUSTOMER ID
C2412

NET TERMS
Net 30

PO#

DUE DATE
7/30/2022

BILL TO

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

Services provided for the Month of: June 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Website Maintenance	1	Ea	40.00		40.00
District Management	1	Ea	41.67		41.67
Subtotal					81.67

Subtotal	\$81.67
Tax	\$0.00
Total Due	\$81.67

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.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400 * Facsimile (813) 223-5043

Federal Tax Id. - 20-1778458

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

May 24, 2022

Client: 001586

Matter: 000001

Invoice #: 21548

Page: 1

RE: General

Handwritten:
3107
5142

For Professional Services Rendered Through May 15, 2022

SERVICES

Date	Person	Description of Services	Hours	Amount
4/18/2022	MS	FINALIZE AND PROCESS RESOLUTION APPROVING 2022/2023 BUDGET AND SETTING PUBLIC HEARING TO DISTRICT MANAGER.	0.1	\$16.50
4/27/2022	JMV	PREPARE FOR AND ATTEND CDD PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$213.00
5/2/2022	JMV	REVIEW COMMUNICATION FROM J. EARLYWINE RE: DUE DILIGENCE MATERIALS; DRAFT EMAIL TO J. EARLYWINE.	0.4	\$142.00
5/3/2022	JMV	REVIEW DUE DILIGENCE REQUEST; CONFERENCE CALL; DRAFT RESPONSES TO J. EARLYWINE.	1.3	\$461.50
5/3/2022	MS	PREPARE PUBLICATION NOTICES FOR 2022/2023 BUDGET HEARING.	0.8	\$132.00
5/9/2022	JMV	PREPARE LEGAL NOTICE FOR CDD BOARD MEETING.	0.5	\$177.50
5/9/2022	MS	FINALIZE AND PROCESS PUBLICATION NOTICES FOR 2022/2023 BUDGET.	0.1	\$16.50
5/10/2022	LB	CONFERENCE CALL WITH B. LAMB AND A. WOLFE RE STATUS OF FILING EXPANSION PETITION.	0.1	\$16.50
Total Professional Services			3.9	\$1,175.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
4/19/2022	FEDEX- Federal Express-	\$27.34
4/28/2022	FEDEX- Federal Express- FedEx Services	\$25.93

May 24, 2022
Client: 001586
Matter: 000001
Invoice #: 21548

Page: 2

DISBURSEMENTS

Date	Description of Disbursements	Amount
5/15/2022	Photocopies	\$1.65
	Total Disbursements	\$54.92
	Total Services	\$1,175.50
	Total Disbursements	\$54.92
	Total Current Charges	\$1,230.42
	Previous Balance	\$3,311.50
	PAY THIS AMOUNT	\$4,541.92

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
21118	February 24, 2022	\$2,349.50	\$67.15	\$0.00	\$0.00	\$3,647.07
21260	March 23, 2022	\$457.50	\$3.90	\$0.00	\$0.00	\$1,691.82
21396	April 25, 2022	\$340.00	\$93.45	\$0.00	\$0.00	\$1,663.87
Total Remaining Balance Due						\$4,541.92

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,663.87	\$0.00	\$2,878.05	\$0.00

Buckhead Trails Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2022



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

Buckhead Trails CDD
Balance Sheet
As of 7/31/2022

(In Whole Numbers)

	<u>General Fund</u>	<u>Total</u>
Assets		
Cash-Operating Account	<u>0.00</u>	<u>14,920.00</u>
Total Assets	<u>0.00</u>	<u>14,920.00</u>
Liabilities		
Accounts Payable	<u>12,622.00</u>	<u>13,671.00</u>
Total Liabilities	<u>12,622.00</u>	<u>13,671.00</u>
Fund Equity & Other Credits Contributed Capital	0.00	1,249.00
Total Liabilities & Fund Equity	<u>12,622.00</u>	<u>14,920.00</u>

Buckhead Trails CDD
Statement of Revenues and Expenditures
From 10/1/2021 Through 7/31/2022

001 - General Fund
(In Whole Numbers)

	<u>Total Budget - Original</u>	<u>Current Period Actual</u>	<u>Total Budget Variance - Original</u>	<u>Percent Total Budget Remaining - Original</u>
Revenues				
Contributions & Donations From Private Sources				
Developer Contributions	3,555.00	15,000.00	11,445.00	322 %
Total Revenues	<u>3,555.00</u>	<u>15,000.00</u>	<u>11,445.00</u>	<u>322 %</u>
Expenditures				
Financial & Administrative				
District Manager	500.00	1,314.00	(814.00)	(163)%
Telephone	100.00	0.00	100.00	100 %
District Counsel	1,000.00	9,297.00	(8,297.00)	(830)%
Postage, Phone, Faxes, Copies	100.00	0.00	100.00	100 %
Legal Advertising	700.00	0.00	700.00	100 %
Bank Fees	0.00	80.00	(80.00)	0 %
Dues, Licenses, & Fees	175.00	40.00	135.00	77 %
Miscellaneous Fees	500.00	2,900.00	(2,400.00)	(480)%
Website Maintenance	480.00	120.00	360.00	75 %
Total Expenditures	<u>3,555.00</u>	<u>13,751.00</u>	<u>(10,196.00)</u>	<u>(287)%</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>1,249.00</u>	<u>1,249.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>1,249.00</u>	<u>1,249.00</u>	<u>0 %</u>

Buckhead Trails CDD
Reconcile Cash Accounts

Summary
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked

Bank Balance	14,920.15
Less Outstanding Checks/Vouchers	0.00
Plus Deposits in Transit	0.00
Plus or Minus Other Cash Items	0.00
Plus or Minus Suspense Items	<u>0.00</u>
Reconciled Bank Balance	14,920.15
Balance Per Books	<u>14,920.15</u>
Unreconciled Difference	<u>0.00</u>

Click the Next Page toolbar button to view details.

Buckhead Trails CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
001	7/20/2022	July Bank Fee	<u>79.87</u>	
Cleared Checks/Vouchers			<u>79.87</u>	

Buckhead Trails CDD
Reconcile Cash Accounts

Detail
Cash Account: 10101 Cash-Operating Account
Reconciliation ID: 07/31/2022
Reconciliation Date: 7/31/2022
Status: Locked
Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
002	5/18/2022	Developer Funding CK# 1012	0.00	
CR001	5/18/2022	Developer Funding CK# 1012	0.00	
CR006	5/18/2022	Developer Funding	0.00	
CR006-1	5/18/2022	Revisions	15,000.00	
CR009	7/29/2022	Interest Payment - July	<u>0.02</u>	
Cleared Deposits			<u>15,000.02</u>	