

**BUCKHEAD TRAILS  
COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS  
REGULAR MEETING  
OCTOBER 26, 2022**

**BUCKHEAD TRAILS  
COMMUNITY DEVELOPMENT DISTRICT AGENDA  
OCTOBER 26, 2022 AT 1:00 P.M.  
Manatee County Library – Rocky Bluff Branch  
Located at 6750 US Highway 301 North, Ellenton, FL 34222-3030**

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

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

The meeting will begin at **2:00 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 Regular Meeting of Buckhead Trails Community Development District will be held on **October 26, 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. BUSINESS ITEMS**
  - A. Consideration of Resolution 2023-01; Supplemental Assessment Resolution.....Tab 01
  - B. General Matters of the District
- 4. CONSENT AGENDA**
  - A. Consideration of Minutes of the Public Hearing & Regular Meeting August 24, 2022..... Tab 02
  - B. Review of Financial Statements Month Ending September 30, 2022... ..... Tab 03
- 5. VENDOR/STAFF REPORTS**
  - A. District Counsel
  - B. District Manager
  - C. District Engineer
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**
- 8. 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 2023-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT’S SERIES 2022 SPECIAL ASSESSMENT REVENUE BONDS; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2022 SPECIAL ASSESSMENT REVENUE BONDS; ADOPTING THE SUPPLEMENTAL ENGINEER’S REPORT; ADOPTING THE FIRST SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

**WHEREAS**, the Buckhead Trails Community Development District (the “**District**”) previously indicated its intention to construct and/or acquire public improvements as described in the Report of the District Engineer dated February 24, 2022 (the “**Engineer’s Report**”);

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) issued its \$12,530,000 special assessment revenue bonds, Series 2022 (the “**Series 2022 Bonds**”) to finance the 2022 Assessment Area (the “**2022 Project**”);

**WHEREAS**, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2022 Bonds, which are on file with the District Manager, (the “**Bond Documents**”) and to confirm the issuance of the Series 2022 Bonds;

**WHEREAS**, the Series 2022 Bonds will be repaid by special assessments on the benefited property within the District;

**WHEREAS**, the District previously levied master special assessments in accordance with the terms outlined in the Master Assessment Methodology Report dated March 2, 2022, adopted pursuant to Resolution No. 2022-20 (the “**Assessment Resolution**”), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

**WHEREAS**, now that the final terms of the Series 2022 Bonds have been established, it is necessary to approve the First Supplemental Assessment Methodology Report dated July 13, 2022 (the “**Supplemental Assessment Report**”), and attached hereto as **Exhibit A**; and the Supplemental Report of the District Engineer dated June 2, 2022 (the “**Supplemental Engineer’s Report**”) attached hereto as **Exhibit B**.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:**

1. **Authority for this resolution.** This Resolution is adopted pursuant to Chapters 170, 190, and 197, Florida Statutes.
2. **Findings.** The Board hereby finds and determines as follows:
  - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
  - b. The Supplemental Engineer’s Report is hereby approved and ratified.

- c. The 2022 Project will serve a proper, essential, and valid public purpose.
  - d. The 2022 Project will specially benefit the developable acreage located within the District as set forth in the Supplemental Engineer’s Report. It is reasonable, proper, just and right to assess the portion of the costs of the 2022 Project to be financed with the Series 2022 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
  - e. The Series 2022 Bonds will finance the construction and acquisition of a portion of the 2022Project.
  - f. The Supplemental Assessment Report is hereby approved and ratified.
3. **Ratification of the Execution of the Bond Documents.** The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.
  4. **Assessment Lien for the Series 2022 Bonds.** The special assessments for the Series 2022 Bonds shall be allocated in accordance with the Supplemental Assessment Report.
  5. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
  6. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
  7. **Effective date.** This Resolution shall become effective upon its adoption.

Approved and adopted this 26<sup>th</sup> day of October, 2022.

**Attest:**

**Buckhead Trails Community  
Development District**

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

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

Exhibit A – First Supplemental Assessment Methodology Report dated July 13, 2022  
Exhibit B–Supplemental Report of the District Engineer dated June 2, 2022



BUCKHEAD TRAILS  
COMMUNITY  
DEVELOPMENT  
DISTRICT

FIRST SUPPLEMENTAL  
ASSESSMENT  
METHODOLOGY REPORT  
SERIES 2022 ASSESSMENT  
AREA

Report Date:

July 13<sup>th</sup>, 2022

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## I. INTRODUCTION

This *First Supplemental Assessment Methodology Report* (the “First Supplemental Report”) serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Report (the “Master Report”) dated March 2<sup>nd</sup>, 2022 specifically to support the issuance of the Series 2022 Bonds (as defined below) which will fund a portion of the District’s Capital Infrastructure Program (CIP).

## II. DEFINED TERMS

“**Assessable Property**” – All property within the District that receives a special benefit from the CIP. (“Assessable Property” does not include property not subject to the special assessments such as publicly owned (State/County/City/CDD/School Board) tax exempt parcels such as lift stations, road rights-of-way, waterway management systems, common areas and other community property).

“**Capital Improvement Program**” (CIP) – The public infrastructure development program as outlined by the Engineer’s Report.

“**Developer**” – EPG Buckeye Road Development, LLC.

“**Development**” – The end-use configuration of Platted Units and Product Types for Platted and Unplatted Parcels within the District.

“**District**” – Buckhead Trails Community Development District containing 204.64 acres, more or less.

“**Engineer’s Report**” – *Supplemental Report of the District Engineer* dated June 2<sup>nd</sup>, 2022.

“**Equivalent Assessment Unit**” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“**Master Report**” or “**Report**” – The *Master Assessment Methodology Report*, dated March 2<sup>nd</sup>, 2022 as provided to support benefit and maximum assessments on private developable property within the District.

“**Series 2022 Assessment Area**” – Constitutes Series 2022 Assessment Area consisting of 204.64 acres, more or less, and contains 560 planned units within the lands within the District described as Exhibit A.

“**Platted Units**” – Private property subdivided as a portion of gross acreage by virtue of the platting process.

“**Product Type**” – Classification assigned by the District Engineer to dissimilar lot products for the development of the vertical construction. Determined in part as to differentiated sizes, setbacks and other factors.

“**Unplatted Parcels**” – Gross acreage intended for subdivision and platting pursuant to the Development plan.

“**Unit(s)**” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.





### III. OBJECTIVE

The objective of this First Supplemental Assessment Methodology Report is to:

- A. Allocate a portion of the costs of the CIP to all 560 units planned within the District’s boundaries;
- B. Refine the benefits, as initially defined in the Master Report, to the Assessable Property within the District that will be assessed as a result of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the Assessable Property within the District that benefits from the Series 2022 Project, as outlined by the Engineer’s Report.

The basis of benefit received by properties within the District relates directly to the Series 2022 Project allocable to Assessable Property within Series 2022 Assessment Area within the District. It is the District’s Series 2022 Project that will create the public infrastructure which enables the Assessable Property within the District to be developed and improved. Without these public improvements, which include off-site improvements identified in the Engineer’s Report. storm water, utilities (water and sewer), roadways, parks and recreational facilities, landscape/hardscape and irrigation, the development of lands within the District could not be undertaken within the current legal development standards. This First Supplemental Report applies the methodology described in the Master Report to assign assessments to Assessable Property within Series 2022 Assessment Area within the District as a result of the benefit received from the Series 2022 Project, and identifies the assessments required to satisfy the repayment of the Bonds by the benefiting Assessable Property.

The District will issue its Special Assessment Bonds, Series 2022 (the “Series 2022 Bonds”) to finance the construction and/or acquisition of a portion of the District’s CIP which will provide special benefit to the Assessable Property within Series 2022 Assessment Area.

The Series 2022 Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the Series 2022 Project within the District.

Non-ad valorem assessments will be collected each year to provide the funding necessary to remit the Series 2022 Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this First Supplemental Report will determine the benefit, apportionment and financing structure for the Series 2022 Bonds to be issued by the District in accordance with Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

### IV. DISTRICT OVERVIEW

The District area encompasses 204.64 +/- acres and is located in Manatee County, Florida, within Sections 1 and 12, Township 33 South, Range 18 East. The primary developer of the Assessable Properties is EPG Buckeye Road Development, LLC, (the “Developer”), who has created the overall development plan as outlined and supported by the



Engineer's Report. The development plan for the District contemplates multiple phases consisting of 532 single family lots. The public improvements as described in the Engineer's Report include off-site improvements, stormwater management, utilities (water and sewer), roadways, landscape/hardscape and amenities.

## V. CAPITAL IMPROVEMENT PROGRAM (CIP) AND SERIES 2022 PROJECT

The District and Developer are undertaking the responsibility of providing public infrastructure necessary to develop the lands within the District. As designed, the Series 2022 Project, or the CIP, is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to Assessable Property within the District. The drainage and surface water management system is an example of a system that provides benefit to all planned residential lots within the District. As a system of improvements, all private benefiting landowners within the District benefit the same from the first few feet of pipe as they do from the last few feet. The storm water management system is an interrelated facility which, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within District will benefit from such improvement.

The cost of the CIP is estimated to be \$31.69 million, approximately \$11.0 million of which will be funded by issuance of the Series 2022 Bonds (the "Series 2022 Project") as generally described within Tables 2 and 3 of this First Supplemental Report with further detail provided in the Engineer's Report.

## VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The Series 2022 Project contains a "system of improvements" for the Development which benefits the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish valid special assessment requires a more analytical examination. As required by F.S. 170.02, and described in the next section entitled "Allocation Methodology," this approach involves identifying and



assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceed the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property. The Development plan for Series 2022 Assessment Area contains various single-family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it “equates” the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefit.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the Series 2022 Project is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefitting property. These benefits are derived from the acquisition and/or construction of the District’s Series 2022 Project. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering Series 2022 Assessment Area as a result of the Series 2022 Project, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments includes publicly owned (State/County/City/CDD/School Board) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and other community property. To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.

## VII. ALLOCATION METHODOLOGY

Table 1 outlines EAUs assigned for residential product types under the current Development plan which constitutes Series 2022 Assessment Area of the Development. If future Assessable Property is added or additional product types are contemplated within Series 2022 Assessment Area, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefitting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific Assessable Property. The benefit with respect to the Series 2022 Project and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the Series 2022 Project, are apportioned to the Assessable



Property within the District for levy and collection. The allocation of benefits and maximum assessments associated with the Series 2022 Project are demonstrated on Table 3 through Table 4. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds. Any paydown of debt or contribution of infrastructure would need to be done in such a way as to ensure that the debt assessments on the remaining property are not increased beyond the ceiling debt per acre referred to in Section X and debt per unit referred to in Tables 4 and 5 of this Report.

## VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned to establish a lien on land within Series 2022 Assessment Area within the District. With regard to the Assessable Property, the special assessments are assigned to all unplatted property within Series 2022 Assessment Area of the District. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point the infrastructure may or may not be installed and none of the units in the Development plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within Series 2022 Assessment Area are assumed to receive benefit from the Series 2022 Bonds and all of the Assessable Property would be assessed to repay the Bonds. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all of the gross acreage within Series 2022 Assessment Area of the District. Debt will not be solely assigned to parcels which have development rights, but will and may be assigned to undevelopable parcels to ensure integrity of development plans, rights and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development plan has started to take shape. As lands subject to special assessments are platted and fully-developed, they are assigned specific special assessments in relation to the estimated benefit that each platted unit within the District receives from the Series 2022 Project, with the balance of the debt assigned on a per gross acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned a special assessment pursuant to its Product Type classification as set forth in Table 4. If land is sold in bulk to a third party prior to platting, then the District will assign Series 2022 Assessments based upon the development rights conveyed and/or assigned to such parcel in the land sale based on the equivalent assessment unit (EAU) factors set forth in the Assessment Methodology. It is not contemplated that any unassigned debt would remain once all of the 560 lots associated with the Series 2022 Project are platted and fully-developed; if such a condition was to occur, the process for true-up of assessments described below would be applicable.

The third condition is the “completed development state.” In this condition all of the Assessable Property within the Development plan has been platted and the total par value of the Series 2022 Bonds has been assigned as specific assessments to each of the platted lots within the portion of the District representing 718.48 EAUs.



## IX. FINANCING INFORMATION

The District will finance a portion of the CIP through the issuance of the Series 2022 Bonds secured ultimately by benefiting properties within the District planned for 560 residential lots. A number of items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs and rounding as shown on Table 3.

## X. PROCESS FOR TRUE-UP ASSESSMENTS (“TRUE-UP METHODOLOGY”)

During the construction period of the Development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of special assessment principal. In order to ensure the District’s debt does not build up on the unplatted land, the District shall apply the following test as outlined within this “true-up methodology.”

The debt per acre on the unplatted land within Series 2022 Assessment Area of the District may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for the Series 2022 Bonds divided by the number of developable acres within Series 2022 Assessment Area of the District. Thus, every time the test is applied, the debt encumbering the remaining unplatted developable land must remain equal to or lower than the ceiling level of debt per acre. If the debt per developable acre is found to be above the established maximum, the District would require the Developer to make a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within Series 2022 Assessment Area of the District. If upon the completion of any true-up analyses it is found the debt per acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage within Series 2022 Assessment Area of the District to produce the EAU densities required to adequately service the Bond debt, the District shall require from the Developer the remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within Assessment Area One of the District.

True-up payment requirements may be suspended if the Developer can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within the District to produce the densities required to adequately service the Series 2022 Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.



All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

#### XI. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP relating to the Series 2022 Project. Certain financing, development and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark does not represent the District as a Municipal Advisor or Securities Broker nor is Inframark registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark does not provide the District with financial advisory services or offer investment advice in any form.



TABLE 1

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT DEVELOPMENT PROGRAM				
PRODUCT	LOT SIZE	UNIT COUNT	PER UNIT EAU (1)	TOTAL EAUs (2)
Single Family	40	18	1.00	18.00
Single Family	45	122	1.13	137.25
Single Family	50	47	1.25	58.75
Single Family	52	237	1.30	308.10
Single Family	60	136	1.50	204.00
<b>TOTAL</b>		<b>560</b>		<b>726.10</b>

(1) EAU factors assigned based on Product Type as identified by District Engineer and do not reflect front footage of planned lots.

(2) Any development plan changes will require recalculations pursuant to the true-up provisions within this report.

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT BUILDOUT COMMUNITY DEVELOPMENT PROGRAM COSTS	
DESCRIPTION	SERIES 2022 ASSESSMENT AREA TOTAL
Water Management and Control	13,828,145
District Roads	4,608,525
Water Supply	2,479,368
Sewer and Wastewater Management	6,184,989
Professional Service & Fees	1,755,000
Undergrounding of Electrical Service	834,000
Amenity/Hardscape/Landscape	2,000,000
<b>TOTAL</b>	<b>31,690,027</b>
Funded by Series 2022 Bonds	11,021,581
Funded by Private Sources	20,668,447



TABLE 3

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS		
FINANCING INFORMATION - SERIES 2022 LONG TERM BONDS		
Interest Rate		5.70%
Term (Years)		30
Principal Amortization Installments		30
<b>ISSUE SIZE</b>		<b>\$12,530,000</b>
General Construction Fund		\$9,871,581
Amenity & Entry Project Subaccount		\$1,150,000
Capitalized Interest (Months)	3	\$192,541
Debt Service Reserve Fund	100% MADS	\$871,128
Underwriter's Discount	2%	\$250,600
Cost of Issuance		\$194,150
<b>ANNUAL ASSESSMENT</b>		
Annual Debt Service (Principal plus Interest)		871,128.13
Collection Costs and Discounts @	6.0%	\$55,604
<b>TOTAL ANNUAL ASSESSMENT</b>		<b>\$926,732</b>





TABLE 4

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS								
ALLOCATION METHODOLOGY - SERIES 2022 LONG TERM BONDS <sup>(1)</sup>								
PRODUCT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. (2)	TOTAL PRINCIPAL	ANNUAL ASSMT. (2)
Single Family 40'	1.000	18.00	2.48%	18	310,618	22,974	17,257.00	1,276.31
Single Family 45'	1.125	137.25	18.90%	122	2,368,465	175,174	19,414.00	1,435.85
Single Family 50'	1.250	58.75	8.09%	47	1,013,824	74,983	21,571.00	1,595.39
Single Family 52'	1.300	308.10	42.43%	237	5,316,751	393,233	22,434.00	1,659.21
Single Family 60'	1.500	204.00	28.10%	136	3,520,342	260,368	25,885.00	1,914.47
<b>TOTAL</b>		<b>726.10</b>	<b>100.00%</b>	<b>560</b>	<b>12,530,000</b>	<b>926,732</b>		

<sup>(1)</sup> Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis.

<sup>(2)</sup> Includes principal, interest, discounts and collection costs.

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$12,530,000.00 payable in 30 annual installments of principal of \$4,256.88 per gross acre. The maximum par debt is \$61,229.48 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan with respect to the Project will initially be allocated on a per acre basis within the Assessment Area of the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLL

TOTAL ASSESSMENT:	\$12,530,000.00		
ANNUAL ASSESSMENT:	\$871,128.13	(30 Installments)	
TOTAL GROSS ASSESSABLE ACRES +/-:	204.64		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	\$61,229.48		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:	\$4,256.88	(30 Installments)	
		PER PARCEL ASSESSMENTS	
		Total	Total Annual
Landowner Name, Manatee County Folio ID & Address	Per Lot	PAR Debt	Before Gross Up
EPG Buckeye Road Holdings, LLC Folio: Part of 589100109 111 S. Armenia Avenue, Suite 201 Tampa, FL 33609	204.64	\$12,530,000.00	\$871,128.13
Totals:	204.64	\$12,530,000.00	\$871,128.13



**Buckhead Trails Community  
Development District**

Supplemental Report of the District  
Engineer



Prepared for:  
Board of Supervisors  
Buckhead Trails Community  
Development District

Prepared by:  
Stantec Consulting Services Inc.  
777 S. Harbour Island Boulevard  
Suite 600  
Tampa, FL 33602  
(813) 223-9500

June 2, 2022



## 1.0 INTRODUCTION

The Buckhead Trails Community Development District (“the District”) encompasses approximately 204.64 acres in Manatee County, Florida. The District is located within Sections 1 and 12, Township 33 South, Range 18 East and is vacant land with various abutting subdivisions.

See Appendix A for a Vicinity Map and Legal Description of the District.

## 2.0 PURPOSE

The District was established by Manatee County Ordinance 15-13 effective on March 10, 2015 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. The purpose of this Supplemental Report of the District Engineer is to update the number of units and their public improvements and community facilities construction costs, as referenced in the February 24, 2022 Master Report of the District Engineer.

See Appendix B for the Construction Cost Estimate of the Public Improvements and Community Facilities.

## 3.0 SUMMARY AND CONCLUSION

The planning and design of the public improvements and community facilities within the District will be done in accordance with current governmental regulatory requirements.

Items of construction cost in this report are based on information provided by the Developer, based on a contractor proposal. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

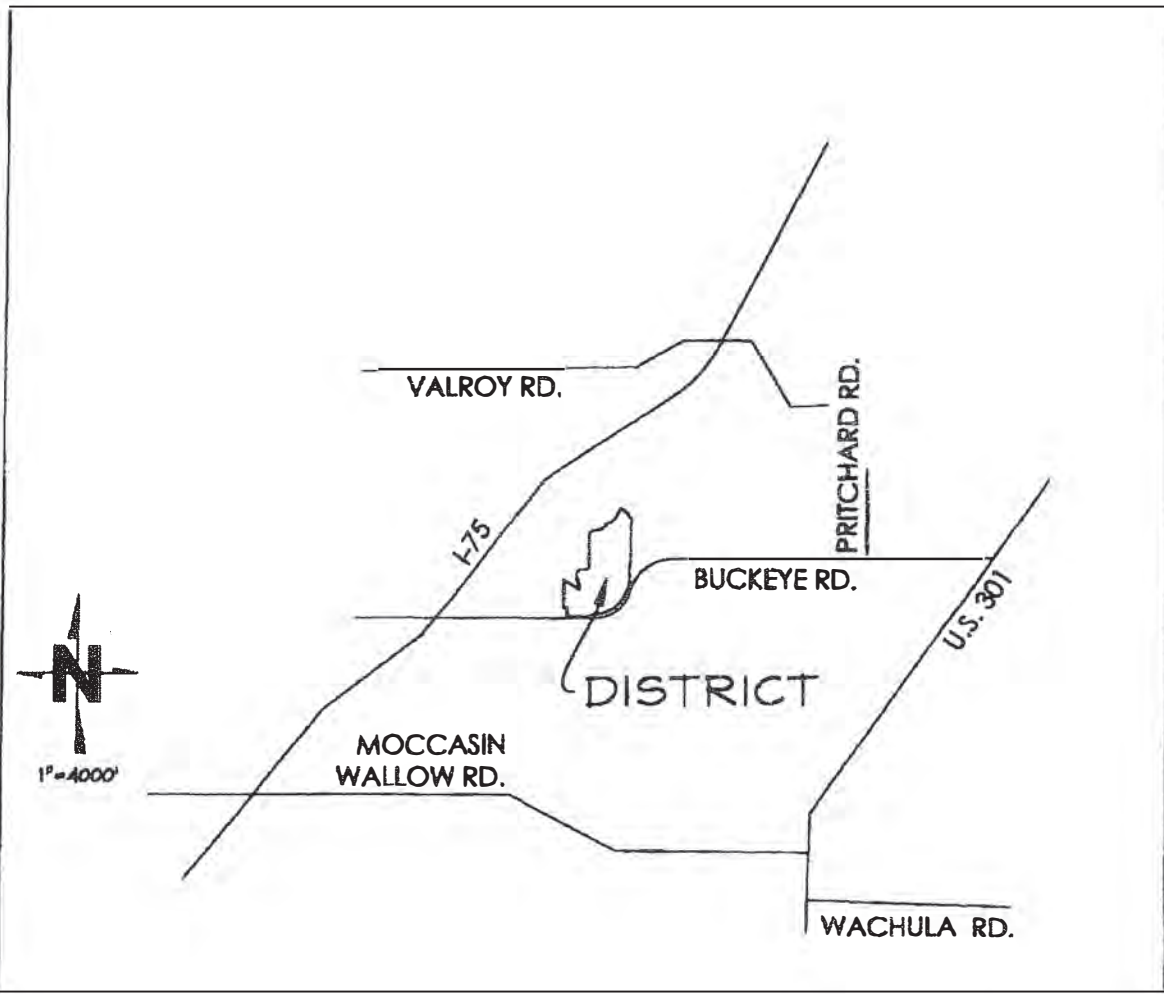
The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control.

---

Tonja L. Stewart, P.E.  
Florida License No. 47704



## **Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT**



BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT  
PROJECT LOCATION MAP

**CAVOLI Engineering, Inc.**  
 Consulting Civil Engineers  
 Fl. Cert. of Auth. No. 6875

5824 Bee Ridge Road, #325, Sarasota, FL 34233

(941) 927-3647

Fax: (941) 927-3646

email: cavolengineer@aol.com

*John F. Cavoli, P.E.*  
 JOHN F. CAVOLI, P.E.  
 FL. REG. No. 48692  
 12.21.14

DATE

**EXHIBIT '2'**

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT  
METES AND BOUNDS LEGAL DESCRIPTION**

**LEGAL DESCRIPTION:** (AS PREPARED BY THE CERTIFYING SURVEYOR AND MAPPER)

A PARCEL OF LAND LYING IN SECTIONS 1 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE S 89°53'24" W, A DISTANCE OF 21.97 FEET TO THE POINT OF BEGINNING; THENCE S 01°46'28" W, ALONG THE WESTERLY MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD A DISTANCE OF 1241.54 FEET TO THE NORTHERLY DEEDED RIGHT OF WAY (ORB 1678 PAGE 529) OF SAID BUCKEYE ROAD; THENCE ALONG SAID DEEDED RIGHT OF WAY THE FOLLOWING FIVE COURSES; THENCE S 23°24'03" W, A DISTANCE OF 413.28 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 66°36'20" W, AT A DISTANCE OF 1640.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°20'53", A DISTANCE OF 353.44 FEET; THENCE N 54°20'21" W, A DISTANCE OF 10.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 54°15'58" W, AT A DISTANCE OF 1630.00 FEET; THENCE SOUTHWESTERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°06'58", A DISTANCE OF 1539.54 FEET; THENCE S 00°06'39" E, A DISTANCE OF 42.41 FEET; THENCE ALONG THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF SAID BUCKEYE ROAD THE FOLLOWING TWO COURSES; THENCE N 89°56'58" W, A DISTANCE OF 1214.12 FEET; THENCE S 89°58'35" W, A DISTANCE OF 36.73 FEET; THENCE N 00°35'29" E ALONG THE WEST LINE OF AN FP & L EASEMENT RECORDED IN ORB 1006 PAGE 2513, A DISTANCE OF 1646.21 FEET; THENCE S 58°52'52" E, A DISTANCE OF 800.06 FEET; THENCE N 22°19'06" E, A DISTANCE OF 99.31 FEET; THENCE N 23°47'09" W, A DISTANCE OF 269.73 FEET; THENCE N 16°23'51" W, A DISTANCE OF 236.71 FEET TO THE POINT OF CURVATURE OF A CURVE, TO THE RIGHT HAVING A RADIUS OF 260.00 FEET; THENCE NORTHERLY, NORTHEASTERLY, AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 113°18'46", A DISTANCE OF 514.20 FEET TO A POINT OF TANGENCY; THENCE S 83°05'09" E, A DISTANCE OF 168.11 FEET; THENCE N 43°20'27" E, A DISTANCE OF 188.27 FEET; THENCE N 03°00'31" W, A DISTANCE OF 196.61 FEET; THENCE N 00°05'43" E, A DISTANCE OF 237.23 FEET; THENCE N 03°59'39" E, A DISTANCE OF 267.50 FEET; THENCE N 13°51'59" W, A DISTANCE OF 226.27 FEET; THENCE N 11°12'17" E, A DISTANCE OF 199.84 FEET; THENCE N 00°23'19" E, A DISTANCE OF 307.54 FEET; THENCE N 33°45'57" E, A DISTANCE OF 58.20 FEET; THENCE N 65°49'11" E, A DISTANCE OF 52.88 FEET; THENCE N 42°16'52" E, A DISTANCE OF 80.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 42°16'52" W, AT A DISTANCE OF 540.01 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°08'20", A DISTANCE OF 39.01 FEET; THENCE N 67°35'27" E, A DISTANCE OF 14.30 FEET; THENCE N 75°09'06" E, A DISTANCE OF 304.81 FEET; THENCE N 65°51'25" E, A DISTANCE OF 151.86 FEET; THENCE N 47°22'06" E, A DISTANCE OF 183.41 FEET; THENCE N 26°32'45" W, A DISTANCE OF 55.48 FEET; THENCE N 63°27'15" E, A DISTANCE OF 111.56 FEET; THENCE N 55°21'57" E, A DISTANCE OF 61.35 FEET; THENCE N 64°56'56" E, A DISTANCE OF 188.95 FEET; THENCE N 37°15'14" E, A DISTANCE OF 322.24 FEET; THENCE N 22°33'00" E, A DISTANCE OF 248.12 FEET; THENCE N 56°01'03" E, A DISTANCE OF 73.96 FEET; THENCE S 63°54'10" E, A DISTANCE OF 82.37 FEET; THENCE S 45°51'52" E, A DISTANCE OF 280.74 FEET; THENCE S 31°12'30" E, A DISTANCE OF 158.73 FEET; THENCE S 15°49'02" E, A DISTANCE OF 53.90 FEET; THENCE S 63°49'27" E, A DISTANCE OF 69.38 FEET; THENCE S 00°27'35" E ALONG THE EAST LINE OF SECTION 1, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1662.93 FEET TO THE AFOREMENTIONED MAINTAINED RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE ALONG THE MAINTAINED RIGHT OF WAY LINE THE FOLLOWING TWO COURSES; THENCE S 89°03'26" W, A DISTANCE OF 20.84 FEET; THENCE S 01°45'52" W, A DISTANCE OF 29.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 204.64 ACRES MORE OR LESS


**SURVEYOR'S NOTES:**

1. BEARINGS SHOWN HEREDIN ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM (FLORIDA WEST ZONE, 1983 / 90 DATUM), DERIVED FROM THE NORTH RIGHT OF WAY LINE OF BUCKEYE ROAD, HAVING A BEARING OF N89°56'58"W.
2. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

**SURVEYOR'S CERTIFICATE:**

I, the undersigned Professional Land Surveyor, hereby certify that the sketch map(s) and metes and bounds description(s) as set forth in Exhibit '2' of the Partition for the establishment of BUCKHEAD TRAILS (Community Development District) are true and correct, were made under my direction and meet the minimum technical standard requirements of Chapter 5J-17 of the Florida Administrative Code as of the following date.

Date of Certification: JUNE 18, 2014

  
ALEXANDER G. DUCHART  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 5998

SHEET 1 OF 2 SHEETS

CLIENT <i>madallion</i>	UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THE BOUNDARY SURVEY IS FOR INFORMATION ONLY AND IS NOT VALID.	 <b>A. DUCHART LAND SURVEYING, INC.</b> 2403 VERMONT AVENUE EAST BRADENTON, FL 34208 aduchart@gmail.com 1-800-402-8768 <i>Florida, On-Time Service</i>	<ul style="list-style-type: none"> <li>• Boundary</li> <li>• Construction</li> <li>• Platting</li> <li>• ALTA</li> <li>• Topographic</li> </ul>
JOB NO. 08-24-14			
ACAD FILE CDD-LEGAL			
FIELD DATE			
DRAWN BY: SD			
REVISIONS			

# BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT METES AND BOUNDS LEGAL DESCRIPTION

## SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM (FLORIDA WEST ZONE, 1983 / 90 DATUM), DERIVED FROM THE NORTH RIGHT OF WAY LINE OF BUCKEYE ROAD, HAVING A BEARING OF N89°58'58"W.
2. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.



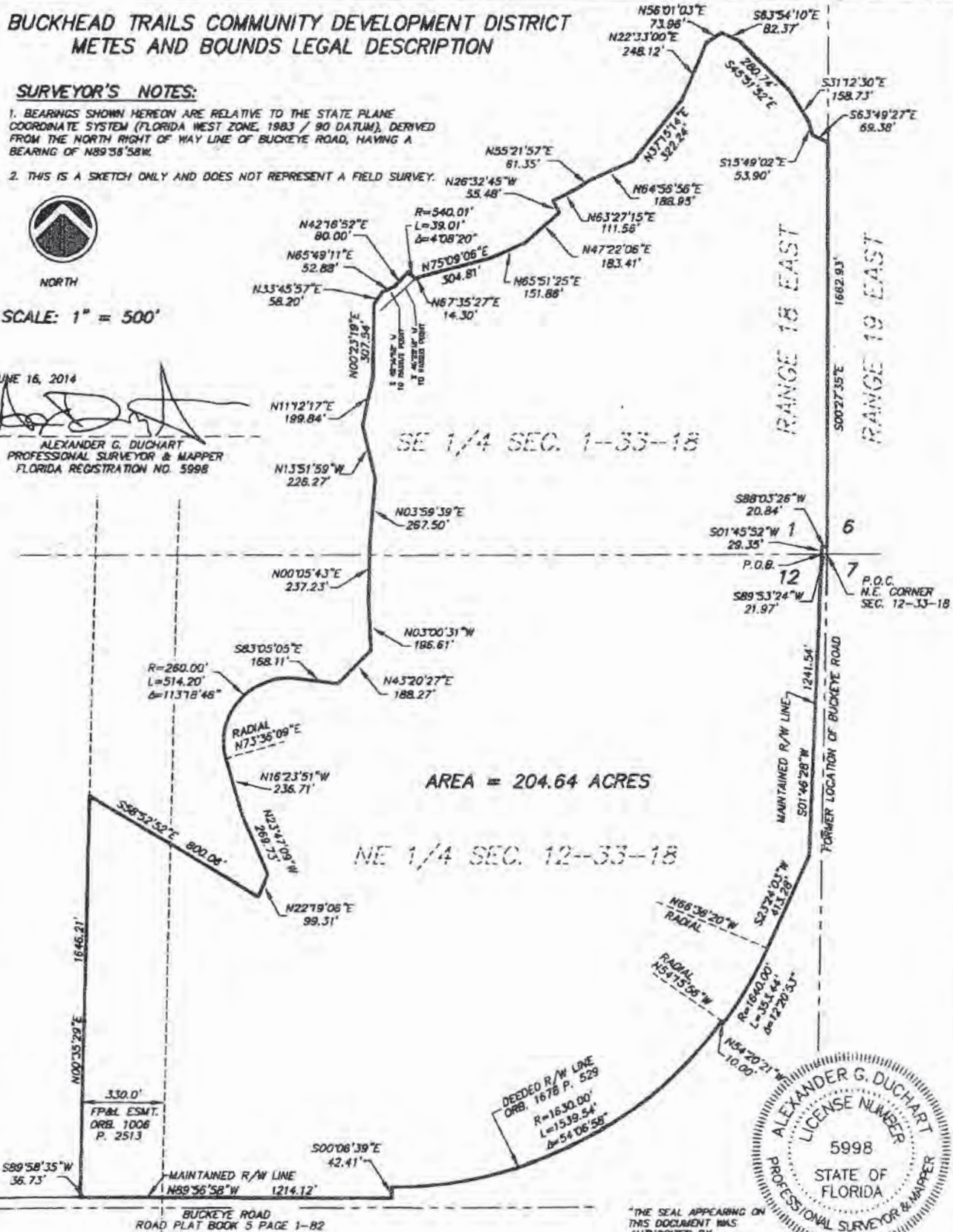
NORTH

SCALE: 1" = 500'

JUNE 16, 2014

*(Signature)*

ALEXANDER G. DUCHART  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 5998



"THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ALEXANDER DUCHART P.S.M."

SHEET 2 OF 2 SHEETS



## **Appendix B    CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**



**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**  
**MAY 20, 2022**

Units	Description	Master	Phases 2B & 4	Phases 1A & 2A	Phases 1B & 3	AA1 Total
			201	168	191	560
<b>SUBDIVISION CONSTRUCTION:</b>						
	Water Management and Control	\$ 7,105,718	\$ 2,439,004	\$ 2,002,167	\$ 2,281,257	\$ 13,828,145
	District Roads	\$ 691,279	\$ 1,421,239	\$ 1,166,689	\$ 1,329,318	\$ 4,608,525
	Water Supply	\$ 247,937	\$ 809,599	\$ 664,596	\$ 757,237	\$ 2,479,368
	Sewer and Wastewater Management	\$ 1,949,669	\$ 1,536,641	\$ 1,261,422	\$ 1,437,257	\$ 6,184,989
<b>PROFESSIONAL SERVICES AND FEES:</b>						
	Design, Permitting, Testing, Platting, Certification and Inspection	\$ 1,070,000	\$ 250,000	\$ 200,000	\$ 235,000	\$ 1,755,000
<b>UNDERGROUNDING OF SERVICES:</b>						
	Electrical Feeder (estimate)	\$ 554,000	\$ 100,000	\$ 85,000	\$ 95,000	\$ 834,000
<b>AMENITY/HARDSCAPE/LANDSCAPE:</b>						
	Amenity/Entry/Landscaping/ Irrigation/ Hardscape	\$ 2,000,000				\$ 2,000,000
		\$ <b>13,618,602</b>	\$ <b>6,556,483</b>	\$ <b>5,379,874</b>	\$ <b>6,135,068</b>	\$ <b>31,690,027</b>

This information updates the unit count and construction costs included in the Master Report of the District Engineer dated February 21, 2022 due to lot size changes.

**BUCKHEAD TRAILS  
COMMUNITY DEVELOPMENT DISTRICT**

**August 24, 2022, Minutes of the Public Hearing and Regular Meeting**

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

The Public Hearing and Regular Meetings of the Board of Supervisors for the Buckhead Trails was held on **Wednesday, August 24, 2022, at 1:00 P.M. at the Bradenton Office Suites located at 4916 26th Street West Suite 100 Bradenton, FL 34207.**

**1. CALL TO ORDER**

Brian Lamb called the Public Hearing and Regular Meetings of the Board of Supervisors of the Buckhead Trails Community Development District to order on **Wednesday, August 24, 2022, at 1:00 PM.**

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

Steve Luce	Supervisor
Ryan Motko	Supervisor
Nick Dister	Supervisor

**Staff Members Present:**

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

There were no members of the general public in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no public comments on agenda items.

**3. RECESS TO PUBLIC HEARING**

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

**4. PUBLIC HEARING ON ADOPTING FINAL FISCAL YEAR 2023 BUDGET**

**A. Open the Public Hearing on Adopting Final Fiscal Year 2023 Budget**

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion passed unanimously

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**B. Staff Presentation**

There were no staff presentation.

**C. Public Comment**

There were no public comments.

**D. Consideration of Resolution 2022-23; Adopting Final Fiscal Year 2023 Budget**

The Board reviewed and discussed the resolution.

MOTION TO:	Approve Resolution 2022-23.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion passed unanimously

**E. Close the Public Hearing on Adopting Final Fiscal Year 2023 Budget**

MOTION TO:	Close the Public Hearing.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion passed unanimously

**5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**

**A. Open the Public Hearing on Levying O&M Assessments**

MOTION TO:	Open the Public Hearing.
MADE BY:	Supervisor Luce
SECONDED BY:	Supervisor Dister
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 3/0 – Motion passed unanimously

86 **B. Staff Presentation**

87  
88 There were no staff presentation.

89  
90 **C. Public Comment**

91  
92 There were no public comments.

93  
94  
95 **D. Consideration of Resolution 2022-24; Levying O&M Assessments**  
96 **i. Developer Budget Funding Agreement**

97  
98 The Board reviewed and discussed the resolution.

99

100	MOTION TO:	Approve Resolution 2022-24.
101	MADE BY:	Supervisor Motko
102	SECONDED BY:	Supervisor Dister
103	DISCUSSION:	None Further
104	RESULT:	Called to Vote: Motion PASSED
105		3/0 – Motion passed unanimously

106  
107 **E. Close the Public Hearing on Levying O&M Assessments**

108

109	MOTION TO:	Close the Public Hearing.
110	MADE BY:	Supervisor Motko
111	SECONDED BY:	Supervisor Dister
112	DISCUSSION:	None Further
113	RESULT:	Called to Vote: Motion PASSED
114		3/0 – Motion passed unanimously

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116 **6. RETURN AND PROCEED TO THE REGULAR MEETING**

117  
118 Mr. Lamb directed the Board to proceed to the regular meeting.

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121 **7. BUSINESS ITEMS**

122 **A. Consideration of Resolution 2022-25; Setting FY 2023 Meeting Schedule**

123  
124 Mr. Lamb reviewed and discussed the exhibits referring to the resolution with the Board. The Set  
125 of Fiscal Year Meeting schedule will remain the same as the fiscal year of 2022 which starts on  
126 October 22, 2022.

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MOTION TO:	Approve Resolution 2022-25.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Luce
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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**B. General Matters of the District**

There are no general matters of the district at this time.

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**8. CONSENT AGENDA**

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- A. Consideration of Board of Supervisors Regular Meeting Minutes May 25, 2022.**
- B. Consideration of Operation and Maintenance Expenditures May 2022**
- C. Consideration of Operation and Maintenance Expenditures June 2022**
- D. Review of Financial Statements Month Ending July 31, 2022**

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The Board reviewed the agenda item.

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MOTION TO:	Approve the Consent Agenda Item A-D.
MADE BY:	Supervisor Dister
SECONDED BY:	Supervisor Motko
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 3/0 - Motion Passed Unanimously

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**9. VENDOR/STAFF REPORTS**

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**A. District Counsel**

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There were no reports on behalf of the District Counsel.

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**B. District Manager**

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Mr. Lamb stated we still have the petition filed with Manatee County for the continuance of the development expansion to be heard by the Board County Commissioner.

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161

**C. District Engineer**

162

There were no reports on behalf of the District Engineer.

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170 **10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

171  
172 There were no Board member comments.

173  
174 **11. AUDIENCE QUESTIONS, COMMENTS AND DISCUSSION FORUM**

175  
176 There were no audience questions or comments.

177  
178 **12. ADJOURNMENT**

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MOTION TO:	Adjourn.
MADE BY:	Supervisor Motko
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	3/0 - Motion Passed Unanimously

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

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

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

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

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

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

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

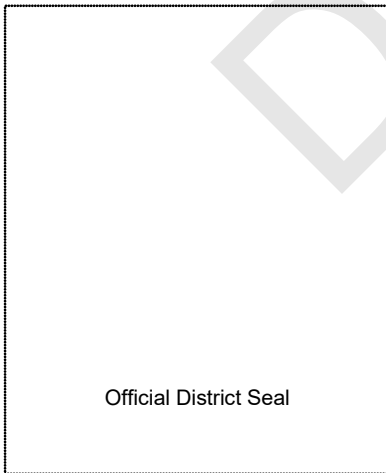
\_\_\_\_\_  
**Printed Name**

**Title:**

- Secretary**
- Assistant Secretary**

**Title:**

- Chairman**
- Vice Chairman**



*Recorded by Records Administrator*

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

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

# Buckhead Trails Community Development District

Financial Statements  
(Unaudited)

Period Ending  
September 30, 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 9/30/2022

(In Whole Numbers)

	General Fund	General Fixed Assets	General Long-Term Debt	Total
<b>Assets</b>				
Cash-Operating Account	0.00	0.00	0.00	5,121.00
Investment - Interest 2022 (5001)	0.00	0.00	0.00	192,886.00
Investment - Reserve 2022 (5004)	0.00	0.00	0.00	871,128.00
Investment - Acquisition 2022	0.00	0.00	0.00	9,889,254.00
Investment - Acquisition 2022	0.00	0.00	0.00	1,152,059.00
Investment - Cost of Issuance 2022 (5008)	0.00	0.00	0.00	4.00
Investment - Revenue 2022 (5000)	0.00	0.00	0.00	1,560.00
Prepaid Trustee Fees	0.00	0.00	0.00	250.00
Amount To Be Provided-Debt Service	0.00	0.00	12,530,000.00	12,530,000.00
Other	<u>0.00</u>	<u>1,500.00</u>	<u>0.00</u>	<u>1,500.00</u>
<b>Total Assets</b>	<u><b>0.00</b></u>	<u><b>1,500.00</b></u>	<u><b>12,530,000.00</b></u>	<u><b>24,643,762.00</b></u>
<b>Liabilities</b>				
Accounts Payable	0.00	0.00	0.00	10,128.00
Revenue Bonds Payable - Series	<u>0.00</u>	<u>0.00</u>	<u>12,530,000.00</u>	<u>12,530,000.00</u>
<b>Total Liabilities</b>	<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>12,530,000.00</b></u>	<u><b>12,540,128.00</b></u>
<b>Fund Equity &amp; Other Credits Contributed Capital</b>				
Investment in General Fixed Assets	0.00	1,500.00	0.00	1,500.00
Other	<u>12,622.00</u>	<u>0.00</u>	<u>0.00</u>	<u>12,102,133.00</u>
<b>Total Fund Equity &amp; Other Credits Contributed Capital</b>	<u><b>12,622.00</b></u>	<u><b>1,500.00</b></u>	<u><b>0.00</b></u>	<u><b>12,103,633.00</b></u>
<b>Total Liabilities &amp; Fund Equity</b>	<u><b>12,622.00</b></u>	<u><b>1,500.00</b></u>	<u><b>12,530,000.00</b></u>	<u><b>24,643,762.00</b></u>

Buckhead Trails CDD  
Statement of Revenues and Expenditures  
From 10/1/2021 Through 9/30/2022

001 - General Fund  
(In Whole Numbers)

	Total Budget - Original	Current Period Actual	Total Budget Variance - Original	Percent Total Budget Remaining - Original
<b>Revenues</b>				
Contributions & Donations From Private Sources				
Developer Contributions	3,555.00	15,000.00	11,445.00	322 %
<b>Total Revenues</b>	<u>3,555.00</u>	<u>15,000.00</u>	<u>11,445.00</u>	<u>322 %</u>
<b>Expenditures</b>				
Financial & Administrative				
District Manager	500.00	12,461.00	(11,961.00)	(2,392)%
Telephone	100.00	0.00	100.00	100 %
District Counsel	1,000.00	12,608.00	(11,608.00)	(1,161)%
Postage, Phone, Faxes, Copies	100.00	0.00	100.00	100 %
Legal Advertising	700.00	0.00	700.00	100 %
Bank Fees	0.00	270.00	(270.00)	0 %
Dues, Licenses, & Fees	175.00	80.00	95.00	54 %
Miscellaneous Fees	500.00	5,800.00	(5,300.00)	(1,060)%
Website Maintenance	480.00	765.00	(285.00)	(59)%
<b>Total Expenditures</b>	<u>3,555.00</u>	<u>31,985.00</u>	<u>(28,430.00)</u>	<u>(800)%</u>
Excess of Revenues Over (Under) Expenditures	0.00	(16,985.00)	(16,985.00)	0 %
<b>Fund Balance, End of Period</b>	<u>0.00</u>	<u>(16,985.00)</u>	<u>(16,985.00)</u>	<u>0 %</u>

Buckhead Trails CDD  
Statement of Revenues and Expenditures  
From 10/1/2021 Through 9/30/2022

200 - Debt Service Fund - Series 2022  
(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>
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	0.00	1,063,669.00	1,063,669.00	0 %
Total Other Financing Sources	<u>0.00</u>	<u>1,063,669.00</u>	<u>1,063,669.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>1,063,669.00</u>	<u>1,063,669.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>1,063,669.00</u>	<u>1,063,669.00</u>	<u>0 %</u>

Buckhead Trails CDD  
Statement of Revenues and Expenditures  
From 10/1/2021 Through 9/30/2022

300 - Capital Project Fund - Series 2022  
(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>
Expenditures				
Financial & Administrative				
District Manager	0.00	37,500.00	(37,500.00)	0 %
Trustee Fees	<u>0.00</u>	<u>5,950.00</u>	<u>(5,950.00)</u>	<u>0 %</u>
Total Expenditures	<u>0.00</u>	<u>43,450.00</u>	<u>(43,450.00)</u>	<u>0 %</u>
Other Financing Sources				
Debt Proceeds				
Bond Proceeds	<u>0.00</u>	<u>11,317,131.00</u>	<u>11,317,131.00</u>	<u>0 %</u>
Total Other Financing Sources	<u>0.00</u>	<u>11,317,131.00</u>	<u>11,317,131.00</u>	<u>0 %</u>
Excess of Revenues Over (Under) Expenditures	<u>0.00</u>	<u>11,273,681.00</u>	<u>11,273,681.00</u>	<u>0 %</u>
Fund Balance, End of Period	<u>0.00</u>	<u>11,273,681.00</u>	<u>11,273,681.00</u>	<u>0 %</u>

Buckhead Trails CDD  
Reconcile Cash Accounts

*Summary*  
*Cash Account: 10101 Cash-Operating Account*  
*Reconciliation ID: 09/30/2022*  
*Reconciliation Date: 9/30/2022*  
*Status: Locked*

Bank Balance	5,151.07
Less Outstanding Checks/Vouchers	29.99
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	5,121.08
Balance Per Books	<u>5,121.08</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: 09/30/2022  
Reconciliation Date: 9/30/2022  
Status: Locked  
Outstanding Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1009	9/21/2022	System Generated Check/Voucher	<u>29.99</u>	Venturesin.com, Inc.
Outstanding Checks/Vouchers			<u>29.99</u>	

Buckhead Trails CDD  
Reconcile Cash Accounts

*Detail*  
Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 09/30/2022  
Reconciliation Date: 9/30/2022  
Status: Locked  
Cleared Checks/Vouchers

Document Number	Document Date	Document Description	Document Amount	Payee
1000	9/7/2022	System Generated Check/Voucher	40.00	Venturesin.com, Inc.
1001	9/7/2022	System Generated Check/Voucher	1,048.49	Straley Robin Vericker
1002	9/7/2022	System Generated Check/Voucher	250.00	U.S. Bank
1003	9/7/2022	System Generated Check/Voucher	160.00	Venturesin.com, Inc.
1004	9/8/2022	System Generated Check/Voucher	2,900.00	ADA Site Compliance
1005	9/8/2022	System Generated Check/Voucher	163.34	Inframark LLC
1006	9/8/2022	System Generated Check/Voucher	4,541.92	Straley Robin Vericker
1007	9/8/2022	System Generated Check/Voucher	80.00	Venturesin.com, Inc.
1008	9/14/2022	System Generated Check/Voucher	<u>394.95</u>	Straley Robin Vericker
Cleared Checks/Vouchers			<u>9,578.70</u>	

Buckhead Trails CDD  
Reconcile Cash Accounts

*Detail*  
Cash Account: 10101 Cash-Operating Account  
Reconciliation ID: 09/30/2022  
Reconciliation Date: 9/30/2022  
Status: Locked  
Cleared Deposits

Document Number	Document Date	Document Description	Document Amount	Deposit Number
CR025	9/1/2022	Sept Bank Int	<u>0.08</u>	
Cleared Deposits			<u>0.08</u>	