

# ***Buckhead Trails Community Development District***

## **Board of Supervisors**

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

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

## **Public Hearing & Regular Meeting Agenda**

Tuesday, March 28, 2023, at 11:00 a.m.

The Public Hearing & Regular Meeting of the **Buckhead Trails Community Development District** will be held on **March 28, 2023 at 11:00 a.m. at the Bradenton Office Suites located at 4916 26th Street West, Suite 100, Bradenton, FL 34207**. 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:

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

### **PUBLIC HEARING & REGULAR MEETING OF BOARD OF SUPERVISORS**

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

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

#### **3. RECESS TO PUBLIC HEARING**

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

- A. Open the Public Hearing on Approving & Levying Debt Assessments
- B. Staff Presentation
- C. Public Comment
- D. Close the Public Hearing on Approving & Levying Debt Assessments
- E. Consideration of Resolution 2023-07; Approving & Levying Debt Assessments .....Tab 01

#### **5. RETURN AND PROCEED TO REGULAR MEETING**

#### **6. VENDOR AND STAFF REPORTS**

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

#### **7. BUSINESS ITEMS**

- A. Consideration of Resolution 2023-08; Extending Board Terms to Coincide with the General Elections .....Tab 02
- B. General Matters of the District

#### **8. CONSENT AGENDA**

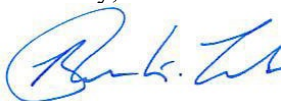
- A. Consideration of Operation and Maintenance Expenditures December 2022 .....Tab 03
- B. Review of Financial Statements Month Ending December 31, 2022, ..... Tab 04

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

#### **10. ADJOURNMENT**

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

Sincerely,



#### **District Office**

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

#### **Meeting Location:**

Bradenton Office Suites  
4916 26th Street West, Suite 100  
Bradenton, FL 34207

**RESOLUTION 2023-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE CONSTRUCTION AND ACQUISITION OF CERTAIN CAPITAL PUBLIC IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING NON-AD VALOREM SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH PUBLIC IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING A METHOD FOR ALLOCATING THE TOTAL ASSESSMENTS AMONG THE BENEFITED PARCELS WITHIN THE DISTRICT; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS SPECIAL ASSESSMENT BONDS; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.**

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

**SECTION 1. AUTHORITY FOR THIS RESOLUTION.** This Resolution is adopted pursuant to Chapters 170, 190, and 197, Florida Statutes.

**SECTION 2. FINDINGS.** The Board of Supervisors (the “**Board**”) of the Buckhead Trails Community Development District (the “**District**”) hereby finds and determines as follows:

(a) The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized under Chapter 190, Florida Statutes, to construct and acquire certain capital public improvements as described in the Master Report of the District Engineer – Expansion Area dated January 23, 2023 (the “**Project**”), attached hereto as **Exhibit “A.”**

(c) The District is authorized by Chapters 170 and 190, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development improvements such as the Project and to issue bonds payable from non-ad valorem special assessments as provided in Chapters 170 and 190, Florida Statutes.

(d) It is desirable for the public safety and welfare that the District construct and acquire the Project on certain lands within the District, the nature and location of which are described in Resolution 2023-04 and more specifically described in the plans and specifications on file at the registered office of the District; that the cost of such Project be assessed against the lands specially benefited thereby, and that the District issue its special assessment bonds, in one or more series (herein, the “**Bonds**”), to provide funds for such purpose pending the receipt of such special assessments.

(e) The implementation of the Project, the levying of such special assessments and the sale and issuance of the Bonds serves a proper, essential, and valid public purpose.

(f) In order to provide funds with which to pay the cost of constructing and acquiring a portion of the Project which are to be assessed against the benefited properties pending the collection of such special assessments, it is necessary for the District to issue and sell the Bonds.

(g) By Resolution 2023-04, the Board determined to implement the Project and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed therefor prior to the collection of such special assessments. Resolution 2023-04 was adopted in compliance with the requirements of Section 190.016, Florida Statutes and with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.

(h) Resolution 2023-04 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Chairman of the Board.

(i) A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2023-05 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of implementing the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.

(k) The Board met as an equalization board, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable in the making of the final assessment roll.

(l) Having considered revised estimates of the construction costs of the Project, revised estimates of financing costs, and all complaints and evidence presented at such public hearing, the Board finds and determines:

(i) that the estimated costs of the Project, plus financing related costs, capitalized interest, a debt service reserve, and contingency is as specified in the Expansion Area -- Master Assessment Methodology Report dated February 17, 2023 (the "**Assessment Report**") attached hereto as **Exhibit "B,"** and the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the methods determined by the Board, which results in the special assessments set forth on the final assessment roll;

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Assessment Report and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon; and

(iv) it is desirable that the Assessments be paid and collected as herein provided.

**SECTION 3. DEFINITIONS.** Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Assessment Report. In addition, the following words and phrases shall have the following meanings:

**“Assessable Unit”** means a building lot in the product type or lot size as set forth in the Assessment Report.

**"Debt Assessment"** or **"Debt Assessments"** means the non-ad valorem special assessments imposed to repay the Bonds which are being issued to finance the construction and acquisition of the Project as described in the Assessment Report.

**"Developer"** means **EPG Buckeye Road Development, LLC**, a Florida limited liability company, and its successors and assigns.

**"Landowner"** means **EPG Buckeye Road Holdings, LLC**, a Florida limited liability company, and its successors or assigns.

**SECTION 4. AUTHORIZATION OF PROJECT.** The Project described in Resolution 2023-04, as more specifically described by the plans and specifications therefor on file in the registered office of the District, is hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be constructed or acquired following the issuance of Bonds referred to herein.

**SECTION 5. ESTIMATED COST OF PROJECT.** The total estimated costs of the Project, and the costs to be paid by the Debt Assessments on all specially benefited property is set forth in the Assessment Report.

**SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF ASSESSMENTS.** The Debt Assessments on the benefited parcels all as specified in the final assessment roll are hereby equalized, approved, confirmed and levied. Promptly following the adoption of this Resolution, those Assessments shall be recorded by the Secretary of the Board of the District in a special book, to be known as the **"Improvement Lien Book."** The Debt

Assessment or Debt Assessments against the benefited parcels shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims).

**SECTION 7. FINALIZATION OF DEBT ASSESSMENTS.** When the Project has been constructed to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required by Sections 170.08 and 170.09, Florida Statutes. In the event that the actual costs to the District for the Project is less than the amount assessed therefor, the District shall credit to each Debt Assessment for the Project the proportionate difference between the Debt Assessment as hereby made, approved and confirmed and the actual costs of the Project, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Debt Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as cost of issuance, capitalized interest, if any, funded reserves or bond discount included in the estimated cost of the Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the Debt Assessments for all of the Project has been determined, the term " **Debt Assessment**" shall mean the sum of the actual costs of the Project benefiting the benefited parcels plus financing costs.

**SECTION 8. ALLOCATION OF DEBT ASSESSMENTS WITHIN THE BENEFITED PARCELS.** Because it is contemplated that the land will be subdivided into lots to be used for the construction of residential units, and that such individual lots will be sold to numerous purchasers, the Board deems it desirable to establish a method for allocating the total Debt Assessment among the various lots that will exist so that the amount so allocated to each lot will constitute an assessment against, and a lien upon, each such lot without further action by the Board.

The Board has been informed by the Developer that each lot of a particular product type as identified in the Assessment Report will be of approximately the same size as each other lot of the same product type. While it would be possible to allocate the Debt Assessments among each lot of a particular product type on the basis of the square footage of each such lot, the Board does not believe that the special benefits afforded by the Project to each lot vary to any material degree due to comparatively minor variations in the square footage of each lot. Instead, the Board believes, and hereby finds, that based upon the Developer's present development plans, each lot of the same product type will be benefited equally by the Project, regardless of minor variations in the square footage of the lots.

If the Developer's plans change and the size of the Assessable Units vary to a degree such that it would be inequitable to levy Debt Assessments in equal amounts against each Assessable Unit of the same product type, then the Board may, by a supplemental resolution, reallocate the Debt Assessments against the Assessable Units on a more equitable basis and in doing so the Board may ignore minor variations among lots of substantially equal square footage; provided, however,

that before adoption of any resolution the Board shall have obtained and filed with the trustee for the Bonds (herein, the “**Trustee**”): (i) an opinion of counsel acceptable to the District to the effect that the Debt Assessments as reallocated were duly levied in accordance with applicable law, that the Debt Assessments as reallocated, together with the interest and penalties, if any, thereon, will constitute a legal, valid and binding first lien on the Assessable Units as to which such Debt Assessments were reallocated until paid in full, and that such lien is coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims), whether then existing or thereafter created; and (ii) a certificate from the District's methodology consultant together with supporting schedule confirming that the aggregate cash flow from the reallocated Debt Assessments is not less than the aggregate cash flow from the original Assessments.

If the Board reallocates Debt Assessments as provided in the preceding paragraph, a certified copy of the supplemental resolution approving such reallocation shall be filed with the Trustee within 30 days after its adoption and a revised Debt Assessment roll shall be prepared and shall be recorded in the Improvement Lien Book created pursuant hereto.

**SECTION 9. PAYMENT OF DEBT ASSESSMENTS.** At the end of the capitalized interest period referenced in the Assessment Report (if any), the Debt Assessments for the Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 30 years, in the principal amounts set forth in the documents relating to the Bonds, together with interest at the applicable coupon rate of the Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Debt Assessments paid in November; provided, however, that any owner of land (unless waived in writing by the owner or any prior owner and the same is recorded in the public records of the county) against which an Debt Assessment has been levied may pay the entire principal balance of such Debt Assessment without interest at any time within thirty days after the Project have been completed and the Board has adopted a resolution accepting the Project as provided by section 170.09, Florida Statutes. Further, after the completion and acceptance of the Project or prior to completion and acceptance to the extent the right to prepay without interest has been previously waived, any owner of land against which an Debt Assessment has been levied may pay the principal balance of such Debt Assessment, in whole or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding Bond payment date, which is at least 45 days after the date of payment.

**SECTION 10. PAYMENT OF BONDS; REFUNDS FOR OVERPAYMENT.** Upon payment of all of the principal and interest on the Bonds secured by the Debt Assessments, the Debt Assessments theretofore securing the Bonds shall no longer be levied by the District. If, for any reason, Debt Assessments are overpaid or excess Debt Assessments are collected, or if, after repayment of the Bonds the Trustee makes payment to the District of excess amounts held by it for payment of the Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the Debt Assessment.

**SECTION 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES.** The Debt Assessments shall be subject to a penalty at a rate of one percent (1%)

per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the corresponding provisions of subsequent law. However, for platted and developed lots, the District anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem assessment" as provided by Florida Statutes, Chapter 197 for the collection of the Debt Assessments for the Bonds. Accordingly, the Debt Assessments for the Bonds, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time to time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. With respect to the Debt Assessments not being collected pursuant to the uniform method and which are levied against any unplatted parcels owned by the Developer or the Landowner, or their successors or assigns, the District shall invoice and collect such Debt Assessments directly from the Developer or the Landowner, or their successors or assigns, and not pursuant to Chapter 197. Any Debt Assessments that are directly collected by the District shall be due and payable to the District at least 30 days prior to the next Bond payment date of each year.

**SECTION 12. CONFIRMATION OF INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS.** The Board hereby confirms its intention to issue the Bonds, to provide funds, pending receipt of the Debt Assessments, to pay all or a portion of the cost of the Project assessed against the specially benefited property.

**SECTION 13. DEBT ASSESSMENT CHALLENGES.** The adoption of this Resolution shall be the final determination of all issues related to the Debt Assessments as it relates to property owners whose benefitted property is subject to the Debt 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 Debt Assessments, and the levy, collection, and lien of the Debt 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 14. PROCEDURAL IRREGULARITIES.** Any informality or irregularity in the proceedings in connection with the levy of the Debt Assessments shall not affect the validity of the same after the adoption of this Resolution, and any Debt Assessment as finally approved shall be competent and sufficient evidence that such Debt Assessment was duly levied, that the Debt Assessment was duly made and adopted, and that all other proceedings adequate to such Debt Assessment were duly had, taken, and performed as required.

**SECTION 15. SEVERABILITY.** If any Section or part of a Section of this Resolution be 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.

**SECTION 16. CONFLICTS.** All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

**SECTION 17. EFFECTIVE DATE.** This Resolution shall become effective upon its adoption.

**PASSED AND ADOPTED this 28th day of March, 2023.**

**Attest:**

**Buckhead Trails Community  
Development District**

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

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

**Exhibit “A” – Master Report of the District Engineer – Expansion Area dated January 23, 2023**

**Exhibit “B” – Expansion Area - Master Assessment Methodology Report dated February 17, 2023**



**Buckhead Trails Community  
Development District**

Master Report of the  
District Engineer – Expansion Area



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

January 23, 2023



## **1.0 INTRODUCTION**

The Buckhead Trails Community Development District ("the District") originally encompassed approximately 204.64 acres, and the expansion area encompasses approximately 283.17 acres for a total of 487.81 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 of the District, as well as the legal descriptions for the Expansion Area and the revised overall boundary of the District.

## **2.0 PURPOSE**

The District was originally established by Manatee County Ordinance 15-13, effective March 10, 2015, then was expanded by Manatee County Ordinance 22-59, effective December 8, 2022 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 Master Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities planned to be constructed within the approved expansion area.

## **3.0 THE DEVELOPER AND DEVELOPMENT**

The property owner, EPG Buckeye Road Development, LLC, currently proposes single family detached units within the boundary of the Expansion Area.

See Appendix B for an Aerial Map of the District.

## **4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.

### **4.1 MASTER WATER MANAGEMENT AND CONTROL**

The design criteria for the District's water management and control is regulated by Manatee County and the Southwest Florida Water Management District (SWFWMD). The Master Water Management and Control plan focuses on utilizing newly constructed ponds for stormwater treatment and storage of runoff from Master District Roads and Master Amenity.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, pond bank fill requirements, utility trench backfill, and filling and grading of public property.



The primary objectives of the Master Water Management and Control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100-year storm event.

The Master Water Management and Control will be designed in accordance with Manatee County and SWFWMD technical standards. The District is anticipated to own and maintain these facilities.

## **4.2 MASTER WATER SUPPLY**

The District is located within the Manatee County Utilities service area which will provide water supply for potable water service and fire protection to the property. The Master Water Supply improvements are anticipated to include looped water mains which will supply potable water and service and fire protection within and into the Master Roads. Off-site improvements will be required to provide service to the District.

The Master Water Supply will be designed in accordance with Manatee County technical standards. Manatee County will own and maintain these facilities.

## **4.3 MASTER SEWER AND WASTEWATER MANAGEMENT**

The District is located within the Manatee County Utilities service area which will provide sewer and wastewater management service to the District. The Master Sewer and Wastewater Management improvements are anticipated to include a gravity sanitary sewer system within the Master Road rights of way and pumping stations that will connect to an existing force main. Off-site improvements may be required to provide service to the District.

The Master Sewer and Wastewater Management facilities will be designed in accordance with Manatee County technical standards. Manatee County will own and maintain these facilities.

## **4.4 MASTER DISTRICT ROADS**

Master District Roads includes the collector road that accesses the development phases within the District. These roads will include the asphalt, base, and subgrade, roadway curb and gutter, and sidewalks.



Master Roads will be designed in accordance with the Manatee County technical standards and will be owned and maintained by Manatee County.

#### **4.5 MASTER AMENITY**

A Master Amenity facility will be constructed and will be owned and maintained by the District.

#### **4.6 MASTER LANDSCAPING/ HARDSCAPE/IRRIGATION**

Master entry monumentation, landscape buffering and screening, and irrigation will be provided along the Master District Road and at several access points into the development phases of the District. The improvements will be owned and maintained by the District.

#### **4.7 UNDERGROUNDING OF ELECTRICAL SERVICE**

Florida Power and Light (FP&L) provides electrical service to the District. FP&L provides overhead service at no charge. Fees associated with converting overhead to underground for service along the Master District Roads are master improvements.

#### **4.8 MASTER PROFESSIONAL SERVICES AND PERMITTING FEES**

Manatee County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering Manatee County infrastructure may also be required.

These fees associated with the Master public improvements may be funded by the District.

#### **4.9 SUBDIVISION WATER MANAGEMENT AND CONTROL**

The design criteria for the District's water management and control is regulated by Manatee County and the Southwest Florida Water Management District (SWFWMD). The Subdivision Water Management and Control plan for the District focuses on utilizing newly constructed stormwater ponds within upland areas and on-site wetlands for treatment and storage of runoff from the Subdivision District Roads, private lot area, and other landscaping and common spaces.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.



The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100-year storm event.

Subdivision Water Management and Control systems will be designed in accordance with Manatee County and SWFWMD technical standards. The District is anticipated to own and maintain these facilities, as well as, storm sewer systems designed with the Subdivision District Roads.

#### **4.10 SUBDIVISION WATER SUPPLY**

The District is located within the Manatee County Utilities service area which will provide water supply for potable water service and fire protection to the property. The Subdivision Water Supply improvements include looped water mains which will supply potable water service and fire protection to the houses and other common area uses needing water service.

The water supply systems will be designed in accordance with Manatee County technical standards. It is anticipated that Manatee County will own and maintain these facilities.

#### **4.11 SUBDIVISION SEWER AND WASTEWATER MANAGEMENT**

The District is located within the Manatee County Utilities service area which will provide sewer and wastewater management service to the District. The Subdivision Sewer and Wastewater Management improvements include gravity sanitary sewer systems within the Subdivision Road rights of way.

All Subdivision Sewer and Wastewater Management facilities will be designed in accordance with Manatee County technical standards. It is anticipated that Manatee County will own and maintain these facilities.

#### **4.12 SUBDIVISION DISTRICT ROADS**

Subdivision District Roads include the streets located within the rights-of-way within the development phases of the District. Subdivision streets include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.



All Subdivision Roads will be designed in accordance with the Manatee County technical standards and are anticipated to be owned and maintained by the Manatee County.

#### **4.13 SUBDIVISION PROFESSIONAL SERVICES AND PERMITTING FEES**

Manatee County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering Manatee County infrastructure may also be required.

These fees associated with the Subdivision public improvements may be funded by the District.

### **5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS**

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

### **6.0 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.

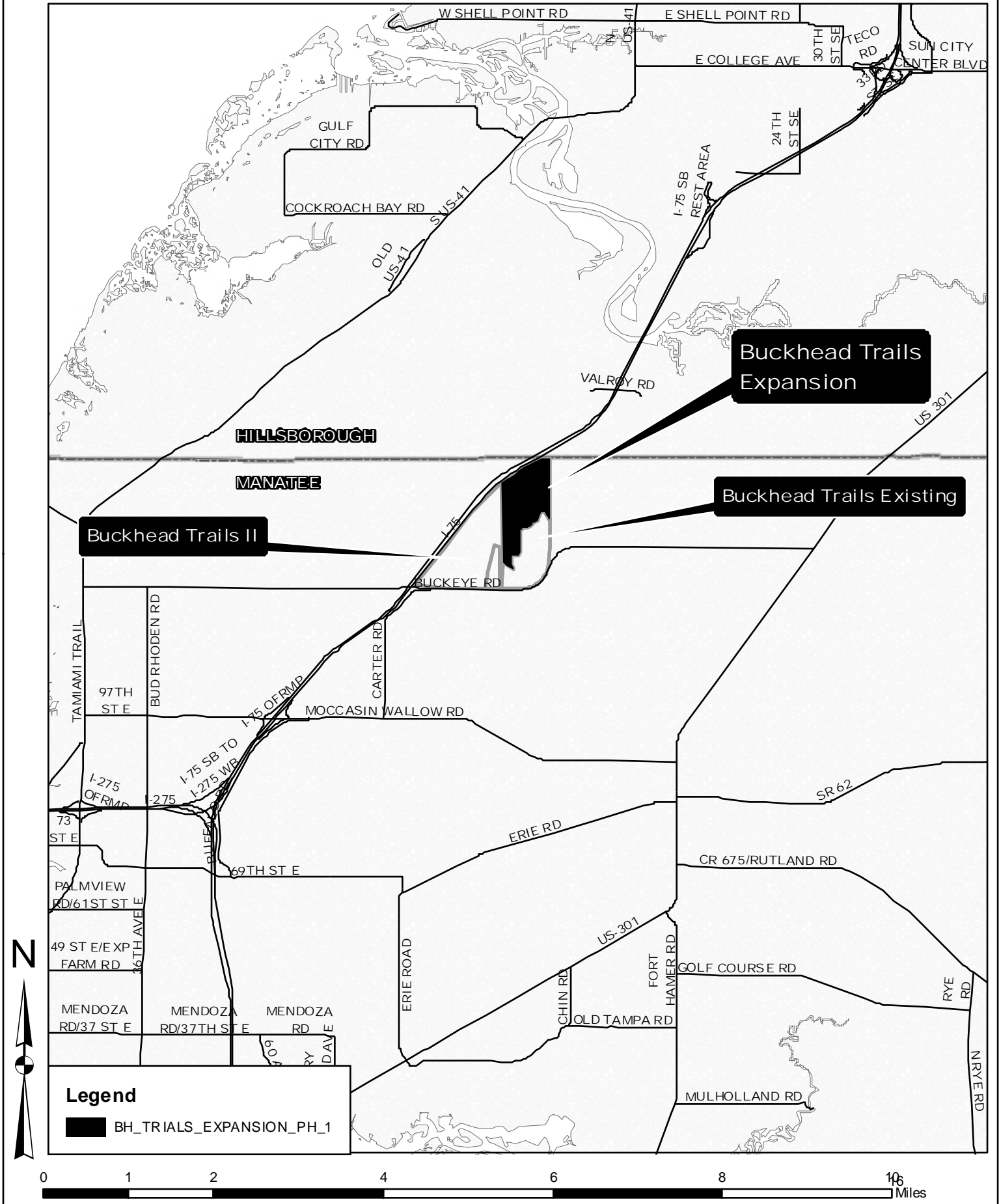
The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control.

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



## **Appendix A VICINITY MAP AND LEGAL DESCRIPTIONS OF THE EXPANSION AREA AND THE REVISED OVERALL BOUNDARY OF THE DISTRICT**

# Buckhead Trails Expansion CDD





## DESCRIPTION (PARCEL):

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS RECORDED IN INSTRUMENT NUMBER 202241014559 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 1 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S89°53'24"W, 21.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 1 TO 82, OF SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BUCKEYE ROAD S01°46'28"W, 1241.54 FEET; THENCE CONTINUING ALONG SAID BUCKEYE RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 1678, PAGE 529, OF SAID PUBLIC RECORDS THE FOLLOWING FIVE COURSES: (1) S23°24'03"W, 413.28 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N66°36'20"W, 1640.00 FEET, AND HAVING A CENTRAL ANGLE OF 12°20'53"; (2) ALONG THE ARC OF SAID CURVE 353.44 FEET TO A POINT ON A NON-TANGENTIAL LINE; (3) N54°20'21"W, 10.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N54°15'56"W, 1630.00 FEET AND HAVING A CENTRAL ANGLE OF 54°06'58"; (4) ALONG THE ARC OF SAID CURVE 1539.54 FEET TO A POINT ON A NON-TANGENTIAL LINE; (5) S00°06'39"E, 42.41 FEET; THENCE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY RECORDED IN ROAD PLAT BOOK 5, PAGE 1 THE FOLLOWING TWO COURSES: (1) N89°56'58"W, 1214.12 FEET; (2) S89°58'35"W, 36.73 FEET; THENCE ALONG THE WESTERLY LINE OF A FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1006, PAGE 2513 LINE, N00°35'29"E, 1646.21 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID FLORIDA POWER AND LIGHT EASEMENT THE FOLLOWING TWO COURSES: (1) N00°35'29"E, 988.92 FEET; (2) N01°06'57"E, 4045.66 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 75 (STATE ROAD 93) PER OFFICIAL RECORDS BOOK 867, PAGE 368, SAID POINT ALSO BEING A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S37°49'16"E, 11329.16 FEET AND HAVING A CENTRAL ANGLE OF 07°45'10", THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: (1) ALONG THE ARC OF SAID CURVE 1,532.98 FEET TO THE END OF SAID CURVE; (2) N59°56'51"E, 1274.21 FEET TO A POINT ON THE NORTH LINE OF SECTION 1, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE ALONG SAID NORTH LINE S89°59'17"E, 452.34 FEET TO THE NORTHEAST CORNER OF SAID SECTION 1;

(CONTINUED ON PAGE 2)

NOT A BOUNDARY SURVEY  
**DESCRIPTION & SKETCH**  
 OF  
**LAND**

LOCATED IN

**SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST**  
**MANATEE COUNTY, FLORIDA**

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NOTE: THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, AN ELECTRONIC COPY MUST HAVE A VERIFIED INDEPENDENT AUTHENTICATED SEAL AFFIXED.

SKETCH AND DESCRIPTION  
 PARCEL 2 LESS CDD  
 N/F PID 589100109  
 MANATEE COUNTY, FLORIDA

BY: KAVIN C. WLMOTT, P.S.M.  
 FLORIDA CERTIFICATE No. PLS 6809  
 DATE OF CERTIFICATION 03-21-2022

**SHEET 1 OF 5**

T:\2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 2 LESS CDD SD.dwg

## DESCRIPTION (PARCEL):

(CONTINUED FROM PAGE 1)

THENCE S00°27'35"E ALONG THE EAST LINE OF SAID SECTION 1, 3839.86 FEET; THENCE LEAVING SAID EAST LINE OF SECTION 1 THE FOLLOWING 33 COURSES ALONG THE NORTHERLY AND WESTERLY LINE OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT AS DESCRIBED IN OFFICIAL RECORDS BOOK 2563, PAGE 2814 OF AFORMENTIONED PUBLIC RECORDS: (1) N63°49'27"W, 69.38 FEET; (2) N15°49'02"W, 53.90 FEET; (3) N31°12'30"W, 158.73 FEET; (4) N45°51'52"W, 280.74 FEET; (5) N63°54'10"W, 82.37 FEET; (6) S56°01'03"W, 73.96 FEET; (7) S22°33'00"W, 248.12 FEET; (8) S37°15'14"W, 322.24 FEET; (9) S64°56'56"W, 188.95 FEET; (10) S55°21'57"W, 61.35 FEET; (11) 63°27'15"W, 111.56 FEET; (12) S26°32'45"E, 55.48 FEET; (13) S47°22'06"W, 183.41 FEET; (14) S65°51'25"W, 151.88 FEET; (15) 75°09'06"W, 304.81 FEET; (16) S67°35'27"W, 14.30 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S46°25'12"W, 540.01 FEET, AND HAVING A CENTRAL ANGLE OF 04°08'20; (17) ALONG THE ARC OF SAID CURVE 39.01 FEET TO A POINT ON A NON-TANGENTIAL LINE; (18) S42°16'52"W, 80.00 FEET; (19) S65°49'11"W, 52.88 FEET; (20) S33°45'57"W, 58.20 FEET; (21) S00°23'19"W, 307.54 FEET; (22) S11°12'17"W, 199.84 FEET; (23) S13°51'59"E, 226.27 FEET; (24) S03°59'39"W, 267.50 FEET; (25) S00°05'43"W, 237.23 FEET; (26) S03°00'31"E, 196.61 FEET; (27) S43°20'27"W, 188.27 FEET; (28) N83°05'05"W, 168.11 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 113°18'46"; (29) ALONG THE ARC OF SAID CURVE 514.20 FEET TO THE POINT OF TANGENCY; (30) S16°23'51"E, 236.71 FEET; (31) S23°47'09"E, 269.73 FEET; (32) S22°19'06"W, 99.31 FEET; (33) N58°52'52"W, 800.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,334,725 SQUARE FEET OR 283.17 ACRES MORE OR LESS.

NOT A BOUNDARY SURVEY  
**DESCRIPTION & SKETCH**  
OF  
**LAND**  
LOCATED IN  
**SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST**  
**MANATEE COUNTY, FLORIDA**

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SKETCH AND DESCRIPTION  
PARCEL 2 LESS CDD  
N/F PID 589100109  
MANATEE COUNTY, FLORIDA

SHEET 2 OF 5

T:\2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 2 LESS CDD SD.dwg

HILLSBOROUGH COUNTY

MANATEE COUNTY

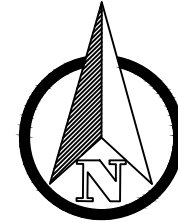
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 O.R.B. 1946, PG.3103

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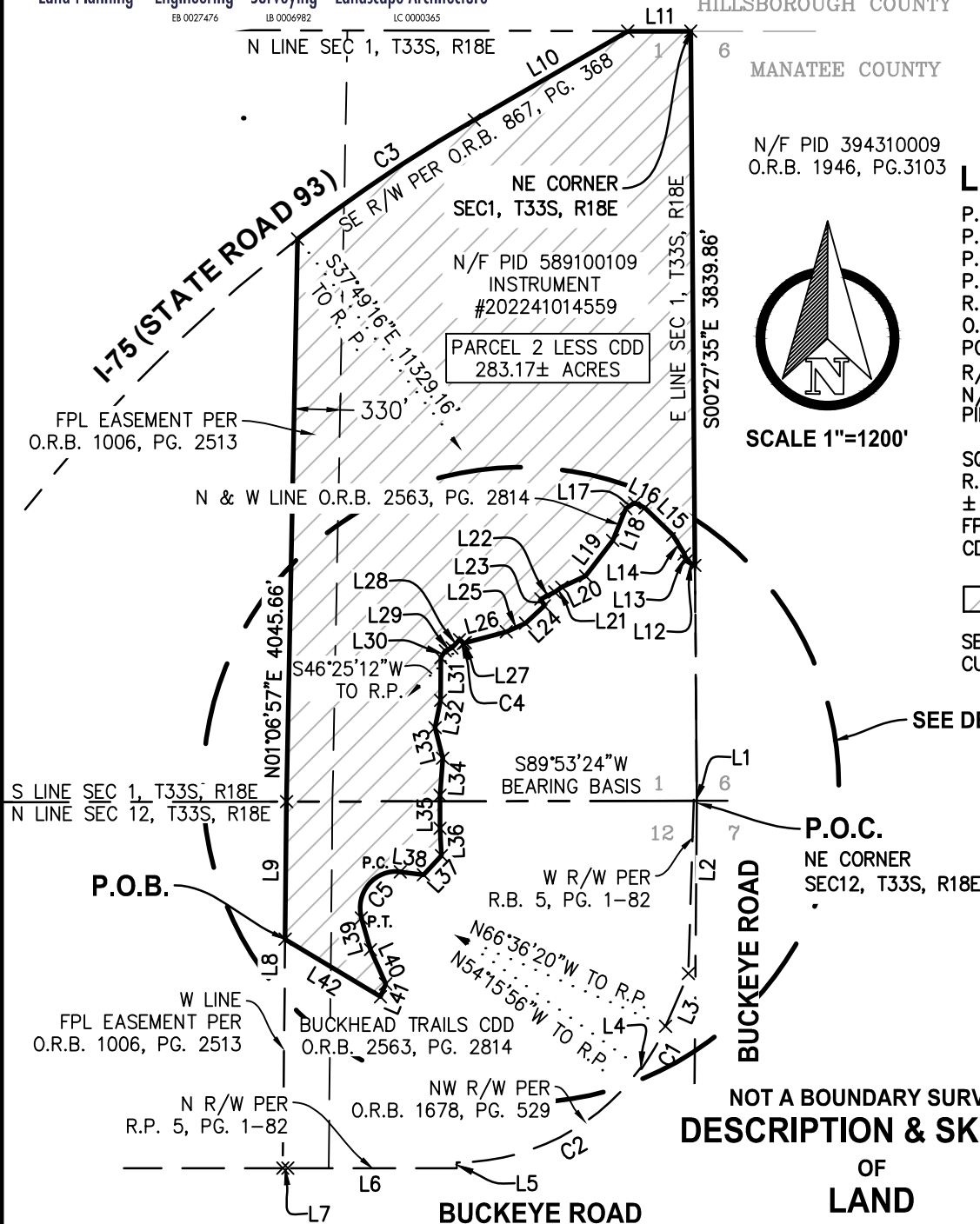
P.O.B. - POINT OF BEGINNING  
 P.O.C. - POINT OF COMMENCEMENT  
 P.C. - POINT OF CURVATURE  
 P.T. - POINT OF TANGENCY  
 R.B. - ROAD PLAT BOOK  
 O.R.B. - OFFICIAL RECORD BOOK  
 PG. - PAGE  
 R/W - RIGHT-OF-WAY  
 N/F - NOW OR FORMERLY  
 PID - PARCEL IDENTIFICATION (NUMBER)  
 SQ. FT. - SQUARE FEET  
 R.P. - RADIUS POINT  
 ± - MORE OR LESS  
 FPL - FLORIDA POWER & LIGHT  
 CDD - COMMUNITY DEVELOPMENT DISTRICT

□ - SITE (AREA)

SEE PAGE 3 FOR LINE AND CURVE TABLES.



SCALE 1"=1200'



SEE DETAIL "A" PAGE 5

NOT A BOUNDARY SURVEY  
**DESCRIPTION & SKETCH**  
 OF  
**LAND**  
 LOCATED IN

**SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST**  
**MANATEE COUNTY, FLORIDA**

## NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

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**SKETCH AND DESCRIPTION**  
**PARCEL 2 LESS CDD**  
 N/F PID 589100109  
 MANATEE COUNTY, FLORIDA

## LINE & CURVE TABLES

BOUNDARY LINE DATA		
LINE #	DIRECTION	LENGTH
L1	S89°53'24"W	21.97'
L2	S01°46'28"W	1241.54'
L3	S23°24'03"W	413.28'
L4	N54°20'21"W	10.00'
L5	S00°06'39"E	42.41'
L6	N89°56'58"W	1214.12'
L7	S89°58'35"W	36.73'
L8	N00°35'29"E	1646.21'
L9	N00°35'29"E	988.92'
L10	N59°56'51"E	1274.21'
L11	S89°59'17"E	452.34'
L12	N63°49'27"W	69.38'
L13	N15°49'02"W	53.90'
L14	N31°12'30"W	158.73'
L15	N45°51'52"W	280.74'

BOUNDARY LINE DATA		
LINE #	DIRECTION	LENGTH
L16	N63°54'10"W	82.37'
L17	S56°01'03"W	73.96'
L18	S22°33'00"W	248.12'
L19	S37°15'14"W	322.24'
L20	S64°56'56"W	188.95'
L21	S55°21'57"W	61.35'
L22	S63°27'15"W	111.56'
L23	S26°32'45"E	55.48'
L24	S47°22'06"W	183.41'
L25	S65°51'25"W	151.88'
L26	S75°09'06"W	304.81'
L27	S67°35'27"W	14.30'
L28	S42°16'52"W	80.00'
L29	S65°49'11"W	52.88'
L30	S33°45'57"W	58.20'

BOUNDARY LINE DATA		
LINE #	DIRECTION	LENGTH
L31	S00°23'19"W	307.54'
L32	S11°12'17"W	199.84'
L33	S13°51'59"E	226.27'
L34	S03°59'39"W	267.50'
L35	S00°05'43"W	237.23'
L36	S03°00'31"E	196.61'
L37	S43°20'27"W	188.27'
L38	N83°05'05"W	168.11'
L39	S16°23'51"E	236.71'
L40	S23°47'09"E	269.73'
L41	S22°19'06"W	99.31'
L42	N58°52'52"W	800.06'

BOUNDARY CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C1	1640.00'	12°20'53"	353.44'	S29°34'07"W
C2	1630.00'	54°06'58"	1539.54'	S62°47'33"W
C3	11329.16'	7°45'10"	1532.98'	N56°03'19"E
C4	540.01'	4°08'20"	39.01'	N45°38'58"W
C5	260.00'	113°18'46"	514.20'	S40°15'32"W

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SKETCH AND DESCRIPTION  
 PARCEL 2 LESS CDD  
 N/F PID 589100109  
 MANATEE COUNTY, FLORIDA

### NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
- THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

SHEET 4 OF 5

# ZNS ENGINEERING

Land Planning Engineering Surveying Landscape Architecture

EB 0027476

LB 0006982

LC 0000365

CERTIFICATE OF AUTHORIZATION # LB 6982

201 5th AVENUE DRIVE EAST

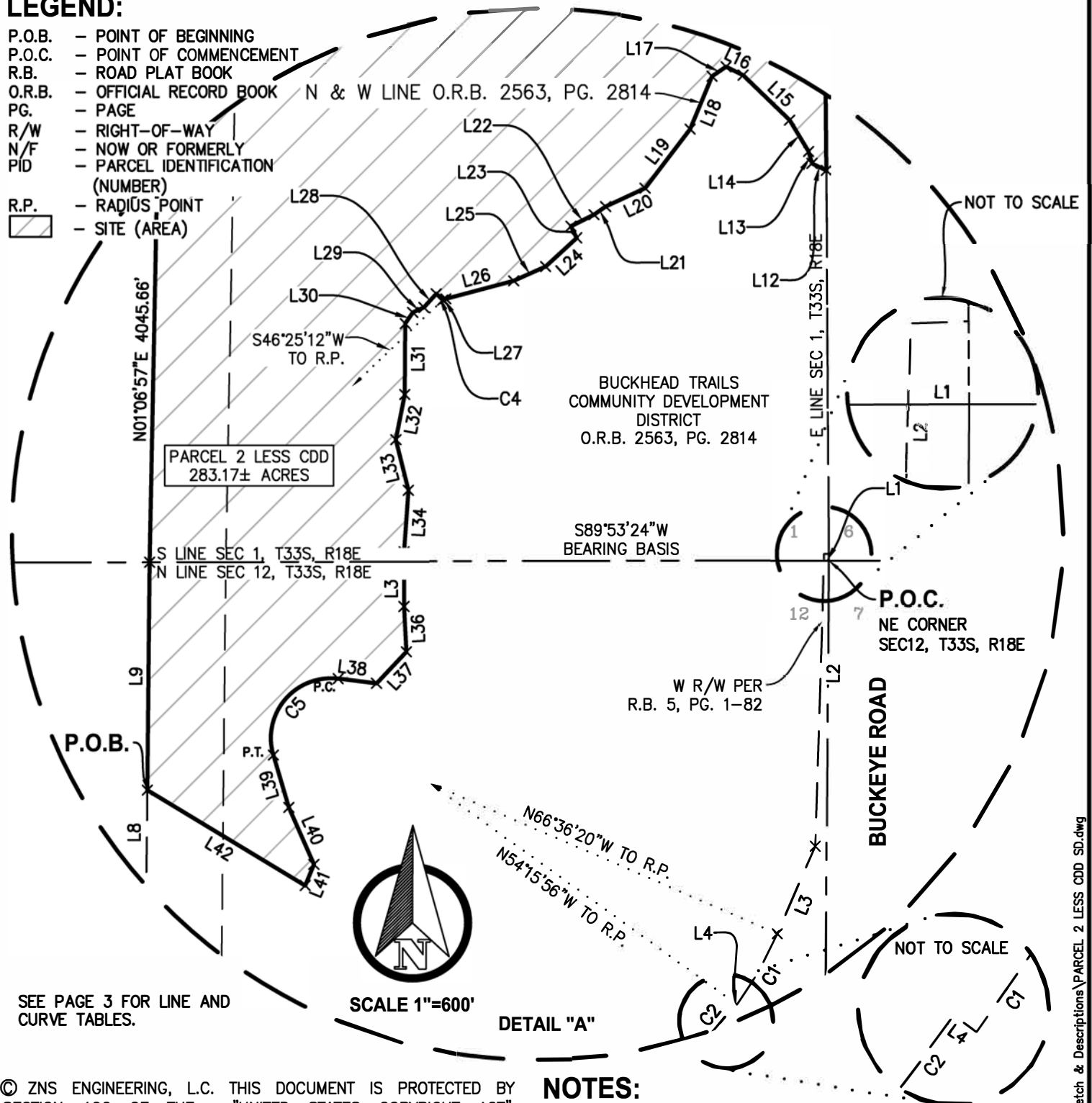
BRADENTON, FLORIDA 34208

(941) 748-8080

FAX (941) 748-3747

## LEGEND:

- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R.B. - ROAD PLAT BOOK
- O.R.B. - OFFICIAL RECORD BOOK
- PG. - PAGE
- R/W - RIGHT-OF-WAY
- N/F - NOW OR FORMERLY
- PID - PARCEL IDENTIFICATION (NUMBER)
- R.P. - RADIUS POINT
- Site (AREA)



SEE PAGE 3 FOR LINE AND CURVE TABLES.

SCALE 1"=600'

DETAIL "A"

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SKETCH AND DESCRIPTION  
PARCEL 2 LESS CDD  
N/F PID 589100109  
MANATEE COUNTY, FLORIDA

## NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
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3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

SHEET 5 OF 5

T:\2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 2 LESS CDD SD.dwg



## DESCRIPTION (PARCEL):

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS RECORDED IN INSTRUMENT NUMBER 202241014559 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 1 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S89°53'24"W, 21.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 1 TO 82, OF SAID PUBLIC RECORDS, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BUCKEYE ROAD S01°46'28"W, 1241.54 FEET; THENCE CONTINUING ALONG SAID BUCKEYE RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 1678, PAGE 529, OF SAID PUBLIC RECORDS THE FOLLOWING FIVE COURSES: (1) S23°24'03"W, 413.28 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N66°36'20"W, 1640.00 FEET, AND HAVING A CENTRAL ANGLE OF 12°20'53"; (2) ALONG THE ARC OF SAID CURVE 353.44 FEET TO A POINT ON A NON-TANGENTIAL LINE; (3) N54°20'21"W, 10.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N54°15'56"W, 1630.00 FEET AND HAVING A CENTRAL ANGLE OF 54°06'58"; (4) ALONG THE ARC OF SAID CURVE 1539.54 FEET TO A POINT ON A NON-TANGENTIAL LINE; (5) S00°06'39"E, 42.41 FEET; THENCE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY RECORDED IN ROAD PLAT BOOK 5, PAGE 1 THE FOLLOWING TWO COURSES: (1) N89°56'58"W, 1214.12 FEET; (2) S89°58'35"W, 36.73 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N00°35'29"E, 2635.13 FEET; THENCE N01°06'57"E, 4045.66 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 75 (STATE ROAD 93) PER OFFICIAL RECORDS BOOK 867, PAGE 368, SAID POINT ALSO BEING A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S37°49'16"E, 11329.16 FEET AND HAVING A CENTRAL ANGLE OF 07°45'10", THENCE ALONG THE ARC OF SAID CURVE 1,532.98 FEET TO THE END OF SAID CURVE; THENCE N59°56'51"E, 1274.21 FEET TO A POINT ON THE NORTH LINE OF SECTION 1, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE ALONG SAID NORTH LINE S89°59'17"E, 452.34 FEET TO THE NORTHEAST CORNER OF SAID SECTION 1; THENCE S00°27'35"E ALONG THE EAST LINE OF SAID SECTION 1, 5502.79 FEET; THENCE LEAVING SAID EAST LINE OF SECTION 1, S88°03'26"W, 20.84 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF AFOREMENTIONED BUCKEYE ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY S01°45'52"W, 29.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 21,248,959 SQUARE FEET OR 487.81 ACRES MORE OR LESS.

**NOT A BOUNDARY SURVEY**  
**DESCRIPTION & SKETCH**  
**OF**  
**LAND**  
**LOCATED IN**  
**SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST**  
**MANATEE COUNTY, FLORIDA**

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**SKETCH AND DESCRIPTION**  
**PARCEL 2**  
**N/F PID 589100109**  
**MANATEE COUNTY, FLORIDA**

BY: KAVIN C. WILMOTT, P.S.M.  
 FLORIDA CERTIFICATE No. PLS 6809  
 DATE OF CERTIFICATION 03-11-2022

**SHEET 1 OF 3**

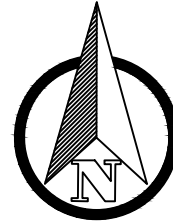
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L9

HILLSBOROUGH COUNTY

MANATEE COUNTY

N/F PID 394310009  
O.R.B. 1946, PG.3103



SCALE 1"=1200'

## LEGEND:

- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- R.B. - ROAD PLAT BOOK
- O.R.B. - OFFICIAL RECORD BOOK
- PG. - PAGE
- R/W - RIGHT-OF-WAY
- N/F - NOW OR FORMERLY
- PID - PARCEL IDENTIFICATION (NUMBER)
- SQ. FT. - SQUARE FEET
- R.P. - RADIUS POINT
- ± - MORE OR LESS
- SITE (AREA)

SEE PAGE 3 FOR LINE AND CURVE TABLES.

N01°06'57"E 4045.66'

N/F PID 589100109  
INSTRUMENT  
#202241014559

PARCEL 2  
487.81± ACRES

E LINE SEC 1, T33S, R18E  
S00°27'35"E 5502.79'

S89°53'24"W  
BEARING BASIS

N00°35'29"E 2635.13'

S LINE SEC 1, T33S, R18E  
N LINE SEC 12, T33S, R18E

P.O.B.

W R/W PER  
R.B. 5, PG. 1-82

SEE DETAIL "B" PAGE 3

NW R/W PER  
O.R.B. 1678, PG. 529

SEE DETAIL "A" PAGE 3

P.O.C.  
NE CORNER  
SEC12, T33S, R18E

BUCKEYE ROAD

NOT A BOUNDARY SURVEY  
**DESCRIPTION & SKETCH**  
OF  
**LAND**

LOCATED IN

**SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST  
MANATEE COUNTY, FLORIDA**

## NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
- THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

**SHEET 2 OF 3**

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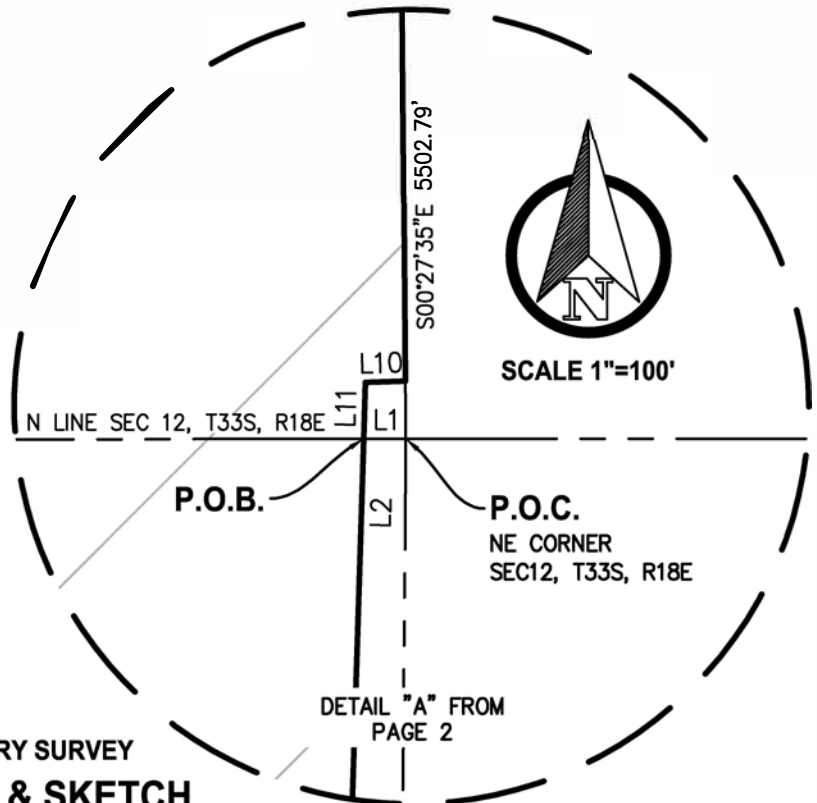
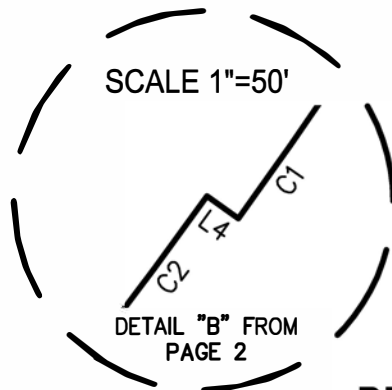
SKETCH AND DESCRIPTION  
PARCEL 2  
N/F PID 589100109  
MANATEE COUNTY, FLORIDA

T:\2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 2 SD.dwg

## LINE & CURVE TABLES

BOUNDARY LINE DATA		
LINE #	DIRECTION	LENGTH
L1	S89°53'24"W	21.97'
L2	S01°46'28"W	1241.54'
L3	S23°24'03"W	413.28'
L4	N54°20'21"W	10.00'
L5	S00°06'39"E	42.41'
L6	N89°56'58"W	1214.12'
L7	S89°58'35"W	36.73'
L8	N59°56'51"E	1274.21'
L9	S89°59'17"E	452.34'
L10	S88°03'26"W	20.84'
L11	S01°45'52"W	29.35'

BOUNDARY CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
C1	1640.00'	12°20'53"	353.44'	S29°34'07"W
C2	1630.00'	54°06'58"	1539.54'	S62°47'33"W
C3	11329.16'	7°45'10"	1532.98'	N56°03'19"E



NOT A BOUNDARY SURVEY  
 DESCRIPTION & SKETCH

OF  
 LAND

LOCATED IN

**SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA**

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**SKETCH AND DESCRIPTION  
 PARCEL 2  
 N/F PID 589100109  
 MANATEE COUNTY, FLORIDA**

### NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
- THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

**SHEET 3 OF 3**

T:\2022\45326 BUCKHEAD TRAIL\SURVEY & DESCRIPTIONS\PARCEL 2 SD.dwg





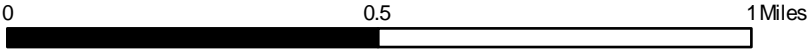
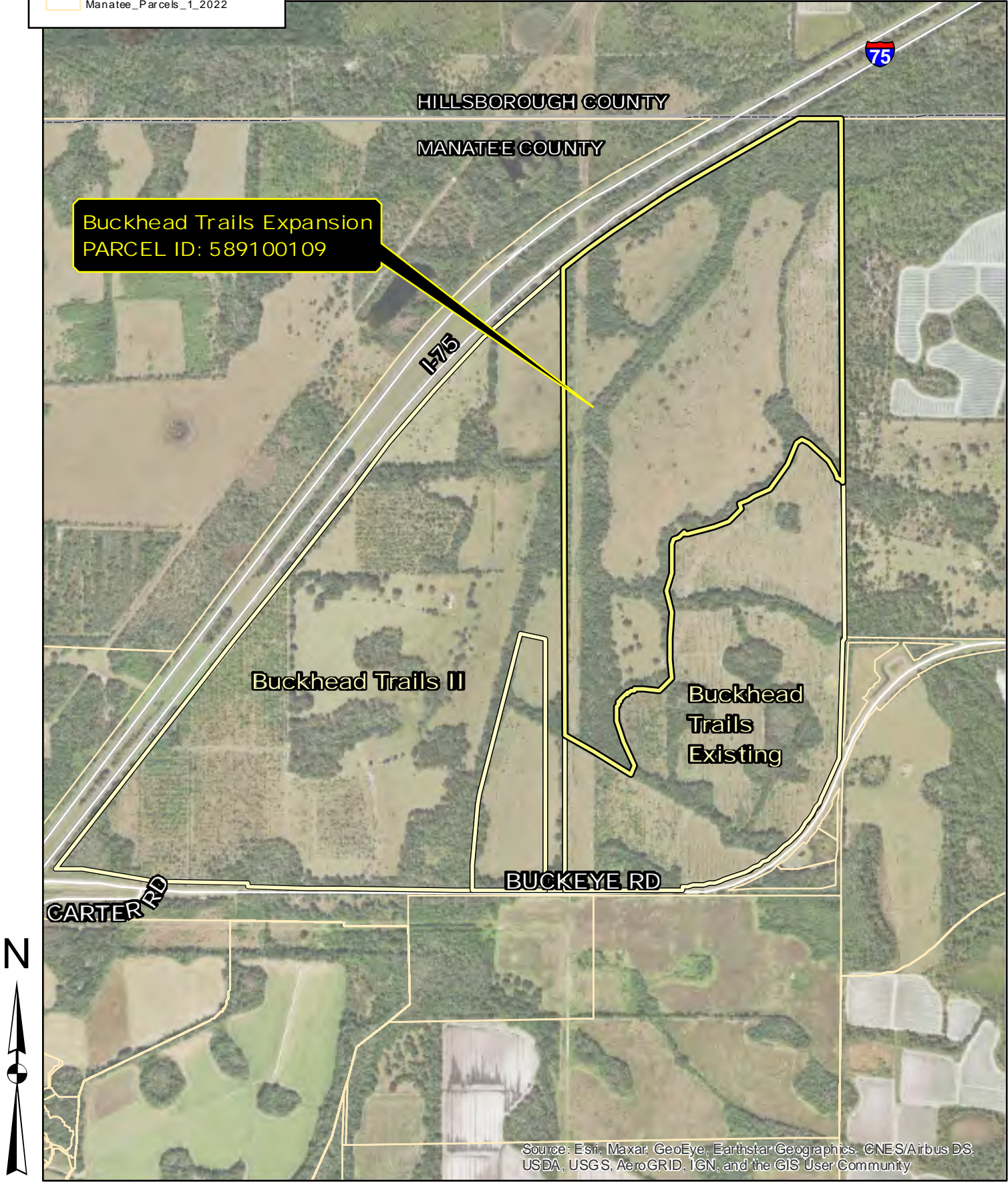


## **Appendix B    AERIAL MAP**

# Buckhead Trails Expansion CDD Aerial Map

**Legend**

-  BH\_TRAILS\_EXPANSION\_PH\_1
-  Manatee\_Parcels\_1\_2022



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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

**Buckhead Trails**  
**Community Development District**  
**Proposed Infrastructure Costs and Timeline**

<u>Description</u>	<u>2022-2024 District</u> <u>Estimated Cost</u>	<u>2025-2026 District</u> <u>Estimated Cost</u>	<u>Total</u>
Stormwater Management	\$ 8,155,899	\$ 8,155,899	\$ 16,311,798
Utilities	\$ 6,868,125	\$ 6,868,125	\$ 13,736,250
Roads (Includes ROW Landscape/Hai	\$ 6,438,870	\$ 6,438,870	\$ 12,877,740
Amenity, Parks & Recreation	\$ 1,613,751	\$ 1,613,751	\$ 3,227,502
Off-Site Improvements	\$ 1,210,313	\$ 1,210,313	\$ 2,420,626
Professional Fees, Permitting & Conti	\$ 3,643,042	\$ 3,643,042	\$ 7,286,084
<b>TOTAL</b>	<b>\$ 27,930,000</b>	<b>\$ 27,930,000</b>	<b>\$ 55,860,000</b>



# BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

## EXPANSION AREA MASTER ASSESSMENT METHODOLOGY REPORT

Report Date:

February 17, 2023



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## I. INTRODUCTION

This Expansion Area Master Assessment Methodology Report (the “Expansion Report”) details the basis of the benefit allocation and assessment methodology to support the financing plan to complete the expansion of the Buckhead Trails Community Development District (the “District”). The private assessable lands (“Assessable Property”) benefitting from the public infrastructure are generally described within Exhibit A of this Expansion Report and further described within the Engineer’s Report, dated January 23, 2023 (the “Engineer’s Report”).

The objective of this Expansion Report is to:

1. Identify the District’s capital improvement program (“CIP”) for the project to be financed, related to the expansion area, constructed and/or acquired by the District; and
2. Determine a fair and equitable method of spreading the associated costs to the benefiting Assessable Properties within the District pre- and post-development completion; and
3. Provide a basis for the placement of a lien on the Assessable Properties within the District benefiting from the CIP, as outlined by the Engineer’s Report.

The basis of benefit received by Assessable Properties relates directly to the proposed CIP. It is the District’s CIP that will create the public infrastructure that enables Assessable Properties within the District to be developed and improved under current allowable densities. The CIP includes off-site improvements, storm water, utilities (water and sewer), roadways, landscape and hardscape. The Engineers Report identified estimated costs to complete the CIP, inclusive of associated “soft cost” such as legal/engineering services with contingencies to account for commodity and service market fluctuations. This report will further address additional financing cost associated with funding the CIP. Without the required improvements in the CIP, the development of the Assessable Properties could not be undertaken within the current development standards. The main objective of this Expansion Report is to establish a basis on which to quantify and allocate the special benefit provided by the CIP proportionally to the Assessable Property within the District. A detailed allocation methodology and finance plan will be utilized to equitably distribute CIP costs upon the Assessable Properties within the District based upon the level of proportional benefit received.

This Expansion Report outlines the assignment of benefit, assessment methodology and financing structure for bonds to be issued by the District. As a result of the methodology application, the maximum long-term assessment associated with the current CIP is identified. The District will issue Special Assessment Bonds (the “Bonds”), in one or more series consisting of various amounts of principal debt and maturities to finance the construction and/or acquisition of all or a portion of the CIP.

It is anticipated that the methodology consultant will prepare individual supplemental reports applying the allocation methodology contained herein for the imposition and collection of long-term special assessments on a first platted, first assigned basis for repayment of a specific series of Bonds. The methodology consultant may distribute supplemental reports in connection with updates and/or revisions to the finance plan. Such supplemental reports will be created to stipulate

amended terms, interest rates, developer contributions if any, issuance costs and will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts.

The Bonds will be repaid from and secured by non-ad valorem assessments levied on those Assessable Properties benefiting from the public improvements within the District. Non-ad valorem assessments will be levied each year to provide the funding necessary to pay debt service on the Bonds and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Expansion Report will determine the benefit, apportionment and financing structure for the 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.

## II. DEFINED TERMS

**“Assessable Property:”** – All property within the District that receives a special benefit from the CIP.

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

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

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

**“District”** – Buckhead Trails Community Development District, 487.81 gross acres with the Development Plan for 1,594 Units.

**“Engineer’s Report”** – *Master Report of the District Engineer- Expansion Area for Buckhead Trails Community Development District*, dated January 23, 2023.

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

**“Expansion Area”** – Buckhead Trails Community Development District Expansion Area, 283.17 gross acres with the Development Plan for 1,034 Units added on December 8, 2022.

**“Maximum Assessments”** – The maximum amount of special assessments and liens to be levied against benefiting assessable properties.

**“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.

“Expansion Report” or “Report” – This *Master Assessment Methodology Report- Expansion Area*, dated February 17, 2023 as provided, to support benefit and Maximum Assessments Liens on private developable property within the District.

### III. DISTRICT OVERVIEW

After the expansion, the District now encompasses 487.81 +/- 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 1,594 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.

### IV. PROPOSED IMPROVEMENTS

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the District’s CIP within the expansion area. As designed, the CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to District lands, i.e.: all benefiting landowners of Assessable Properties within the District benefit the same from the first few feet of infrastructure as they do from the last few feet. The CIP costs within Table 1 of this Expansion Report reflect cost as further detailed within the Engineer’s Report, these costs are exclusive of any financing related costs.

### V. 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 District’s CIP contains a “system of improvements” including the funding, construction and/or acquisition of off-site improvements, storm water, utilities (water and sewer), roadways, and landscape/hardscape; 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 Assessable Property within the District 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 Assessable Property is equal to or exceeds the cost of the assessments levied on the Assessable Property (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, the second and third requirements for a valid special assessment require a more analytical examination. As required by F.S. 170.02, and described in the preceding section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various Assessable Property, 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 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 various Assessable Property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for payment of the Bonds has been apportioned according to reasonable estimates of the special benefits provided consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the properties will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that parcel of the District.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by HOA(s). 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 acreage density as demonstrated in other use EAU assignment.

## VI. ALLOCATION METHODOLOGY

The CIP benefits all assessable properties within the expansion area of the District proportionally. The level of relative benefit can be compared through the use of defining “equivalent” units of measurement by product type to compare dissimilar development product types. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the CIP. The use of Equivalent Assessment Unit (EAU) methodologies is well established as a fair and reasonable proxy for estimating the benefit received by private benefiting properties. One (1) EAU has been assigned to the 40’ residential use product type as a baseline, with a proportional increase relative to other planned residential product types and sizes. Table 2 outlines EAUs assigned for residential product types under the current Development Plan. If future assessable property is added or product types are contemplated, 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 benefiting 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 CIP benefit 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 CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and Maximum Assessments associated with the CIP are demonstrated on Table 3 through Table 6. 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.

## VII. ASSIGNMENT OF MAXIMUM ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and establish a lien on land within the District. With regard to the Assessable Property liens will be assessed on a gross acreage basis until such time as the developable acreage is platted. The platted parcels will then be reviewed as to use and product types. 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 but 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 the District receive benefit from the CIP and all of the assessable land within the District would be assessed to repay any 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 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 assessments in relation to the estimated benefit that each platted unit receives from the CIP, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. Therefore, each fully-developed, platted unit would be assigned a Maximum Assessment pursuant to its Product Type classification as set forth in Table 6. It is not contemplated that any unassigned debt would remain once all of the lots associated with the improvements are platted and fully-developed; if such a condition was to occur; the true-up provisions within this Report would be applicable.

The third condition is the “completed development state.” In this condition the entire Development Plan for the District has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the District.

## VIII. FINANCING INFORMATION

The District intends to finance only a portion of the CIP through the issuance of the Bonds; however this report assumes the financing of 100% of the improvements to identify the full benefit and potential. As the Bonds will be issued in one or more series, the Bonds will be sized at an amount rounded to the nearest \$5,000 and will include items such as debt service reserves, underwriter's discount, issuance costs and rounding.

For purposes of the Expansion Report, conservative allowances have been made for a debt service reserve, underwriter's discount, issuance costs, rounding and collection cost as shown on Table 3. The methodology consultant will issue supplemental report(s) which outline the provisions specific to each bond issue with the application of the assessment methodology contained herein. The supplemental report(s) will detail the negotiated terms, interest rates and costs associated with each series of Bonds representing the market rate at that point in time. The supplemental reports will outline any Developer contributions towards the completion of the CIP applied to prepay any assessments on any one or collective Assessable Properties within the District. The supplemental report(s) will also detail the level of funding allocated to the construction/acquisition account, the debt service reserve account, underwriter's discount, issuance and collection costs. Additionally, the supplemental report(s) will apply the principles set forth in the Master Report to determine the specific assessments required to repay the Bonds.

## IX. TRUE-UP MODIFICATION

During the construction period of phases of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of 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 remaining on the unplatted developable land within the District is never allowed to increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of developable acres encumbered by those Bonds. Thus, every time the test is applied, the debt encumbering the remaining un-platted developable acres must remain equal to, or lower than the ceiling level of debt per acre as established by Exhibit A.

True-up tests shall be performed upon the acceptance of each recorded plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses it is found that the debt per gross acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage in the District to produce the densities required to adequately service Bond debt, the District would require the immediate remittance of a density reduction payment, plus accrued interest as applicable in an amount sufficient to reduce the remaining debt per acre to the ceiling amount per acre, thus allow the remaining gross acreage to adequately service bond debt upon planned development. The final test shall be applied at the platting of 100% of the development units within each phase of the District. Should additional coverage be identified at or prior to the final true up as a result of changes in

the development plan, the District will reserve the right to either use excess to issue more debt or pay down the existing principal amounts within outstanding Bonds proportionally.

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

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.

## X. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP. 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			
TOTAL ELIGIBLE INFRASTRUCTURE COST DETAIL			
<u>DESCRIPTION</u>	<u>2022-2024</u> <u>District</u> <u>Estimated Costs</u>	<u>2025-2026</u> <u>District</u> <u>Estimated Costs</u>	<u>Total</u>
Stormwater Management	\$8,155,899	\$8,155,899	\$16,311,798
Utilities	\$6,868,125	\$6,868,125	\$13,736,250
Roads (Includes ROW Landscape/Hardscape)	\$6,438,870	\$6,438,870	\$12,877,740
Amenity, Parks & Recreation	\$1,613,751	\$1,613,751	\$3,227,502
Off-Site Improvements	\$1,210,313	\$1,210,313	\$2,420,626
Professional Fees, Permitting & Contingency	\$3,643,042	\$3,643,042	\$7,286,084
<b>TOTAL</b>	<b>\$27,930,000</b>	<b>\$27,930,000</b>	<b>\$55,860,000</b>

TABLE 2

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT			
PROJECT STATISTICS			
PRODUCT	LOT COUNT	PER UNIT	TOTAL
Single Family 40'	244	1.00	244.00
Single Family 45'	122	1.13	137.25
Single Family 50'	502	1.25	627.50
Single Family 52'	108	1.30	140.40
Single Family 60'	58	1.50	87.00
<b>TOTAL</b>	<b>1,034</b>		<b>1,236.15</b>
<sup>(1)</sup> Estimated Front Footage			
<sup>(2)</sup> Equivalent Assessment Unit			

TABLE 3

DEVELOPMENT PROGRAM COST/BENEFIT ANALYSIS	
PROJECT COSTS	\$55,860,000
TOTAL PROGRAM EAU <sub>s</sub>	1,236.15
TOTAL COST/BENEFIT	<u>\$45,189</u>

Table 3 Notations:

1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.

TABLE 4

DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS					
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAU <sub>s</sub>	NET BENEFIT PER PRODUCT TYPE	PER PRODUCT UNIT
Single Family 40'	1.00	244	244.00	\$8,920	\$37
Single Family 45'	1.13	122	137.25	\$5,017	\$41
Single Family 50'	1.25	502	627.50	\$22,939	\$46
Single Family 52'	1.30	108	140.40	\$5,132	\$48
Single Family 60'	1.50	58	87.00	\$3,180	\$55
Total		<u>1,034</u>	<u>1,236.15</u>	<u>\$45,189</u>	

TABLE 5

CONSTRUCTION COST AND BENEFIT						
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	PERCENTAGE OF EAUs	TOTAL AMOUNT PER PRODUCT TYPE	TOTAL AMOUNT PER LOT
Single Family 40'	1.0	244	244.00	19.74%	\$11,026,041	\$45,189
Single Family 45'	1.1	122	137.25	11.10%	\$6,202,148	\$50,837
Single Family 50'	1.3	502	627.50	50.76%	\$28,355,903	\$56,486
Single Family 52'	1.3	108	140.40	11.36%	\$6,344,492	\$58,745
Single Family 60'	1.5	58	87.00	7.04%	\$3,931,416	\$67,783
Total		1,034	1,236.15	100.00%	\$55,860,000	

TABLE 6

CONSTRUCTION COST FUNDING SOURCES					
PRODUCT TYPE	PRODUCT COUNT	PER PRODUCT TYPE		PER UNIT	
		DEVELOPER FUNDED	SERIES 2019 BONDS	DEVELOPER FUNDED	SERIES 2019 BONDS
Single Family 40'	244	\$0	\$11,026,041	\$0	\$45,189
Single Family 45'	122	\$0	\$6,202,148	\$0	\$50,837
Single Family 50'	502	\$0	\$28,355,903	\$0	\$56,486
Single Family 52'	108	\$0	\$6,344,492	\$0	\$58,745
Single Family 60'	58	\$0	\$3,931,416	\$0	\$67,783
Total	1,034	\$0	\$55,860,000		



TABLE 7

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT		
Coupon Rate <sup>(1)</sup>		8.00%
Term (Years)		33
Principal Amortization Installments		30
<b>ISSUE SIZE</b>		<b>\$86,555,000</b>
Construction Fund		\$55,860,000
Capitalized Interest (Months) <sup>(2)</sup>	36	\$20,773,200
Debt Service Reserve Fund	100%	\$7,688,458
Underwriter's Discount	2.00%	\$1,731,100
Cost of Issuance		\$500,000
Rounding		\$2,242
<b>ANNUAL ASSESSMENT</b>		
Annual Debt Service (Principal plus Interest)		\$7,688,458
Collection Costs and Discounts @	7.00%	\$578,701
<b>TOTAL ANNUAL ASSESSMENT</b>		<b>\$8,267,160</b>
Notations:		
<sup>(1)</sup> Based on conservative interest rate, subject to change based on market conditions.		
<sup>(2)</sup> Based on maximum capitalized interest, 36 months.		

TABLE 8

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT								
ALLOCATION METHODOLOGY - SERIES 2023 LONG TERM BONDS <sup>(1)</sup>								
PRODUCT	PER UNIT EAU	TOTAL EAUs	% OF EAUs	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>	TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>
Single Family 40'	1.00	244.00	19.74%	244	\$17,084,836	\$1,631,830	\$70,020	\$6,688
Single Family 45'	1.13	137.25	11.10%	122	\$9,610,220	\$917,905	\$78,772	\$7,524
Single Family 50'	1.25	627.50	50.76%	502	\$43,937,437	\$4,196,613	\$87,525	\$8,360
Single Family 52'	1.30	140.40	11.36%	108	\$9,830,783	\$938,971	\$91,026	\$8,694
Single Family 60'	1.50	87.00	7.04%	58	\$6,091,724	\$581,841	\$105,030	\$10,032
<b>TOTAL</b>		<b>1,236.15</b>	<b>100.00%</b>	<b>1,034</b>	<b>\$86,555,000</b>	<b>\$8,267,160</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. 12 month Capitalized Interest Period.

<sup>(2)</sup> Includes principal, interest 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 \$86,555,000.00 payable in 30 annual installments of principal of \$27,151.39 per gross acre. The maximum par debt is \$305,664.44 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within 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:		\$86,555,000.00	
ANNUAL ASSESSMENT:		\$7,688,458.50	(30 Installments)
TOTAL GROSS ASSESSABLE ACRES +/-:		283.17	
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:		\$305,664.44	
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:		\$27,151.39	(30 Installments)
		PER PARCEL ASSESSMENTS	
Landowner Name, Manatee County Folio ID & Address		Gross Unplatted Assessable Acres	Total PAR Debt
EPG Buckeye Road Holdings, LLC		283.17	\$86,555,000.00
Folio ID: 589100109			\$7,688,458.50
111 S. Armenia Ave, Suite 201			
Tampa, FL 33609			
Totals:		283.17	\$86,555,000.00
(1) Net collections and early payment discount			\$7,688,458.50

EXHIBIT B - LEGAL DESCRIPTION - SHEET 1

**DESCRIPTION (PARCEL):**

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS RECORDED IN INSTRUMENT NUMBER 202241014559 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 1 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S89°53'24"W, 21.97 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF BUCKEY ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 1 TO 82, OF SAID PUBLIC RECORDS; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BUCKEY ROAD S01°46'28"W, 1241.54 FEET; THENCE CONTINUING ALONG SAID BUCKEY RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 1678, PAGE 529, OF SAID PUBLIC RECORDS THE FOLLOWING FIVE COURSES: (1) S23°24'03"W, 413.28 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N66°36'20"W, 1640.00 FEET, AND HAVING A CENTRAL ANGLE OF 12°20'53"; (2) ALONG THE ARC OF SAID CURVE 353.44 FEET TO A POINT ON A NON-TANGENTIAL LINE; (3) N54°20'21"W, 10.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N54°15'56"W, 1630.00 FEET AND HAVING A CENTRAL ANGLE OF 54°06'58"; (4) ALONG THE ARC OF SAID CURVE 1539.54 FEET TO A POINT ON A NON-TANGENTIAL LINE; (5) S00°06'39"E, 42.41 FEET; THENCE ALONG AFOREMENTIONED BUCKEY ROAD RIGHT-OF-WAY RECORDED IN ROAD PLAT BOOK 5, PAGE 1 THE FOLLOWING TWO COURSES: (1) N89°56'58"W, 1214.12 FEET; (2) S89°58'35"W, 36.73 FEET; THENCE ALONG THE WESTERLY LINE OF A FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1006, PAGE 2513 LINE, N00°35'29"E, 1646.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID FLORIDA POWER AND LIGHT EASEMENT THE FOLLOWING TWO COURSES: (1) N00°35'29"E, 988.92 FEET; (2) N01°06'57"E, 4045.66 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 75 (STATE ROAD 93) PER OFFICIAL RECORDS BOOK 867, PAGE 368, SAID POINT ALSO BEING A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S37°49'16"E, 11329.16 FEET AND HAVING A CENTRAL ANGLE OF 07°45'10", THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: (1) ALONG THE ARC OF SAID CURVE 1,532.98 FEET TO THE END OF SAID CURVE; (2) N59°56'51"E, 1274.21 FEET TO A POINT ON THE NORTH LINE OF SECTION 1, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE ALONG SAID NORTH LINE S89°59'17"E, 452.34 FEET TO THE NORTHEAST CORNER OF SAID SECTION 1; THENCE S00°27'35"E ALONG THE EAST LINE OF SAID SECTION 1, 3839.86 FEET; THENCE LEAVING SAID EAST LINE OF SECTION 1 THE FOLLOWING 33 COURSES ALONG THE NORTHERLY AND WESTERLY LINE OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT AS DESCRIBED IN OFFICIAL RECORDS BOOK 2563, PAGE 2814 OF AFOREMENTIONED PUBLIC RECORDS: (1) N63°49'27"W, 69.38 FEET; (2) N15°49'02"W, 53.90 FEET; (3) N31°12'30"W, 158.73 FEET; (4) N45°51'52"W, 280.74 FEET; (5) N63°54'10"W, 82.37 FEET; (6) S56°01'03"W, 73.96 FEET; (7) S22°33'00"W, 248.12 FEET; (8) S37°15'14"W, 322.24 FEET; (9) S64°56'56"W, 188.95 FEET; (10) S55°21'57"W, 61.35 FEET; (11) 63°27'15"W, 111.56 FEET; (12) S26°32'45"E, 55.48 FEET; (13) S47°22'06"W, 183.41 FEET; (14) S65°51'25"W, 151.88 FEET; (15) 75°09'06"W, 304.81 FEET; (16) S67°35'27"W, 14.30 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S46°25'12"W, 540.01 FEET, AND HAVING A CENTRAL ANGLE OF 04°08'20; (17) ALONG THE ARC OF SAID CURVE 39.01 FEET TO A POINT ON A NON-TANGENTIAL LINE; (18) S42°16'52"W, 80.00 FEET; (19) S65°49'11"W, 52.88 FEET; (20) S33°45'57"W, 58.20 FEET; (21) S00°23'19"W, 307.54 FEET; (22) S11°12'17"W, 199.84 FEET; (23) S13°51'59"E, 226.27 FEET; (24) S03°59'39"W, 267.50 FEET; (25) S00°05'43"W, 237.23 FEET; (26) S03°00'31"E, 196.61 FEET; (27) S43°20'27"W, 188.27 FEET; (28) N83°05'05"W, 168.11 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 113°18'46"; (29) ALONG THE ARC OF SAID CURVE 514.20 FEET TO THE POINT OF TANGENCY; (30) S16°23'51"E, 236.71 FEET; (31) S23°47'09"E, 269.73 FEET; (32) S22°19'06"W, 99.31 FEET; (33) N58°52'52"W, 800.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,334,725 SQUARE FEET OR 283.17 ACRES MORE OR LESS.

**RESOLUTION NO. 2023-08**

**A RESOLUTION OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS EXTENDING THE TERMS OF THE BOARD OF SUPERVISORS' SEATS TO ALIGN WITH THE NOVEMBER GENERAL ELECTIONS IN ACCORDANCE WITH CHAPTER 190, FLORIDA STATUTES.**

**WHEREAS**, the Buckhead Trails Community Development District (the "**District**") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended, Chapter 190, Florida Statutes; and

**WHEREAS**, pursuant to Section 190.006 (3)(a)2.c, Florida Statutes, the District's Board of Supervisors (the "**Board**") is authorized to amend the terms of office for supervisor seats for the purpose of aligning the District's election cycle for landowner elected seats with the general election held in November during even years; and

**WHEREAS**, the Board desires to align the terms of the Supervisors with the general election cycle.

**NOW THEREFORE, BE IT RESOLVED** that:

1. **Amendment of Terms of Office.** The current term of office for each the District's Supervisors is hereby modified and amended to expire on the following dates:
  - a. The current term for Seat #1 will expire November 2024.
  - b. The current term for Seat #2 will expire November 2024.
  - c. The current term for Seat #3 will expire November 2026.
  - d. The current term for Seat #4 will expire November 2026.
  - e. The current term for Seat #5 will expire November 2024.
2. **Effective Date and Transmittal.** This Resolution shall become effective upon its passage and the District's Secretary is authorized to transmit a copy of this Resolution to the Supervisor of Elections of Manatee County, Florida.

**PASSED AND ADOPTED THIS 28TH DAY OF MARCH, 2023.**

ATTEST:

**BUCKHEAD TRAILS COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

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

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

Title:

- ☐ Secretary  
☐ Assistant Secretary

Title:

- ☐ Chair of the Board of Supervisors  
☐ Vice Chair of the Board of Supervisors

**BUCKHEAD TRAILS CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
INFRAMARK LLC	80915	\$7,708.33		DISTRICT INVOICE JULY 2022
INFRAMARK LLC	82013	\$3,788.33		DISTRICT INVOICE AUG 2022
INFRAMARK LLC	86282	\$3,708.90		DISTRICT INVOICE NOV 2022
INFRAMARK LLC	87621	\$3,708.90	\$18,914.46	DISTRICT INVOICE DEC 2022
<b>Monthly Contract Subtotal</b>		<b>\$18,914.46</b>		
<b>Variable Contract</b>		<b>\$0.00</b>		
<b>Variable Contract Subtotal</b>		<b>\$0.00</b>		
<b>Utilities</b>		<b>\$0.00</b>		
<b>Utilities Subtotal</b>		<b>\$0.00</b>		
<b>Regular Services</b>				
STRALEY ROBIN VERICKER	22411	\$104.00		PROFESSIONAL SERVICES THRU - 11/15/22
STRALEY ROBIN VERICKER	22537	\$1,570.45	\$1,674.45	PROFESSIONAL SERVICES THRU - 12/15/22
<b>Regular Services Subtotal</b>		<b>\$1,674.45</b>		
<b>Additional Services</b>		<b>\$0.00</b>		
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$20,588.91</b>		

Approved (with any necessary revisions noted):

<p style="text-align: center;"><b>BUCKHEAD TRAILS CDD</b> <b>Summary of Operations and Maintenance Invoices</b></p>
---

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

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

**Title (Check one):**

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

#80915

**DATE**

7/31/2022

**CUSTOMER ID**

C2412

**NET TERMS**

Net 30

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

8/30/2022

**BILL TO**

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

Services provided for the Month of: July 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Technology/Data Storage	1	Ea	50.00		50.00
Rental & Leases	1	Ea	50.00		50.00
Financial & Revenue Collection	1	Ea	100.00		100.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Administration	1	Ea	375.00		375.00
Accounting Services	1	Ea	750.00		750.00
District Management	1	Ea	2,083.33		2,083.33
Org Meeting Preparation	1	Ea	4,000.00		4,000.00
<b>Subtotal</b>					7,708.33

**Subtotal** \$7,708.33

**Tax** \$0.00

**Total Due** \$7,708.33

**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.*



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#82013

**CUSTOMER ID**

C2412

**PO#**

# INVOICE

**DATE**

8/25/2022

**NET TERMS**

Net 30

**DUE DATE**

9/24/2022

**BILL TO**

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

Services provided for the Month of: August 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Technology Services - Technology/Data Storage	1	Ea	50.00		50.00
Record Storage Fee - Rental & Leases	1	Ea	50.00		50.00
Supplies - 2-18-2022 Davinci meeting room \$55.00 & \$25.00	1	Ea	80.00		80.00
Recording Svcs - Financial & Revenue Collection	1	Ea	100.00		100.00
Website Maintenance - Website Maintenance / Admin	1	Ea	100.00		100.00
Recording Svcs - Recording Secretary	1	Ea	200.00		200.00
District Management Services - Administration	1	Ea	375.00		375.00
Accounting Services - Accounting Services	1	Ea	750.00		750.00
District Management Services - District Management	1	Ea	2,083.33		2,083.33
<b>Subtotal</b>					3,788.33

<b>Subtotal</b>	\$3,788.33
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<b>Tax</b>	\$0.00
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<b>Total Due</b>	\$3,788.33
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**Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778**

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*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.*





2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#86282

**CUSTOMER ID**

C2412

**PO#**

# INVOICE

**DATE**

11/30/2022

**NET TERMS**

Net 30

**DUE DATE**

12/30/2022

**BILL TO**

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

Services provided for the Month of: November 2022

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management Services - District Management	1	Ea	2,083.33		2,083.33
Accounting Services - Accounting Services	1	Ea	750.00		750.00
District Management Services - Administration	1	Ea	375.00		375.00
Recording Svcs - Recording Secretary	1	Ea	200.00		200.00
Recording Svcs - Financial & Revenue Collection	1	Ea	100.00		100.00
Website Maintenance - Website Maintenance / Admin	1	Ea	100.00		100.00
Technology Services - Technology/Data Storage	1	Ea	50.00		50.00
Record Storage Fee - Rental & Leases	1	Ea	50.00		50.00
Postage - Postage- September	1	Ea	0.57		0.57
<b>Subtotal</b>					3,708.90

**Subtotal**

\$3,708.90

**Tax**

\$0.00

**Total Due**

\$3,708.90

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

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

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

*Account Name: INFRAMARK, LLC*

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

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

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



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

#87621

**CUSTOMER ID**

C2412

**PO#****DATE**

12/21/2022

**NET TERMS**

Net 30

**DUE DATE**

1/20/2023

**BILL TO**

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

Services provided for the Month of: December 2022

DESCRIPTION	QTY	UOM	RATE	MARKUPP	AMOUNT
District Management Services - District Management	1	Ea	2,083.33		2,083.33
Accounting Services - Accounting Services	1	Ea	750.00		750.00
District Management Services - Administration	1	Ea	375.00		375.00
Recording Svcs - Recording Secretary	1	Ea	200.00		200.00
Recording Svcs - Financial & Revenue Collection	1	Ea	100.00		100.00
Website Maintenance - Website Maintenance / Admin	1	Ea	100.00		100.00
Technology Services - Technology/Data Storage	1	Ea	50.00		50.00
Record Storage Fee - Rental & Leases	1	Ea	50.00		50.00
Postage - Postage- September	1	Ea	0.57		0.57
<b>Subtotal</b>					<b>3,708.90</b>

<b>Subtotal</b>	\$3,708.90
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<b>Tax</b>	\$0.00
------------	--------

<b>Total Due</b>	\$3,708.90
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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

Federal Tax Id. - 20-1778458

Buckhead Trails Community Development District

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

December 01, 2022

Client: 001586

Matter: 000001

Invoice #: 22411

Page: 1

RE: General

For Professional Services Rendered Through November 15, 2022

## SERVICES

Date	Person	Description of Services	Hours	Amount
10/21/2022	JMV	REVIEW COMMUNICATION FROM B. CRUTCHFIELD; REVIEW LEGAL NOTICE; DRAFT EMAIL TO B. CRUTCHFIELD.	0.2	\$71.00
10/25/2022	LB	FINALIZE QUARTERLY REPORT TO DISSEMINATION AGENT RE PERIOD ENDED SEPTEMBER 30, 2022; PREPARE CORRESPONDENCE TO DISSEMINATION TRANSMITTING SAME.	0.2	\$33.00
Total Professional Services			0.4	\$104.00

December 01, 2022  
Client: 001586  
Matter: 000001  
Invoice #: 22411

Page: 2

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Total Services	\$104.00	
Total Disbursements	\$0.00	
Total Current Charges		\$104.00
Previous Balance		\$1,297.75
Less Payments		(\$1,158.25)
<b>PAY THIS AMOUNT</b>		<b>\$243.50</b>

*Please Include Invoice Number on all Correspondence*

**Outstanding Invoices**

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
22262	October 27, 2022	\$139.50	\$0.00	\$0.00	\$0.00	\$243.50
Total Remaining Balance Due						\$243.50

*AGED ACCOUNTS RECEIVABLE*

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$104.00	\$139.50	\$0.00	\$0.00

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

December 29, 2022  
Client: 001586  
Matter: 000001  
Invoice #: 22537

Page: 1

RE: General

For Professional Services Rendered Through December 15, 2022

## SERVICES

Date	Person	Description of Services	Hours	Amount
12/5/2022	LB	PREPARE CORRESPONDENCE TO M. GANN REQUESTING STAFF REPORT; RESEARCH RE AGENDA, DRAFT ORDINANCE AND STAFF REPORT; PREPARE CORRESPONDENCE TO B. LAMB RE SAME; PREPARE MATERIALS FOR PUBLIC HEARING.	0.4	\$66.00
12/7/2022	LB	PREPARE DRAFT AMENDED NOTICE OF ESTABLISHMENT.	0.4	\$66.00
12/8/2022	DCC	REVIEW PROPOSED DECLARATION FROM COMMUNITY.	0.8	\$244.00
12/9/2022	LB	PREPARE CORRESPONDENCE TO J. WHITMAN, STATE OF FLORIDA, RE ORDINANCE EXPANDING THE DISTRICT AND STATE'S LETTER WITH THE EFFECTIVE DATE; REVIEW CORRESPONDENCE AND ORDINANCE FROM J. WHITMAN; PREPARE CORRESPONDENCE TO J. GASKINS FILING EXPANSION ORDINANCE WITH THE DEPARTMENT OF ECONOMIC OPPORTUNITY; WORK ON DRAFT AMENDED NOTICE OF ESTABLISHMENT.	0.6	\$99.00
12/12/2022	JMV	REVIEW CDD BOUNDARY AMENDMENT ORDINANCE; REVIEW COMMUNICATION FROM FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PREPARE AND FILE CDD AMENDED NOTICE OF ESTABLISHMENT.	1.0	\$355.00
12/12/2022	LB	WITNESS AND NOTARIZE AMENDED NOTICE OF ESTABLISHMENT; PREPARE AND E-RECORD AMENDED NOTICE OF ESTABLISHMENT.	0.7	\$115.50
12/13/2022	MKS	PREPARATION FOR AND ATTENDANCE AT MANATEE COUNTY COMMISSION MEETING RE; EXPANSION OF CDD.	1.5	\$532.50

December 29, 2022  
 Client: 001586  
 Matter: 000001  
 Invoice #: 22537

Page: 2

## SERVICES

Date	Person	Description of Services	Hours	Amount
12/14/2022	LB	REVIEW CORRESPONDENCE FROM B. CRUTCHFIELD RE DECEMBER MEETING DATE AND ITEMS FOR SAME; UPDATE RESOLUTION FOR SUPPLEMENTAL ASSESSMENTS/FINAL TERMS; PREPARE CORRESPONDENCE TO B. CRUTCHFIELD TRANSMITTING SAME.	0.2	\$33.00
Total Professional Services			5.6	\$1,511.00

## DISBURSEMENTS

Date	Description of Disbursements	Amount
12/12/2022	Simplefile E-Recording- Filing Fee- Filing fees	\$49.25
12/15/2022	Photocopies	\$10.20
Total Disbursements		\$59.45

Total Services	\$1,511.00
Total Disbursements	\$59.45
Total Current Charges	\$1,570.45
Previous Balance	\$243.50
Less Payments	(\$139.50)
<b>PAY THIS AMOUNT</b>	<b>\$1,674.45</b>

*Please Include Invoice Number on all Correspondence*



**Outstanding Invoices**

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
22411	December 01, 2022	\$104.00	\$0.00	\$0.00	\$0.00	\$1,674.45
<b>Total Remaining Balance Due</b>						<b>\$1,674.45</b>

*AGED ACCOUNTS RECEIVABLE*

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,674.45	\$0.00	\$0.00	\$0.00

# **Buckhead Trails Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
December 31, 2022

Prepared by:



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

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of December 31, 2022

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2022 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b>ASSETS</b>						
Cash - Operating Account	3,514	-	-	-	-	3,514
Due From Other Funds	-	1,879	-	-	-	1,879
Investments:						
Acq. & Construction - Amenity	-	-	1,159,541	-	-	1,159,541
Acquisition & Construction Account	-	-	9,366,582	-	-	9,366,582
Cost of Issuance Fund	-	-	4	-	-	4
Interest Account	-	1,082	-	-	-	1,082
Reserve Fund	-	871,128	-	-	-	871,128
Revenue Fund	-	7,227	-	-	-	7,227
Prepaid Trustee Fees	250	-	-	-	-	250
Fixed Assets						
Construction Work In Process	-	-	-	1,500	-	1,500
Amount To Be Provided	-	-	-	-	12,530,000	12,530,000
<b>TOTAL ASSETS</b>	<b>\$ 3,764</b>	<b>\$ 881,316</b>	<b>\$ 10,526,127</b>	<b>\$ 1,500</b>	<b>\$ 12,530,000</b>	<b>\$ 23,942,707</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 826,375	\$ (192,541)	\$ (585,672)	\$ -	\$ -	\$ 48,162
Bonds Payable	-	-	-	-	12,530,000	12,530,000
Due To Other Funds	-	-	1,879	-	-	1,879
<b>TOTAL LIABILITIES</b>	<b>826,375</b>	<b>(192,541)</b>	<b>(583,793)</b>	<b>-</b>	<b>12,530,000</b>	<b>12,580,041</b>
<b>FUND BALANCES</b>						
Nonspendable:						
Prepaid Trustee Fees	250	-	-	-	-	250
Restricted for:						
Debt Service	-	1,073,857	-	-	-	1,073,857
Capital Projects	-	-	11,109,920	-	-	11,109,920
Unassigned:	(822,861)	-	-	1,500	-	(821,361)
<b>TOTAL FUND BALANCES</b>	<b>(822,611)</b>	<b>1,073,857</b>	<b>11,109,920</b>	<b>1,500</b>	<b>-</b>	<b>11,362,666</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 3,764</b>	<b>\$ 881,316</b>	<b>\$ 10,526,127</b>	<b>\$ 1,500</b>	<b>\$ 12,530,000</b>	<b>\$ 23,942,707</b>

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2022  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Developer Contribution	\$ 3,555	\$ -	\$ (3,555)	0.00%
<b>TOTAL REVENUES</b>	<b>3,555</b>	<b>-</b>	<b>(3,555)</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b><u>Administration</u></b>				
District Counsel	1,000	2,972	(1,972)	297.20%
District Manager	500	8,125	(7,625)	1625.00%
Accounting Services	-	2,550	(2,550)	0.00%
Communication - Telephone	100	-	100	0.00%
Postage	100	5	95	5.00%
Postage, Phone, Faxes, Copies	-	1	(1)	0.00%
Legal Advertising	700	-	700	0.00%
Miscellaneous Services	500	-	500	0.00%
Bank Fees	-	30	(30)	0.00%
Website Administration	480	450	30	93.75%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>3,555</b>	<b>14,308</b>	<b>(10,753)</b>	<b>402.48%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	585,671	(585,671)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>585,671</b>	<b>(585,671)</b>	<b>0.00%</b>
<b><u>Debt Service</u></b>				
Interest Expense	-	192,541	(192,541)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>192,541</b>	<b>(192,541)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>3,555</b>	<b>792,520</b>	<b>(788,965)</b>	<b>22293.11%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(792,520)	(792,520)	0.00%
Net change in fund balance	\$ -	\$ (792,520)	\$ (792,520)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>(30,091)</b>	<b>(30,091)</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ (30,091)</b>	<b>\$ (822,611)</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 8,283	\$ 8,283	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>8,283</b>	<b>8,283</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	8,283	8,283	0.00%
Net change in fund balance	\$ -	\$ 8,283	\$ 8,283	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>-</b>	<b>1,065,574</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 1,073,857</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 68,603	\$ 68,603	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>68,603</b>	<b>68,603</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	68,603	68,603	0.00%
Net change in fund balance	\$ -	\$ 68,603	\$ 68,603	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>	<b>-</b>	<b>11,041,317</b>		
<b>FUND BALANCE, ENDING</b>	<b>\$ -</b>	<b>\$ 11,109,920</b>		

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending December 31, 2022  
General Fixed Assets Fund (900)  
*(In Whole Numbers)*

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



## BUCKHEAD TRAILS CDD

### Bank Reconciliation

Bank Account No. 2256 TRUIST - GF Operating  
Statement No. 12-22  
Statement Date 12/30/2022

G/L Balance (LCY)	3,514.43	Statement Balance	3,618.43
G/L Balance	3,514.43	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	3,618.43
Subtotal	3,514.43	Outstanding Checks	104.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	3,514.43	Ending Balance	3,514.43
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
11/30/2022	Payment	1012	STRALEY ROBIN VERICKER	139.50	139.50	0.00
12/21/2022		JE000040	Service Charges	15.00	15.00	0.00
Total Checks				154.50	154.50	0.00
<b>Deposits</b>						
12/21/2022		JE000041	Interest income	G/L 0.03	0.03	0.00
Total Deposits				0.03	0.03	0.00
<b>Outstanding Checks</b>						
12/28/2022	Payment	1013	STRALEY ROBIN VERICKER	104.00	0.00	104.00
Total Outstanding Checks.....				104.00		104.00