

**BUCKHEAD TRAILS
COMMUNITY DEVELOPMENT
DISTRICT**

MARCH 12, 2024

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA. FL 33067

Buckhead Trails I Community Development District

Board of Supervisors

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

District Staff

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

Special Meeting Agenda

Tuesday, March 12, 2024, at 1:00 p.m.

The Special Meeting of Buckhead Trails I Community Development District will be held on **March 12, 2024, at 1:00 p.m. at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Blvd, Parrish, Florida 34219**. For those who intend to call in below is the Zoom link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Zoom Meeting

<https://zoom.us/j/99756744533?pwd=aXdqQy9lcTU0L0Z3TFkvM3RKcnl4dz09>

Meeting ID: 997 5674 4533 Passcode: 972970

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

REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS** (*Each individual has the opportunity to comment and is limited to three (3) minutes for such comment*)
- 3. BUSINESS ITEMS**
 - A. Consideration of Revised Second Supplemental Report of the District Engineer for AA II
 - B. Consideration of Revised Second Special Assessment Methodology Report for AA II
 - C. Consideration of Resolution; 2024-01; Amended and Restated Delegated Award Resolution
- 4. CONSENT AGENDA**
 - A. Approval of Minutes of the January 24, 2024, Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures January 2024
 - C. Acceptance of the Financials and Approval of the Check Register for January 2024
- 5. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

*The next regularly scheduled meeting is March 27, 2024, at 1:00 p.m.

District Office
Inframark
2005 Pan Am Circle
Tampa, Florida 33607

Meeting Location:
Harrison Ranch Clubhouse
5755 Harrison Ranch Blvd
Parrish, Florida 34219

**Buckhead Trails Community
Development District**

Report of the District Engineer –
Bond Series 2024
(Assessment Area Two)



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

March 12, 2024



1.0 INTRODUCTION

The Buckhead Trails Community Development District (“the District”) encompasses approximately 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 and Legal Description 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 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 Assessment Area Two, which includes Phases 2B, Phases 4A, C, and E, and Phases 4 A, B, and F.

3.0 THE DEVELOPER AND DEVELOPMENT

The property owner, EPG Buckeye Road Development, LLC, proposes a total of 675 units within the boundary of Assessment Area Two with 450 units being funded with the 2024 Bond Series (Assessment Area Two).

See Appendix B for a Site Plan 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 and Master Amenity. Off-site improvements may 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 Road and into the Amenity may be funded with the 2022 Bond funds.

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 C 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

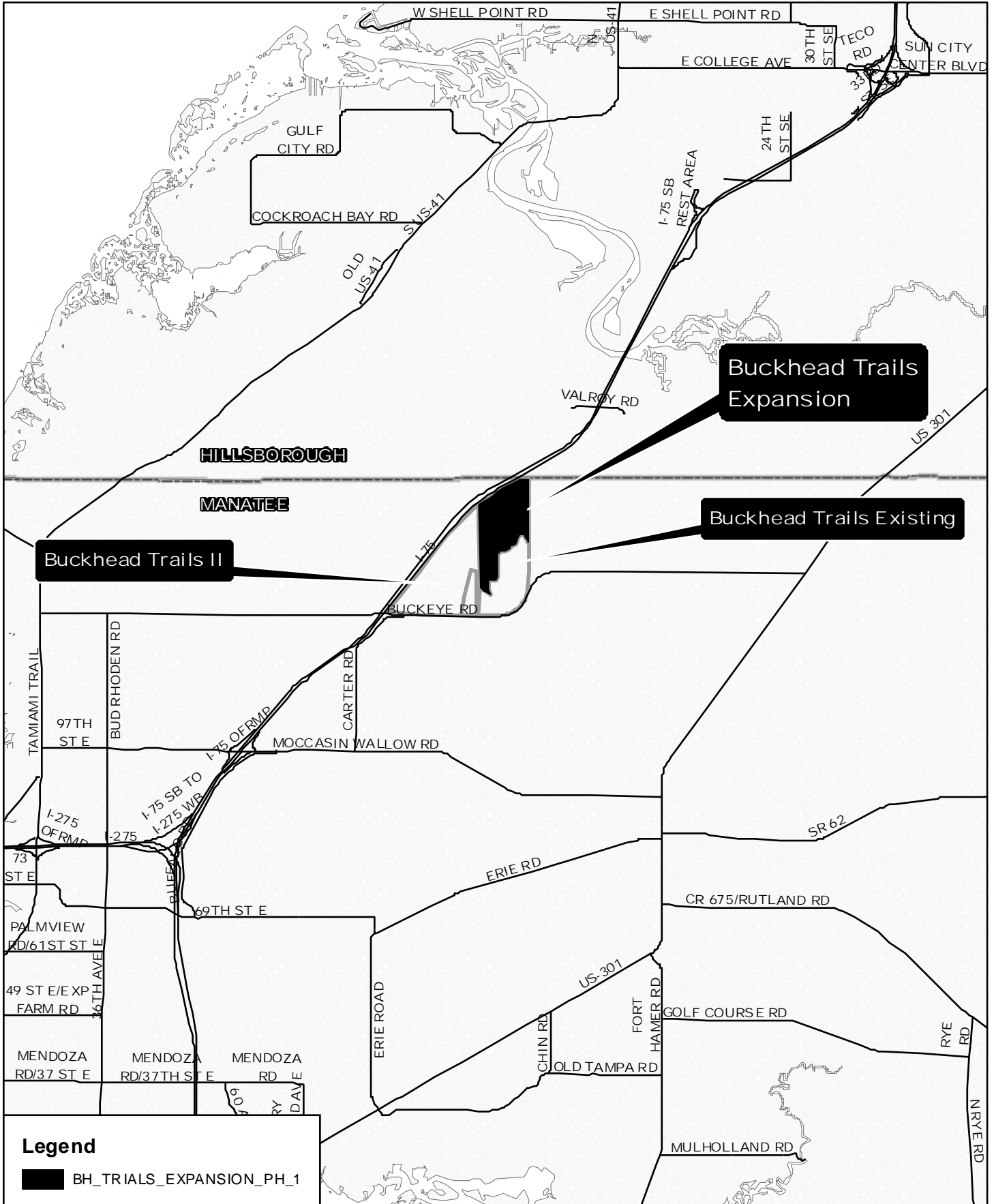


Buckhead Trails CDD

Report of the District Engineer – Bond Series 2024 (AA2)
March 1, 2024

Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT

Buckhead Trails Expansion CDD




Buckhead Trails II

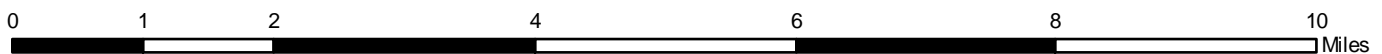
Buckhead Trails Expansion

Buckhead Trails Existing



Legend

 BH_TRIALS_EXPANSION_PH_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 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. WLMOTT, P.S.M.
 FLORIDA CERTIFICATE No. PLS 6809
 DATE OF CERTIFICATION 03-11-2022

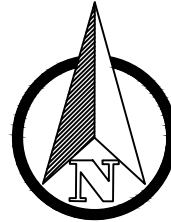
L9 HILLSBOROUGH COUNTY

6 MANATEE COUNTY

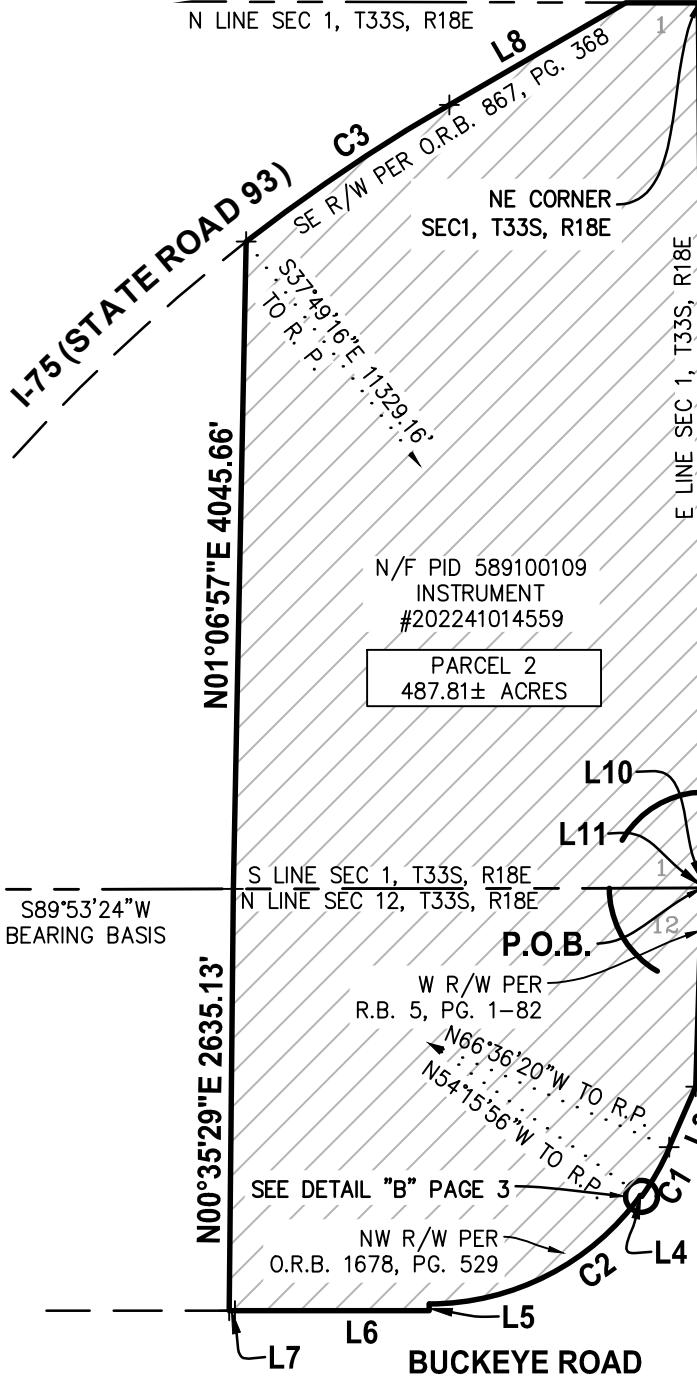
N/F PID 394310009
 O.R.B. 1946, PG.3103

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)



SCALE 1"=1200'



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.
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3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

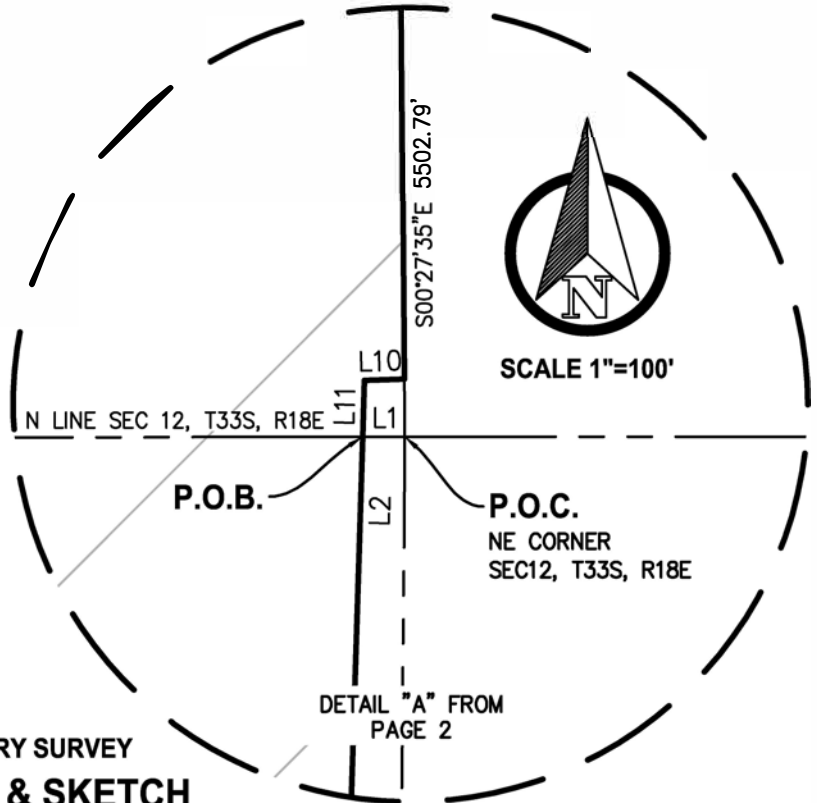
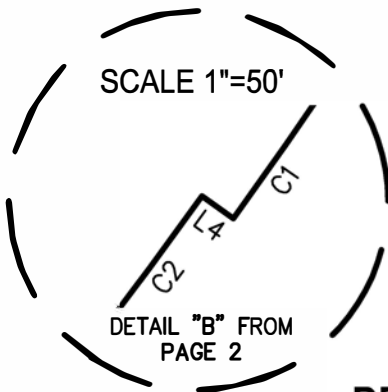
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SKETCH AND DESCRIPTION
 PARCEL 2
 N/F PID 589100109
 MANATEE COUNTY, FLORIDA

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	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**

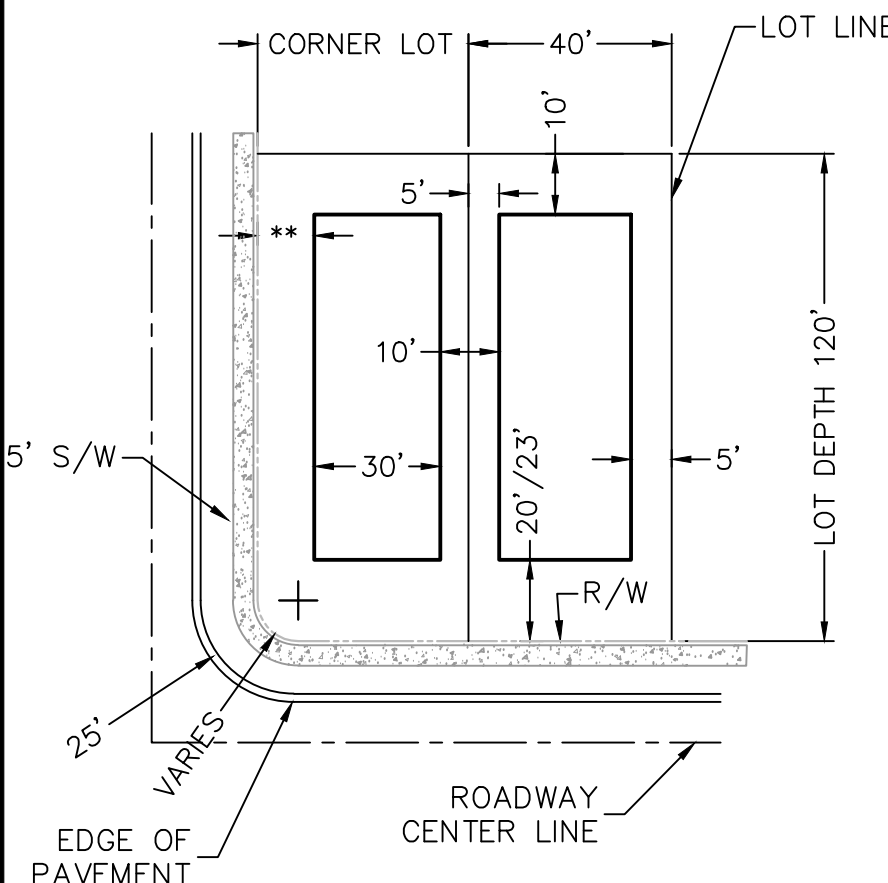


Buckhead Trails CDD
Report of the District Engineer – Bond Series 2024 (AA2)
March 1, 2024

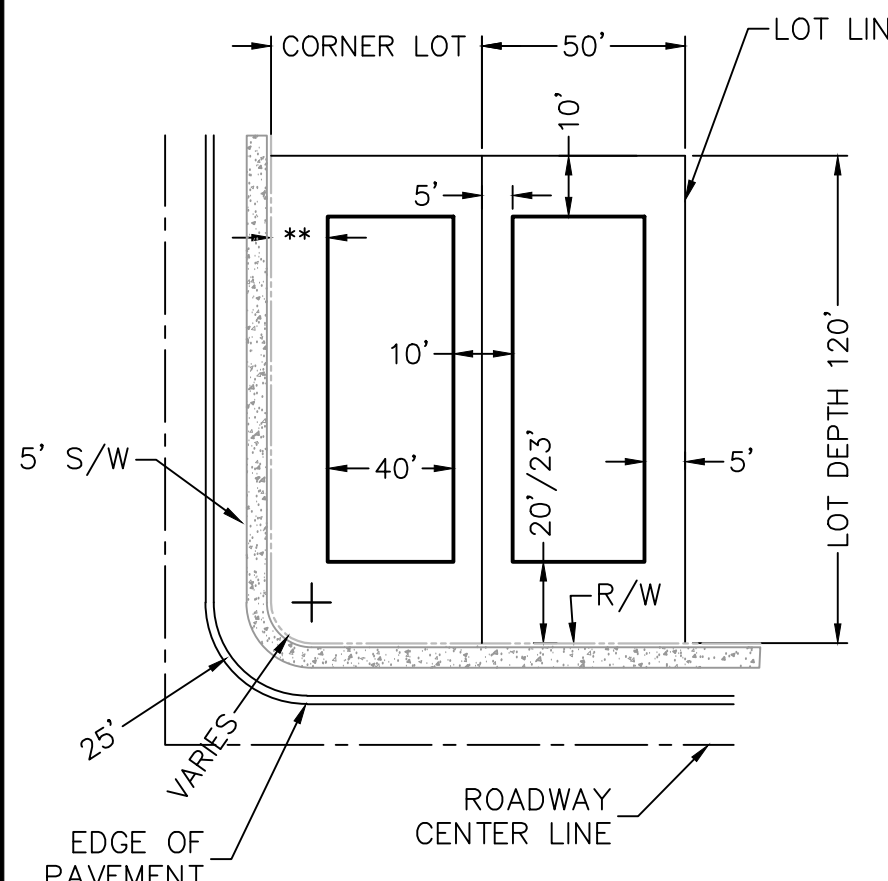
Appendix B SITE PLAN

LEGEND

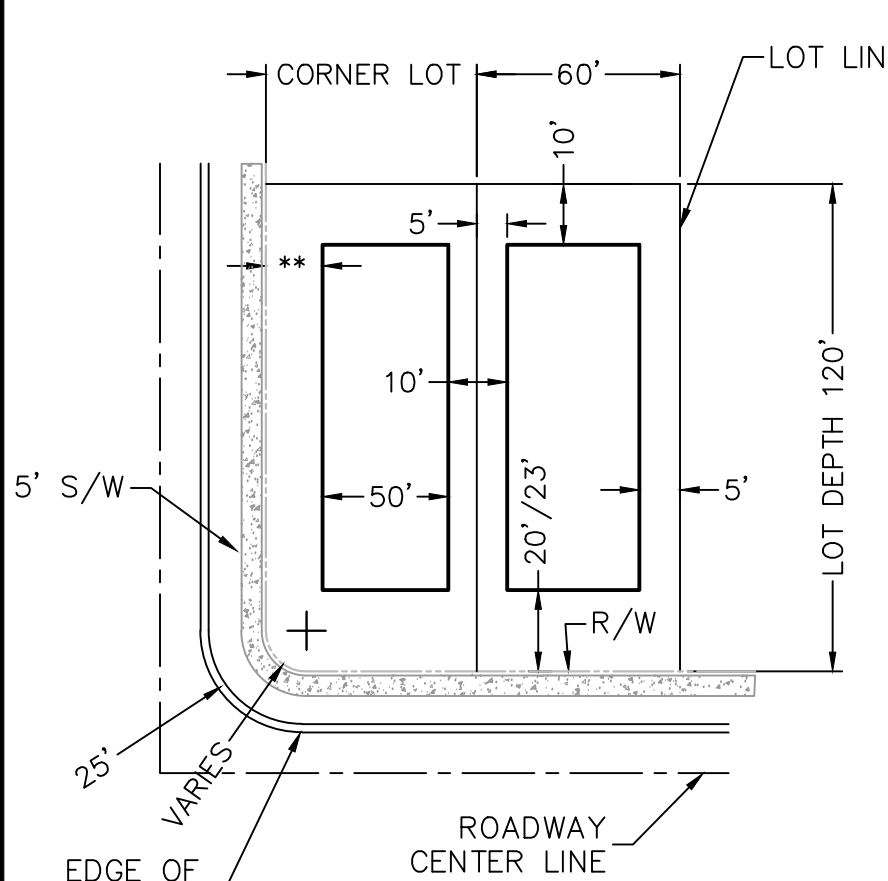
- 40' LOTS
- 45' LOTS
- 50' LOTS
- 52' LOTS
- 60' LOTS
- COMMERCIAL
- PHASE LINE
- CDD BOUNDARY/AREA
- RIGHT-OF-WAY RESERVATION
- WETLAND LINE
- 30' WETLAND BUFFER AREA



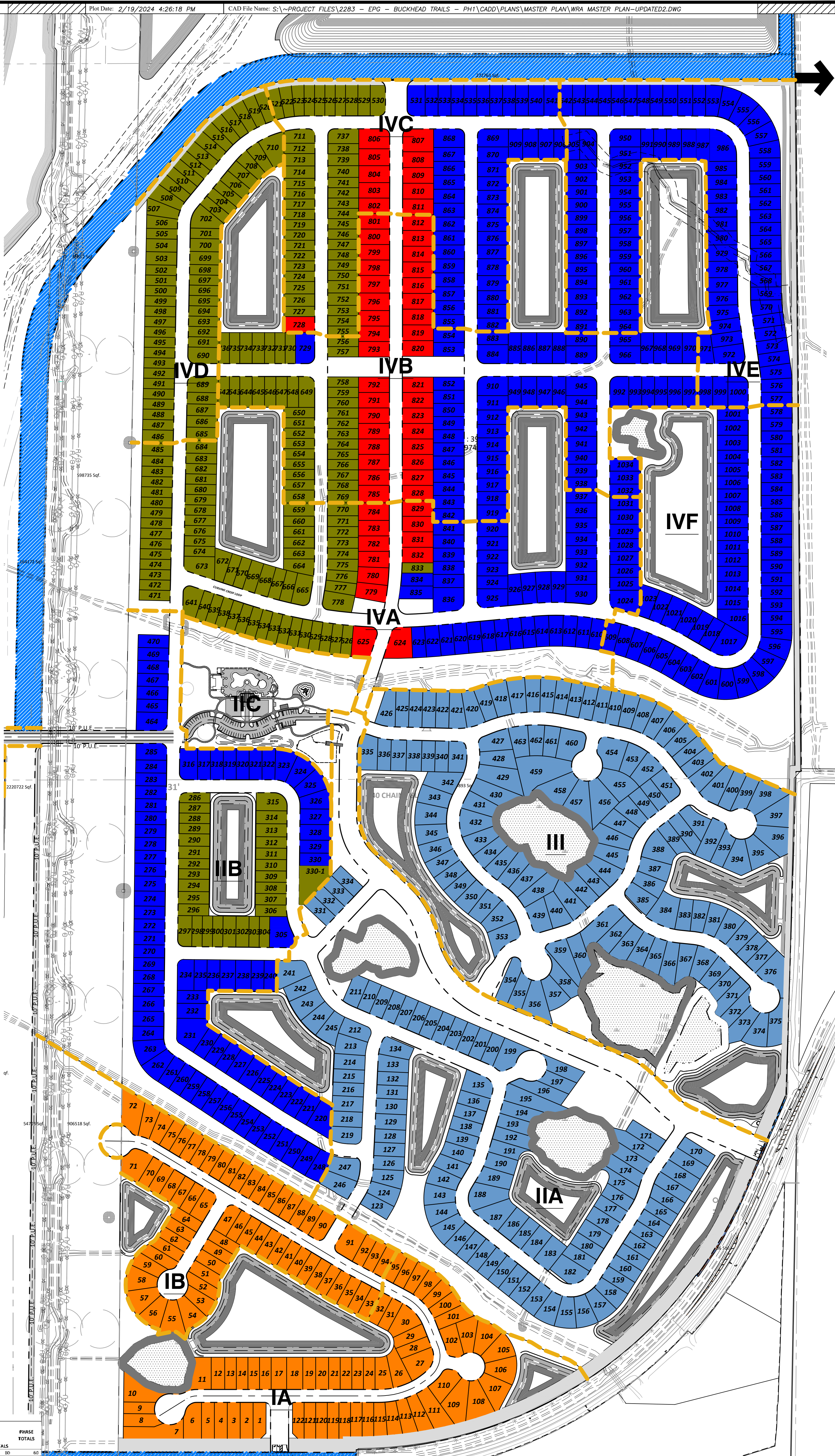
40' X 120' TYPICAL SF DETACHED LOT STANDARD NTS



50' X 120' TYPICAL SF DETACHED LOT STANDARD NTS



60' X 120' TYPICAL SF DETACHED LOT STANDARD NTS



BUCKHEAD TRAILS						
PHASE	Multi-Family	Single-Family Attached	SINGLE FAMILY			PHASE TOTALS
			40'	45'	50'	
IA	-	-	60	-	-	60
IB	-	-	62	-	-	62
IIA	-	-	-	-	108	108
IIB	-	-	30	-	82	112
IIIC	-	-	-	-	-	112
IIIA	-	-	-	-	129	129
IIIB	-	-	67	-	88	155
IIIC	-	-	38	-	59	97
IVB	-	-	46	-	43	89
IVC	-	-	-	-	31	31
IVD	-	-	51	-	-	51
IVE	-	-	-	-	30	30
IVF	-	-	-	-	55	55
TOTAL	0	0	242	132	377	1,035



Engineering ~ Environmental
Water Resource ~ Survey
12363 Hampton Park Blvd. Tampa, FL 33624
7978 Cooper Creek Blvd. University Park, Florida 34201
www.wraengineering.com
CA 00007652 LB 8274 LA6667181
Phone: 813.265.3130 941.275.9721

BUCKHEAD TRAILS - EAST DEVELOPMENT PLAN

MANATEE
COUNTY



Buckhead Trails CDD

Report of the District Engineer – Bond Series 2024 (AA2)

March 1, 2024

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

Buckhead Trails Community Development District

Public Improvements and Community Facilities Construction Costs

<u>Infrastructure</u>	<u>Master Costs</u>	<u>Phase 4 Amenity</u>	<u>Phase 2B</u>	<u>Phase 4 CDE</u>	<u>Phase 4 ABF</u>	<u>Total</u>
District Subdivision Roads	\$ -	\$ -	\$ 880,000	\$ 1,450,000	\$ 2,060,000	\$ 4,390,000
Water Management and Control	\$ -	\$ -	\$ 2,800,000	\$ 4,080,000	\$ 8,435,000	\$ 15,315,000
Sewer and Wastewater Management	\$ -	\$ -	\$ 825,000	\$ 885,000	\$ 3,035,000	\$ 4,745,000
Water Supply	\$ -	\$ -	\$ 925,000	\$ 1,600,000	\$ 2,165,000	\$ 4,690,000
Undergrounding of Electrical Service	\$ -	\$ -	\$ 55,500	\$ 140,000	\$ 145,000	\$ 340,500
Hardscapes, Landscape and Entries	\$ -	\$ -	\$ 210,900	\$ 530,000	\$ 540,000	\$ 1,280,900
Amenity	\$ -	\$ 3,250,000	\$ -	\$ -	\$ -	\$ 3,250,000
Professional Services and Permit Fees	\$ -	\$ 232,000	\$ 500,000	\$ 1,100,000	\$ 1,200,000	\$ 3,032,000
Total	\$ -	\$ 3,482,000	\$ 6,196,400	\$ 9,785,000	\$ 17,580,000	\$ 37,043,400



BUCKHEAD TRAILS
COMMUNITY
DEVELOPMENT
DISTRICT

SECOND SUPPLEMENTAL
ASSESSMENT
METHODOLOGY REPORT
SERIES 2024 ASSESSMENT
AREA

Report Date:

March 12, 2024

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I. INTRODUCTION

This *Second Supplemental Assessment Methodology Report* (the “Second Supplemental Report”) serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Report (the “Master Report”) dated March 2nd, 2022 and Expansion Area Master Assessment Methodology dated February 17th, 2023 specifically to support the issuance of the Series 2024 Bonds (as defined below) which will fund a portion of the District’s Capital Infrastructure Program (CIP).

II. DEFINED TERMS

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

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

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

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

“**District**” – Buckhead Trails Community Development District originally containing 204.64 +/- acres, annexing an additional 283.17 +/- acres for a total of 487.81 acres more or less.

“**Engineer’s Report**” – *Second Supplemental Report of the District Engineer* dated July 26th, 2023.

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

“**Master Report**” or “**Report**” – The *Master Assessment Methodology Report*, dated March 2nd, 2022 and Expansion Area Master Assessment Methodology dated February 17th, 2023 as provided to support benefit and maximum assessments on private developable property within the District.

“**Series 2024 Assessment Area/Assessment Area 2 (AA2)**” – Constitutes Series 2024 Assessment Area consisting of 283.17 acres, more or less, and will contain 450 planned units within the lands within AA2 of the District described as Exhibit A.

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



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

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

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

III. OBJECTIVE

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

- A. Allocate a portion of the costs of the CIP to all 450 units planned within AA2 of the District’s boundaries;
- B. Refine the benefits, as initially defined in the Master Report, to the Assessable Property within AA2 the District that will be assessed as a result of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within AA2 of the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the Assessable Property within AA2 of the District that benefits from the Series 2024 Project, as outlined by the Engineer’s Report.

The basis of benefit received by properties within the District relates directly to the Series 2024 Project allocable to Assessable Property within the Series 2024 Assessment Area within the District. It is the District’s Series 2024 Project that will create the public infrastructure which enables the Assessable Property within AA2 of the District to be developed and improved. Without these public improvements identified in the Engineer’s Report such as stormwater, utilities (water and sewer), roadways, parks and recreational facilities, landscape/hardscape, and irrigation, the development of lands within the District could not be undertaken within the current legal development standards. This Second Supplemental Report applies the methodology described in the Master Report to assign assessments to Assessable Property within the Series 2024 Assessment Area within the District as a result of the benefit received from the Series 2024 Project and identifies the assessments required to satisfy the repayment of the Series 2024 Bonds by the benefiting Assessable Property within AA2.

The District will issue its Special Assessment Bonds, Series 2024 (the “Series 2024 Bonds”) to finance the construction and/or acquisition of a portion of the District’s CIP which will provide special benefit to the Assessable Property within Series 2024 Assessment Area.

The Series 2024 Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the Series 2024 Project within the District.

Non-ad valorem assessments will be collected each year to provide the funding necessary to remit the Series 2023 Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Second Supplemental Report will determine the benefit, apportionment, and financing structure for the Series 2024 Bonds to be issued by the District in accordance with Chapters 170, 190, and 197, Florida Statutes, as



amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

IV. DISTRICT OVERVIEW

The District area encompasses 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 1034 single-family lots. The District has issued the Series 2022 Bonds for the improvement of 585 units which total 726.1 EAUs. The Series 2024 Bonds will be assigned to the balance of the 450 planned units totaling 518 EAUs. The public improvements as described in the Engineer’s Report include stormwater management, utilities (water and sewer), roadways, landscape/hardscape, and amenities.

V. CAPITAL IMPROVEMENT PROGRAM (CIP) AND SERIES 2024 PROJECT

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the lands within the District. As designed, the Series 2024 Project, or the CIP, is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefits to Assessable Property within the District. The drainage and surface water management system is an example of a system that provides benefits to all planned residential lots within the District. As a system of improvements, all privately benefiting landowners within the District benefit the same from the first few feet of pipe as they do from the last few feet. The stormwater management system is an interrelated facility that, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within the District will benefit from such improvement.

The cost of the CIP is estimated to be \$37,043,400, approximately \$14,336,212 of which will be funded by the issuance of the Series 2024 Bonds (the “Series 2024 Project”) as generally described within Tables 2 and 3 of this Second Supplemental Report with further detail provided in the Engineer’s Report.

VI. DETERMINATION OF SPECIAL ASSESSMENT

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

The Series 2024 Project contains a “system of improvements” for the Development which benefits the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to



assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish a valid special assessment requires a more analytical examination. As required by F.S. 170.02, and described in the next section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceeds 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, the probability of decreased insurance premiums, and the probability of increased marketability and value of the property. The Development plan for the Series 2024 Assessment Area contains various single-family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it “equates” the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefits.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the Series 2024 Project is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefitting property. These benefits are derived from the acquisition and/or construction of the District’s Series 2024 Project. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering the Series 2024 Assessment Area as a result of the Series 2024 Project, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

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

VII. ALLOCATION METHODOLOGY

Table 1 outlines EAUs assigned for residential product types under the current Development plan which constitutes the Series 2024 Assessment Area of the Development. If future Assessable Property is added or additional



product types are contemplated within the Series 2024 Assessment Area, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the 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 Properties. The benefit with respect to the Series 2024 Project and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the Series 2024 Project, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and assessments associated with the Series 2024 Project are demonstrated in Table 3 through Table 4. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per-parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds. Any paydown of debt or contribution of infrastructure would need to be done in such a way as to ensure that the debt assessments on the remaining property are not increased beyond the ceiling debt per acre referred to in Section X and debt per unit referred to in Tables 4 and 5 of this Report.

VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned to establish a lien on land within the Series 2024 Assessment Area within the District. With regard to the Assessable Property, the special assessments are assigned to all unplatted properties within the Series 2024 Assessment Area of the District. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes, and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point, the infrastructure may or may not be installed and none of the units in the Development plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state all of the lands within the Series 2024 Assessment Area are assumed to receive benefit from the Series 2024 Bonds and all of the Assessable Property within AA2 would be assessed to repay the Series 2024 Bonds. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all of the gross acreages within the Series 2024 Assessment Area of the District. Debt will not be solely assigned to parcels which have development rights, but will and may be assigned to undevelopable parcels to ensure the integrity of development plans, rights, and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development plan has started to take shape. As lands subject to special assessments are platted and fully developed, they are assigned specific special assessments in relation to the estimated



benefit that each platted unit within the District receives from the Series 2024 Project, with the balance of the debt assigned on a per gross acre basis as described in the preceding paragraph. Therefore, each fully developed, platted unit would be assigned a special assessment pursuant to its Product Type classification as set forth in Table 4. If the land is sold in bulk to a third party prior to platting, then the District will assign Series 2024 Assessments based on the development rights conveyed and/or assigned to such parcel in the land sale based on the equivalent assessment unit (EAU) factors set forth in the Assessment Methodology. It is not contemplated that any unassigned debt would remain once all of the lots associated with the Series 2024 Project are platted and fully developed; if such a condition were to occur; the process for true-up of assessments described below would be applicable.

The third condition is the “completed development state.” In this condition, all of the Assessable Property within the Development plan has been platted and the total par value of the Series 2024 Bonds has been assigned as specific assessments to each of the platted lots within the portion of the District representing 516 EAUs.

IX. FINANCING INFORMATION

The District will finance a portion of the CIP through the issuance of the Series 2024 Bonds secured ultimately by benefiting properties within AA2 of the District planned for 450 residential lots. A number of items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs, and rounding as shown in Table 3.

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

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

The debt per acre on the unplatted land within the Series 2024 Assessment Area of the District may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for the Series 2024 Bonds divided by the number of developable acres within the Series 2024 Assessment Area of the District. Thus, every time the test is applied, the debt encumbering the remaining unplatted developable land must remain equal to or lower than the ceiling level of debt per acre. If the debt per developable acre is found to be above the established maximum, the District would require the Developer to make a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within Series 2024 Assessment Area of the District. If upon the completion of any true-up analyses, it is found the debt per acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining



acreage within Series 2024 Assessment Area of the District to produce the EAU densities required to adequately service the Bond debt, the District shall require from the Developer the remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within Assessment Area One of the District.

True-up payment requirements may be suspended if the Developer can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within the District to produce the densities required to adequately service the Series 2024 Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.

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

XI. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP relating to the Series 2024 Project. Certain financing, development, and engineering data was provided by members of the 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 the compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

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



TABLE 1

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT DEVELOPMENT PROGRAM SERIES 2024 ASSESSMENT AREA				
PRODUCT	LOT SIZE	UNIT COUNT	PER UNIT EAU ⁽¹⁾	TOTAL EAUs ⁽²⁾
Single Family	40	220	1.00	220.00
Single Family	50	188	1.25	235.00
Single Family	60	42	1.50	63.00
TOTAL		450		518.00

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

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



TABLE 2

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT SERIES 2024 PROJECT PROGRAM COSTS	
DESCRIPTION	SERIES 2024 ASSESSMENT AREA TOTAL
District Collector Road	-
District Subdivision Roads	4,390,000
Water Management and Control	15,315,000
Sewer and Wastewater Management	4,745,000
Water Supply	4,690,000
Undergrounding of Electrical Service	340,500
Hardscapes, Landscape and Entries	1,280,900
Offsite Improvements	-
Environmental	-
Amenity All-In	3,250,000
Professional Services and Permit Fees	3,032,000
TOTAL	37,043,400
Funded by Series 2024 Bonds	14,336,212
Funded by Private Sources	22,707,188



TABLE 3

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT SERIES 2024 BONDS		
FINANCING INFORMATION - SERIES 2024 LONG TERM BONDS		
Interest Rate		5.85%
Term (Years)		30
Principal Amortization Installments		30
ISSUE SIZE		\$16,000,000
General Construction Fund		\$14,336,212
Capitalized Interest (Months)	0	\$0
Debt Service Reserve Fund	100% MADS	\$1,143,788
Underwriter's Discount	2%	\$320,000
Cost of Issuance		\$200,000
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Interest)		\$1,143,788
Collection Costs and Discounts @	6.0%	\$73,008
TOTAL ANNUAL ASSESSMENT		\$1,216,795



TABLE 4

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT SERIES 2024 ASSESSMENT AREA								
ALLOCATION METHODOLOGY - SERIES 2024 LONG TERM BONDS ⁽¹⁾								
PRODUCT	PER UNIT	TOTAL EAU _s	% OF EAU _s	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾	TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾
Single Family 40'	1.00	220	42.47%	220	6,795,367	516,786	30,888	2,349
Single Family 50'	1.25	235	45.37%	188	7,258,687	552,021	38,610	2,936
Single Family 60'	1.50	63	12.16%	42	1,945,946	147,989	46,332	3,524
TOTAL		518.00	100.00%	450	16,000,000	1,216,795		

⁽¹⁾ Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis.
⁽²⁾ Includes principal, interest, discounts and collection costs.

EXHIBIT A

The Series 2024 Bonds issued by the District to pay for a portion of public capital infrastructure improvements is \$16,000,000.00 payable in 30 annual installments of principal of \$4,039.23 per gross acre. The par debt is \$56,503.16 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan with respect to the Series 2024 Project will initially be allocated on a per acre basis within the Series 2024 Assessment Area of the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLL			
TOTAL ASSESSMENT:	<u>\$16,000,000.00</u>		
ANNUAL ASSESSMENT:	<u>\$1,143,787.53</u>		(30 Installments)
TOTAL GROSS ASSESSABLE ACRES +/-:	<u>283.17</u>		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	<u>\$56,503.16</u>		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:	<u>\$4,039.23</u>		(30 Installments)
		<u>PER PARCEL ASSESSMENTS</u>	
		Total	Total Annual
<u>Landowner Name, Manatee County Folio ID & Address</u>	<u>Acreage</u>	<u>PAR Debt</u>	<u>Before Gross Up</u>
EPG Buckeye Road Holdings, LLC Folio: Part of 589100109 111 S. Armenia Avenue, Suite 201 Tampa, FL 33609 See Attached Legal Exhibit B and General Description - Exhibit C	283.17	\$16,000,000.00	\$1,143,787.53
Totals:	<u>283.17</u>	<u>\$16,000,000.00</u>	<u>\$1,143,787.53</u>



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 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;

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.



RESOLUTION NO. 2024-01

A RESOLUTION OF BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT AMENDING AND RESTATING IN ITS ENTIRETY RESOLUTION NO. 2023-11; AUTHORIZING THE ISSUANCE OF AND AWARDING THE SALE OF ITS NOT TO EXCEED \$20,000,000 AGGREGATE PRINCIPAL AMOUNT OF BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2024 (SERIES 2024 PROJECT), FOR THE PURPOSE OF FINANCING THE CONSTRUCTION AND/OR ACQUISITION OF THE SERIES 2024 PROJECT; DETERMINING THE NEED FOR A NEGOTIATED SALE OF SUCH BONDS; DELEGATING TO THE CHAIRMAN OR VICE CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE DISTRICT, SUBJECT TO COMPLIANCE WITH THE APPLICABLE PROVISIONS HEREOF, THE AUTHORITY TO AWARD THE SALE OF SUCH BONDS TO FMSBONDS, INC. BY EXECUTING AND DELIVERING A CONTRACT OF PURCHASE; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF THE SECOND SUPPLEMENTAL TRUST INDENTURE; MAKING CERTAIN FINDINGS; APPROVING FORMS OF SAID BONDS; APPROVING THE FORM OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND AUTHORIZING THE USE OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND LIMITED OFFERING MEMORANDUM AND THE EXECUTION THEREOF; APPROVING THE FORM OF AND AUTHORIZING EXECUTION OF THE CONTINUING DISCLOSURE AGREEMENT; AUTHORIZING CERTAIN OFFICIALS OF THE DISTRICT AND OTHERS TO TAKE ALL ACTIONS REQUIRED IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF SAID BONDS; PROVIDING CERTAIN OTHER DETAILS WITH RESPECT TO SAID BONDS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Buckhead Trails Community Development District (the "District") is authorized by Florida Statutes, Chapter 190 (the "Act"), particularly Section 190.016, to issue bonds secured by a pledge of revenues derived from any project or combination of projects; and

WHEREAS, pursuant to its Resolution No. 2022-16, adopted by the Board of Supervisors of the District (the "Board") on February 4, 2022 (the "Authorizing Resolution"), the District authorized the issuance of not to exceed \$50,650,000 in principal amount of its special assessment revenue bonds (the "Bonds") in separate series, secured from the revenues and issued for the purposes as set forth in said Authorizing Resolution and in the Master Indenture (hereinafter defined); and

WHEREAS, pursuant to the Act, the District now desires to supplement the Authorizing Resolution to authorize the issuance of and award the sale of its Special Assessment Bonds, Series 2024 (Series 2024 Project), in a principal amount not to exceed \$20,000,000 (the "Series 2024 Bonds"), to approve the Supplemental Indenture (hereinafter defined) and to provide for various other matters relating to the issuance of the Series 2024 Bonds; and

WHEREAS, the Board has received from FMSbonds, Inc. (the "Underwriter") a proposal in the form of a Contract of Purchase (the "Contract") for the purchase of the Series 2024 Bonds, and the Board has determined that acceptance of such proposal and the sale of the Series 2024 Bonds to the Underwriter is in the best interest of the District for the reasons indicated herein; and

WHEREAS, in conjunction with the sale and issuance of the Series 2024 Bonds, it is necessary to approve the form of Supplemental Indenture, to approve the form of the Series 2024 Bonds and to provide for various other matters with respect to the issuance of the Series 2024 Bonds;

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

SECTION 1. Definitions. All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meaning ascribed to them in the Indenture (hereinafter defined).

SECTION 2. Authorization. The Series 2024 Bonds are hereby authorized to be issued in an aggregate principal amount not to exceed \$20,000,000. The Series 2024 Bonds shall be issued under and secured by that Master Trust Indenture dated as of July 1, 2022 (the "Master Indenture"), by and between the District and U.S. Bank Trust Company, National Association (the "Trustee"), as supplemented with respect to the Series 2024 Bonds by the Second Supplemental Trust Indenture to be dated as of the first day of the month in which the Series 2024 Bonds are issued, or such other date set forth therein (the "Supplemental Indenture" and, collectively with the Master Indenture, the "Indenture"), by and between the District and the Trustee. The proceeds of the Series 2024 Bonds shall be used for the purposes set forth in the Indenture and the Limited Offering Memorandum (hereinafter defined).

SECTION 3. Approval of Supplemental Indenture. The Supplemental Indenture is hereby approved in substantially the form set forth as part of **Exhibit A** hereto. The Chairman or the Vice Chairman of the Board are hereby authorized and directed to execute and deliver such Supplemental Indenture on behalf of and in the name of the District, and the Secretary or any Assistant Secretary of the Board is hereby authorized to attest such execution, with such additions and deletions therein as may be made and approved by the Chairman or the Vice Chairman executing the same, such execution to be conclusive evidence of such approval. The Master Indenture is hereby ratified and confirmed, subject to any amendments or supplements thereto with respect to the Series 2024 Bonds contained in the Supplemental Indenture. The appointment of U.S. Bank Trust Company, National Association as Trustee under the Master Indenture is hereby ratified and confirmed, and the Trustee is hereby appointed as Trustee, Paying Agent and Bond Registrar under the Supplemental Indenture.

SECTION 4. Negotiated Sale. The Board hereby determines that a negotiated sale of the Series 2024 Bonds to the Underwriter is in the best interest of the District because of prevailing market conditions, because delays caused by soliciting competitive bids could adversely affect the District's ability to issue and deliver the Series 2024 Bonds at presently favorable interest rates, and because the nature of the security for the Series 2024 Bonds and the sources of payment of

debt service on the Series 2024 Bonds require the participation of the Underwriter in structuring the bond issue.

SECTION 5. Contract Approved. The Board hereby approves the Contract in substantially the form attached as **Exhibit B** hereto. The Chairman or Vice Chairman of the Board is hereby authorized to execute the Contract and to deliver the Contract to the Underwriter with such changes, amendments, modifications, omissions and additions as may be approved by the executing Chairman or Vice Chairman; provided, however, that (i) the average net interest cost rate on the Series 2024 Bonds shall not exceed the rate computed by adding 300 basis points to The Bond Buyer "20 Bond Index" published immediately preceding the first day of the calendar month in which the Series 2024 Bonds are sold, as provided in Section 215.84(3), Florida Statutes, (ii) the Underwriter's discount shall not exceed 2.00% of the original principal amount of the Series 2024 Bonds, (iii) the Series 2024 Bonds shall be subject to optional redemption as provided in the Contract, and (iv) the final maturity date of the Series 2024 Bonds shall be no later than the maximum term allowed by Florida law, which is currently thirty years of principal amortization. Execution by the Chairman or Vice Chairman of the Contract shall be deemed to be conclusive evidence of approval of such changes.

SECTION 6. Preliminary Limited Offering Memorandum and Limited Offering Memorandum. The District hereby approves the Preliminary Limited Offering Memorandum in substantially the form attached hereto as **Exhibit C** (the "Preliminary Limited Offering Memorandum") and authorizes its distribution and use by the Underwriter in connection with the offering for the sale of the Series 2024 Bonds. If, between the date hereof and the mailing of the Preliminary Limited Offering Memorandum, it is necessary to make insertions, modifications and changes to the Preliminary Limited Offering Memorandum, the Chairman or Vice Chairman is hereby authorized to approve such insertions, changes and modifications, and the Chairman or Vice Chairman is hereby authorized to deem the Preliminary Limited Offering Memorandum "final" within the meaning of Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") under the Securities Exchange Act of 1934, in the form as mailed and in furtherance thereof to execute a certificate evidencing same. The preparation of a final Limited Offering Memorandum is hereby approved, and the Chairman or Vice Chairman is hereby authorized to execute such final Limited Offering Memorandum to be dated the date of the Contract and to deliver the same to the Underwriter for use by the Underwriter in connection with the sale and distribution of the Series 2024 Bonds. The Limited Offering Memorandum shall be substantially in the form of the final Preliminary Limited Offering Memorandum, with only such changes as shall be approved by the Chairman or Vice Chairman as necessary to conform to the details of the Series 2024 Bonds and such other insertions, modifications and changes as may be approved by the Chairman or Vice Chairman. The execution and delivery of the Limited Offering Memorandum by the Chairman or Vice Chairman shall constitute evidence of the approval thereof. The District hereby authorizes the use of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and the information contained therein in connection with the offering and sale of the Series 2024 Bonds.

SECTION 7. Form of Series 2024 Bonds. The Series 2024 Bonds shall be in substantially the form set forth as an exhibit to the Supplemental Indenture, with such additions, deletions and other changes thereto as the officials of the Board executing such Series 2024 Bonds shall approve, such approval to be conclusively evidenced by the execution of the Series 2024

Bonds (by manual or facsimile signature) by such officials. The Board hereby authorizes and approves the use of a facsimile of the District seal on the Series 2024 Bonds.

SECTION 8. Continuing Disclosure Agreement. The form and content of the Continuing Disclosure Agreement (the "Disclosure Document") relating to the Series 2024 Bonds attached hereto as **Exhibit D** is hereby approved. The Chairman or Vice Chairman and the Secretary or any Assistant Secretary are hereby authorized to execute the Disclosure Document on behalf of the District in substantially the form attached hereto, with such additions, deletions, and other changes as may be necessitated by applicable law, this Resolution and the Contract as such officers may approve (such approval to be conclusively evidenced by their execution of the Disclosure Document).

SECTION 9. The Series 2024 Project. Proceeds of the Series 2024 Bonds shall be applied in the manner and deposited to the funds and accounts set forth in the Supplemental Indenture, for the principal purpose of financing the construction and/or the acquisition by the District of the Series 2024 Project (as defined in the Supplemental Indenture). The Series 2024 Project is hereby deemed to constitute a "Project" under the Master Indenture.

SECTION 10. Open Meetings. It is hereby found and determined that all official acts of this Board concerning and relating to the issuance, sale, and delivery of the Series 2024 Bonds, including but not limited to adoption of this Resolution, were taken in open meetings of the members of the Board and all deliberations of the members of the Board that resulted in such official acts were in meetings open to the public, in compliance with all legal requirements including, but not limited to, the requirement of Florida Statutes, Section 286.011.

SECTION 11. Other Actions. The Chairman, the Vice Chairman, the Secretary and any Assistant Secretary of the District, and any authorized designee thereof (collectively, the "District Officers"), Bond Counsel, District Counsel, and any other consultant or experts retained by the District, are hereby authorized and directed to take all actions necessary or desirable in connection with the issuance and delivery of the Series 2024 Bonds and the consummation of all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary for the undertaking and fulfillment of all transactions referred to in or contemplated by the Indenture, the Preliminary Limited Offering Memorandum, the Limited Offering Memorandum, this Resolution, the Disclosure Document and the Contract (including, without limitation, any documents required by the Trustee to evidence its rights and obligations with respect to the Series 2024 Bonds, any documents required in connection with implementation of a book-entry system of registration, any investment agreements relating to the investment of the proceeds of the Series 2024 Bonds, and any agreements in connection with maintaining the exclusion of interest on the Series 2024 Bonds from gross income from the holders thereof). All of the acts and doings of such members of the Board, the officers of the District, and the agents and employees of the District, which are in conformity with the intent and purposes of this Resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved.

SECTION 12. Approval of Prior Actions. All actions taken to date by the members of the Board and the officers, agents, and employees of the District in furtherance of the issuance of the Series 2024 Bonds are hereby approved, confirmed and ratified.

SECTION 13. Inconsistent Resolutions and Motions; Restatement of Resolution 2023-11. All prior resolutions of the Board inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform with the provisions herein contained and, except as so modified, supplemented and amended hereby, shall remain in full force and effect. Without limiting the generality of the foregoing, Resolution No. 2023-11, previously adopted by the Board on July 26, 2023, is hereby amended and restated in its entirety by this Resolution.

SECTION 14. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

SECTION 15. Effective Date. This Resolution shall become effective immediately upon its adoption.

ADOPTED this 12th day of March, 2024.

**BUCKHEAD TRAILS COMMUNITY
DEVELOPMENT DISTRICT**

[SEAL]

By: _____
Chairman, Board of Supervisors

Attest:

By: _____
Secretary

EXHIBIT A

FORM OF SUPPLEMENTAL TRUST INDENTURE

EXHIBIT B

FORM OF CONTRACT OF PURCHASE

EXHIBIT C

FORM OF PRELIMINARY LIMITED OFFERING MEMORANDUM

EXHIBIT D

FORM OF CONTINUING DISCLOSURE AGREEMENT

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

1
2 The regular Meeting of the Board of Supervisors of Buckhead Trails I Community
3 Development District was held on Wednesday, January 24, 2024, at 1:00 p.m. at the Harrison
4 Ranch Clubhouse located at 5755 Harrison Ranch Blvd., Parrish, Florida 34219.

5
6 Present and constituting a quorum were:

7
8 Carlos de la Ossa Chairperson
9 Nicholas Dister Vice Chairperson
10 Austin Berns Assistant Secretary
11 Ryan Motko Assistant Secretary
12 Alberto Viera Assistant Secretary

13
14 Also present were:

15
16 Angie Grunwald District Manager
17 John Vericker District Counsel

18
19 *The following is a summary of the discussions and actions taken.*

20
21 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**
22 Ms. Grunwald called the meeting to order, and a quorum was established.

23
24 **SECOND ORDER OF BUSINESS** **Public Comments on Agenda Items**
25 There being none, the next order of business followed.

26
27 **THIRD ORDER OF BUSINESS** **Business Items**
28 **A. General Matters of the District**
29 There being none, the next order of business followed.

30
31 **FOURTH ORDER OF BUSINESS** **Consent Agenda**
32 **A. Approval of Minutes of the January 3, 2024, Regular Meeting**
33 **B. Consideration of Operation and Maintenance Expenditures for December 2023**
34 **C. Acceptance of the Financials and Approval of the Check Register for December**
35 **2023**

36
37

On MOTION by Mr. de la Ossa seconded by Mr. Berns, with all in 38 favor, the Consent Agenda was approved. 5-0
--

39
40 **FIFTH ORDER OF BUSINESS** **Staff Reports**
41 **A. District Counsel**
42 The Board was notified of the Ethics training.
43 **B. District Engineer**
44 **C. District Manager**
45 There being no reports, the next order of business followed.

Unapproved Minutes

January 24, 2024

BUCKHEAD TRAILS I CDD

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SIXTH ORDER OF BUSINESS

**Board of Supervisors' Requests and
Comments**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Berns, with all in favor, the meeting was adjourned. 5-0

Angie Grunwald
District Manager

Chairperson/Vice Chairperson

BUCKHEAD TRAILS CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK LLC	108640	\$3,825.00		DISTRICT INVOICE JANUARY 2024
Monthly Contract Subtotal		\$3,825.00		
Variable Contract				
ALBERTO VIERA	AV 010324	\$200.00		SUPERVISOR FEE - 01/03/24
ALBERTO VIERA	AV 012424	\$200.00	\$400.00	SUPERVISOR FEE - 01/24/24
AUSTIN BERNS	AB 010324	\$200.00		SUPERVISOR FEE - 01/03/24
AUSTIN BERNS	AB 012424	\$200.00	\$400.00	SUPERVISOR FEE - 01/24/24
CARLOS DE LA OSSA	CDLO 010324	\$200.00		SUPERVISOR FEE - 01/03/24
CARLOS DE LA OSSA	CDLO 012424	\$200.00	\$400.00	SUPERVISOR FEE - 01/24/24
NICHOLAS J. DISTER	ND 010324	\$200.00		SUPERVISOR FEE - 01/03/24
NICHOLAS J. DISTER	ND 012424	\$200.00	\$400.00	SUPERVISOR FEE - 01/24/24
RYAN MOTKO	RM 010324	\$200.00		SUPERVISOR FEE - 01/03/24
RYAN MOTKO	RM 012424	\$200.00	\$400.00	SUPERVISOR FEE - 01/24/24
Variable Contract Subtotal		\$2,000.00		
Utilities		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
BUSINESS OBSERVER	23-01966M	\$59.06		AD SERVICES 12/22/23
Regular Services Subtotal		\$59.06		
Additional Services		\$0.00		
Additional Services Subtotal		\$0.00		

BUCKHEAD TRAILS CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL		\$5,884.06		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

Chariman Vice Chariman Assistant Secretary



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
#108640

DATE
1/24/2024

CUSTOMER ID
C2412

NET TERMS
Net 30

PO#

DUE DATE
2/23/2024

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

Services provided for the Month of: January 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Dissemination Services	1	Ea	416.67		416.67
Subtotal					3,825.00

Subtotal	\$3,825.00
Tax	\$0.00
Total Due	\$3,825.00

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC

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

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

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

Buckhead Trails CDD

MEETING DATE: January 3rd 2024

DMS: Angie Grunwald

AV 010324

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

Buckhead Trails CDD

MEETING DATE: January 24, 2024

AV 012424

DMS: Angie Grunwald

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

Buckhead Trails CDD

MEETING DATE: January 3rd 2024

DMS: Angie Grunwald

AB 010324

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
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Austin Berns	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

Buckhead Trails CDD

MEETING DATE: January 24, 2024

DMS: Angie Grunwald

AB 012424

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

Buckhead Trails CDD

MEETING DATE: January 3rd 2024

CDLO 010324

DMS: Angie Grunwald

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

Buckhead Trails CDD

MEETING DATE: January 24, 2024

DMS: Angie Grunwald

CDLO 012424

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

Buckhead Trails CDD

MEETING DATE: January 3rd 2024

DMS: Angie Grunwald

ND 010324

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

Buckhead Trails CDD

MEETING DATE: January 24, 2024

ND 012424

DMS: Angie Grunwald

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

Buckhead Trails CDD

MEETING DATE: January 3rd 2024

DMS: Angie Grunwald

RM 010324

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

Buckhead Trails CDD

MEETING DATE: January 24, 2024

DMS: Angie Grunwald

RM 012424

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

Business Observer

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

INVOICE

Legal Advertising

Invoice # 23-01966M

Date 12/22/2023

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

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

Received

DEC 26 2023

Description

Amount

Serial # 23-01966M Notice of Board Meeting Change in Meeting Date Buckhead Trails Community Development District RE: Regular Board Meeting of the Board of Supervisors Rescheduled to January 3, 2024 at 1:00 pm Published: 12/22/2023	\$59.06
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Important Message

Please include our Serial #
on your check

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

Paid
Total

()
\$59.06

Payment is expected within 30 days of the
first publication date of your notice.

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

**NOTICE OF BOARD MEETING
CHANGE IN MEETING DATE
BUCKHEAD TRAILS
COMMUNITY DEVELOPMENT
DISTRICT**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Buckhead Trails Community Development District has rescheduled their Regular Board Meeting from Wednesday, December 27, 2023, at 1:00 p.m. to Wednesday, January 03, 2024, at 1:00 pm. at to be held at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Blvd, Parrish, Florida 34219. A copy of the agenda for the meeting can be obtained from the District Office at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 or by phone at (813) 873-7300.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

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

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Angie Grunwald
District Manager

Run Date: December 22, 2023

December 22, 2023 23-01966M

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

NOTICE

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Buckhead Trails Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2024

Prepared by:



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

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
ASSETS						
Cash - Operating Account	\$ 24,231	\$ -	\$ -	\$ -	\$ -	\$ 24,231
Due From Developer	21,120	-	-	-	-	21,120
Due From Other Funds	499,357	-	-	-	-	499,357
Investments:						
Acq. & Construction - Amenity	-	-	1,217,717	-	-	1,217,717
Acquisition & Construction Account	-	-	1,298,569	-	-	1,298,569
Interest Account	-	1	-	-	-	1
Reserve Fund	-	871,128	-	-	-	871,128
Revenue Fund	-	55,914	-	-	-	55,914
Sinking fund	-	66	-	-	-	66
Fixed Assets						
Construction Work In Process	-	-	-	1,500	-	1,500
Amount To Be Provided	-	-	-	-	12,530,000	12,530,000
TOTAL ASSETS	\$ 544,708	\$ 927,109	\$ 2,516,286	\$ 1,500	\$ 12,530,000	\$ 16,519,603
LIABILITIES						
Accounts Payable	\$ 1,648	\$ -	\$ -	\$ -	\$ -	\$ 1,648
Accrued Expenses	1,158	-	-	-	-	1,158
Contracts Payable	-	-	585,672	-	-	585,672
Bonds Payable	-	-	-	-	12,530,000	12,530,000
Due To Other Funds	-	495,458	3,899	-	-	499,357
Deferred Inflow of Resources	21,120	-	-	-	-	21,120
TOTAL LIABILITIES	23,926	495,458	589,571	-	12,530,000	13,638,955

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	431,651	-	-	-	431,651
Capital Projects	-	-	1,926,715	-	-	1,926,715
Unassigned:	520,782	-	-	1,500	-	522,282
TOTAL FUND BALANCES	520,782	431,651	1,926,715	1,500	-	2,880,648
TOTAL LIABILITIES & FUND BALANCES	\$ 544,708	\$ 927,109	\$ 2,516,286	\$ 1,500	\$ 12,530,000	\$ 16,519,603

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- CDD Collected	\$ 201,125	\$ 293,852	\$ 92,727	146.10%
Developer Contribution	-	21,245	21,245	0.00%
TOTAL REVENUES	201,125	315,097	113,972	156.67%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	2,000	1,000	66.67%
ProfServ-Administrative	4,500	1,500	3,000	33.33%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	933	3,267	22.21%
ProfServ-Info Technology	600	50	550	8.33%
ProfServ-Recording Secretary	2,400	600	1,800	25.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	15,000	4,314	10,686	28.76%
District Engineer	9,500	-	9,500	0.00%
District Manager	25,000	9,267	15,733	37.07%
Accounting Services	9,000	7,300	1,700	81.11%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage	500	16	484	3.20%
Rentals & Leases	600	50	550	8.33%
Public Officials Insurance	5,000	2,340	2,660	46.80%
Legal Advertising	3,500	199	3,301	5.69%
Miscellaneous Services	250	-	250	0.00%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	500	700	41.67%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	301	(126)	172.00%
Total Administration	113,225	29,370	83,855	25.94%
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Aquatic Control	38,000	-	38,000	0.00%
Contracts-Pond Maintenance	25,000	-	25,000	0.00%
Contracts-Trash & Debris Removal	9,000	-	9,000	0.00%
Insurance - General Liability	5,000	2,860	2,140	57.20%
Total Other Physical Environment	83,400	2,860	80,540	3.43%

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Contingency</u>				
Misc-Contingency	4,500	-	4,500	0.00%
Total Contingency	4,500	-	4,500	0.00%
TOTAL EXPENDITURES	201,125	32,230	168,895	16.02%
Excess (deficiency) of revenues Over (under) expenditures	-	282,867	282,867	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		237,915		
FUND BALANCE, ENDING		<u>\$ 520,782</u>		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
Series 2022 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 15,074	\$ 15,074	0.00%
Special Assmnts- CDD Collected	867,563	118,184	(749,379)	13.62%
TOTAL REVENUES	867,563	133,258	(734,305)	15.36%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	180,000	-	180,000	0.00%
Interest Expense	687,563	345,919	341,644	50.31%
Total Debt Service	867,563	345,919	521,644	39.87%
TOTAL EXPENDITURES	867,563	345,919	521,644	39.87%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(212,661)	(212,661)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		644,312		
FUND BALANCE, ENDING		\$ 431,651		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
Series 2022 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 60,668	\$ 60,668	0.00%
TOTAL REVENUES	-	60,668	60,668	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	2,163,830	(2,163,830)	0.00%
Total Construction In Progress	-	2,163,830	(2,163,830)	0.00%
TOTAL EXPENDITURES	-	2,163,830	(2,163,830)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,103,162)	(2,103,162)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		4,029,877		
FUND BALANCE, ENDING		<u>\$ 1,926,715</u>		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,500		
FUND BALANCE, ENDING		<u>\$ 1,500</u>		

BUCKHEAD TRAILS CDD

Bank Reconciliation

Bank Account No. 2256 TRUIST - GF Operating
 Statement No. 01-24
 Statement Date 1/31/2024

G/L Balance (LCY)	24,230.63	Statement Balance	33,782.01
G/L Balance	24,230.63	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	24,230.63	Subtotal	33,782.01
Negative Adjustments	0.00	Outstanding Checks	9,551.38
	<hr/>	Differences	0.00
Ending G/L Balance	24,230.63	Ending Balance	24,230.63
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
12/21/2023	Payment	1073	GRAU AND ASSOCIATES	4000	4,000.00	0.00
1/10/2024	Payment	1074	STRALEY ROBIN VERICKER	1818.95	1,818.95	0.00
1/18/2024	Payment	1075	ALBERTO VIERA	200	200.00	0.00
1/18/2024	Payment	1077	CARLOS DE LA OSSA	200	200.00	0.00
1/24/2024	Payment	1080	BUSINESS OBSERVER	59.06	59.06	0.00
Total Checks				6,278.01	6,278.01	0.00
Outstanding Checks						
1/18/2024	Payment	1076	AUSTIN BERNS	200.00	0.00	200.00
1/18/2024	Payment	1078	NICHOLAS J. DISTER	200.00	0.00	200.00
1/18/2024	Payment	1079	RYAN MOTKO	200.00	0.00	200.00
1/26/2024	Payment	1081	ALBERTO VIERA	200.00	0.00	200.00
1/26/2024	Payment	1082	AUSTIN BERNS	200.00	0.00	200.00
1/26/2024	Payment	1083	CARLOS DE LA OSSA	200.00	0.00	200.00
1/26/2024	Payment	1084	INFRAMARK LLC	7,951.38	0.00	7,951.38
1/26/2024	Payment	1085	NICHOLAS J. DISTER	200.00	0.00	200.00
1/26/2024	Payment	1086	RYAN MOTKO	200.00	0.00	200.00
Total Outstanding Checks.....				9,551.38		9,551.38