

**BUCKHEAD TRAILS
COMMUNITY DEVELOPMENT
DISTRICT**

MAY 22, 2024

**REGULAR MEETING
AGENDA PACKAGE**



2005 PAN AM CIRCLE, SUITE 300
TAMPA. FL 33067

Buckhead Trails 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

Regular Meeting Agenda

The Regular Meeting of Buckhead Trails Community Development District will be held on **May 22, 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 Team link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

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

Meeting ID: 282 482 938 909

Passcode: fBdiKR

Call in (audio only) +1 646-838-1601

Phone Conference ID: 507 180 654#

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

REGULAR MEETING 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 Resolution 2024 - 02; Approving Fiscal Year 2025 Proposed Budget & Setting Public Hearing
- B. Announcement of Qualified Electors
- C. Ratification of Pond Bank Mowing Agreement
- D. Ratification of Aquatics Agreement

4. CONSENT AGENDA

- A. Approval of Minutes of the March 12, 2024; Special Meeting
- B. Approval of Minutes of the March 27, 2024; Regular Meeting
- C. Consideration of Operation and Maintenance Expenditures March 2024
- D. Acceptance of the Financials and Approval of the Check Register for March 2024

5. STAFF REPORTS

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

6. BOARD OF SUPERVISORS REQUESTS AND AUDIENCE COMMENTS

7. ADJOURNMENT

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Buckhead Trails Community Development District (“**District**”) prior to June 15, 2024 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: July 24, 2024
HOUR: 1:00 p.m.
LOCATION: Harrison Ranch Clubhouse
5755 Harrison Ranch Blvd.
Parrish, Florida 34219

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Manatee County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED ON MAY 22, 2024.

Attest:

**Buckhead Trails Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2024/2025

Buckhead Trails
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Preliminary Budget

Prepared by:



Buckhead Trails
Community Development District

Table of Contents

Page #

OPERATING BUDGET

General Fund

Summary of Revenues, Expenditures and Changes in Fund Balances	1
Exhibit A - Allocation of Fund Balances	2
Budget Narrative	3 - 5

DEBT SERVICE BUDGETS

Series 2022

Summary of Revenues, Expenditures and Changes in Fund Balances	6
Amortization Schedule	7 - 8
Budget Narrative	9

SUPPORTING BUDGET SCHEDULES

2024-2025 Non-Ad Valorem Assessment Summary	10
---	----

Buckhead Trails
Community Development District

Operating Budget

Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2025 Budget

ACCOUNT DESCRIPTION	ADOPTED		ANNUAL	
	BUDGET		BUDGET	
	FY 2024		FY 2025	
REVENUES				
Operations & Maintenance Assmts - On Roll		201,125		-
Developer Contributions		-		515,745
TOTAL REVENUES	\$	201,125	\$	515,745
EXPENDITURES				
Financial and Administrative				
Supervisor Fees	\$	3,000	\$	12,000
District Management		25,000		25,000
Administration		4,500		4,500
Recording Secretary		2,400		2,400
Construction Accounting		9,000		9,000
Financial/Revenue Collections		1,200		1,200
Rental and Leases		600		600
Accounting Services		9,000		9,000
Dissemination Agent/Reporting		4,200		4,200
Website Admin Services		1,200		1,200
District Engineer		9,500		9,500
District Counsel		9,500		9,500
Trustees Fees		6,500		6,500
Auditing Services		6,000		6,000
Postage, Phone, Faxes, Copies		500		500
Legal Advertising		3,500		3,500
Bank Fees		200		200
Dues, Licenses & Fees		175		175
Onsite Office Supplies		100		100
Website ADA Compliance		1,800		1,800
Misc Admin		250		250
ProfServ-Info Technology		600	\$	600
Meeting Expense		4,000	\$	4,000
Total Financial and Administrative	\$	102,725	\$	111,725
Insurance				
General Liability	\$	5,000	\$	3,146
Public Officials Insurance		5,000		2,574
Property & Casualty Insurance		-		20,000
Deductible		-		5,000
Total Insurance	\$	10,000	\$	30,720

Buckhead Trails
Community Development District

General Fund

Utility Services

Street Lights	-	50,000
Total Utility Services	\$ -	\$ 50,000

Amenity

Janitorial - Contract	-	16,000
Janitorial - Supplies/Other	-	1,500
Garbage Dumpster - Rental/Collection	-	3,000
Amenity Pest Control	-	1,800
Amenity R&M	-	10,000
Amenity Camera R&M	-	2,000
Amenity Furniture R&M	-	5,000
Access Control R&M	-	5,000
Key Card Distribution	-	2,000
Dog Waste Station Service and Supplies	-	4,000
Entrance Monuments, Gates, Walls R&M	-	10,000
Sidewalk, Pavement, Signage R&M	-	2,000
Pool Maintenance - Contract	-	24,000
Pool Treatments & Other R&M	-	3,000
Security Monitoring Services	-	6,000
Miscellaneous Maintenance	10,000	10,000
Special Events	-	10,000
Total Amenity	\$ 10,000	\$ 115,300

Landscape and Pond Maintenance

Landscape Maintenance - Contract	\$ 25,000	\$ 150,000
Landscaping - R&M	15,400	20,000
Aquatics - Contract	38,000	38,000
Total Landscape and Pond Maintenance	\$ 78,400	\$ 208,000

TOTAL EXPENDITURES

\$ 201,125	\$ 515,745
-------------------	-------------------

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

EXPENDITURES

Budget Narrative
Fiscal Year 2025

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

EXPENDITURES

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet

Internet service for clubhouse and other amenity locations.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Amenity

Pool Monitor

Cost of staff members to facilitate pool safety services.

Janitorial – Contract

Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other

Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection

Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control

Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M

Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M

Cost of repairs and maintenance to amenity furniture.

Access Control R&M

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution

Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

Athletic Courts and Field Maintenance

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

Park Restroom Maintenance

Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance

Cost of acquisition and upkeep of playground equipment for CDD parks.

Clubhouse Office Supplies

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

Clubhouse IT Support

Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies

Cost of cleaning and resupplying dog waste stations.

EXPENDITURES

Budget Narrative
Fiscal Year 2025

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M

Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance

Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance

Cost of upkeep for boardwalks and bridges on CDD property.

Pool and Spa Permits

Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenance – Contract

Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M

Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services

Cost of CDD security personnel and equipment.

Special Events

Cost of holiday celebrations and events hosted on CDD property.

Community Activities

Cost of recreational events hosted on CDD property.

Holiday Decorations

Cost of decorations for major holidays (i.e., Christmas)

Miscellaneous Amenity

Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - R&M

Cost of repairs and regular maintenance to landscaping equipment.

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Budget Narrative
Fiscal Year 2025

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Irrigation Maintenance

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Wetlands Maintenance and Monitoring

Cost of upkeep and protection of wetlands on CDD property.

Aquatics – Plant Replacement

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Debris Cleanup

Cost of cleaning up debris on district property.

Wildlife Control

Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

Contingency

Funds set aside for projects, as determined by the district's board.

Capital Improvements

Funding of major projects and building improvements to CDD property.

R&M Other Reserves

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Buckhead Trails
Community Development District

Debt Service Budgets

Fiscal Year 2025

Series 2022 Bonds
Fiscal Year 2025 Budget

REVENUES	
CDD Debt Service Assessments	\$ 868,775
TOTAL REVENUES	\$ 868,775
EXPENDITURES	
May Bond Interest Payment	\$ 341,644
May Bond Principal Payment	\$ 190,000
November Bond Interest Payment	\$ 337,131
TOTAL EXPENDITURES	\$ 868,775
EXCESS OF REVENUES OVER EXPENDITURES	\$ -
ANALYSIS OF BONDS OUTSTANDING	
Bonds Outstanding - Period Ending 11/1/2024	\$ 12,175,000
Principal Payment Applied Toward Bonds	\$ 190,000
Bonds Outstanding - Period Ending 11/1/2025	\$ 11,985,000

**Series 2022 Special Assessment Revenue Bonds Amortization
Schedule**

Period Ending	Principal Outstanding	Principal	Coupon	Interest	Debt Service
11/1/2024	\$ 12,175,000			\$ 341,644	\$ 341,644
5/1/2025	\$ 12,175,000	\$ 190,000	4.750%	\$ 341,644	\$ 531,644
11/1/2025	\$ 11,985,000			\$ 337,131	\$ 337,131
5/1/2026	\$ 11,985,000	\$ 200,000	4.750%	\$ 337,131	\$ 537,131
11/1/2026	\$ 11,785,000			\$ 332,381	\$ 332,381
5/1/2027	\$ 11,785,000	\$ 210,000	4.750%	\$ 332,381	\$ 542,381
11/1/2027	\$ 11,575,000			\$ 327,394	\$ 327,394
5/1/2028	\$ 11,575,000	\$ 220,000	5.250%	\$ 327,394	\$ 547,394
11/1/2028	\$ 11,355,000			\$ 321,619	\$ 321,619
5/1/2029	\$ 11,355,000	\$ 230,000	5.250%	\$ 321,619	\$ 551,619
11/1/2029	\$ 11,125,000			\$ 315,581	\$ 315,581
5/1/2030	\$ 11,125,000	\$ 245,000	5.250%	\$ 315,581	\$ 560,581
11/1/2030	\$ 10,880,000			\$ 309,150	\$ 309,150
5/1/2031	\$ 10,880,000	\$ 255,000	5.250%	\$ 309,150	\$ 564,150
11/1/2031	\$ 10,625,000			\$ 302,456	\$ 302,456
5/1/2032	\$ 10,625,000	\$ 270,000	5.250%	\$ 302,456	\$ 572,456
11/1/2032	\$ 10,355,000			\$ 295,369	\$ 295,369
5/1/2033	\$ 10,355,000	\$ 285,000	5.625%	\$ 295,369	\$ 580,369
11/1/2033	\$ 10,070,000			\$ 287,353	\$ 287,353
5/1/2034	\$ 10,070,000	\$ 305,000	5.625%	\$ 287,353	\$ 592,353
11/1/2034	\$ 9,765,000			\$ 278,775	\$ 278,775
5/1/2035	\$ 9,765,000	\$ 320,000	5.625%	\$ 278,775	\$ 598,775
11/1/2035	\$ 9,445,000			\$ 269,775	\$ 269,775
5/1/2036	\$ 9,445,000	\$ 340,000	5.625%	\$ 269,775	\$ 609,775
11/1/2036	\$ 9,105,000			\$ 260,213	\$ 260,213
5/1/2037	\$ 9,105,000	\$ 360,000	5.625%	\$ 260,213	\$ 620,213
11/1/2037	\$ 8,745,000			\$ 250,088	\$ 250,088
5/1/2038	\$ 8,745,000	\$ 380,000	5.625%	\$ 250,088	\$ 630,088
11/1/2038	\$ 8,365,000			\$ 239,400	\$ 239,400
5/1/2039	\$ 8,365,000	\$ 400,000	5.625%	\$ 239,400	\$ 639,400
11/1/2039	\$ 7,965,000			\$ 228,150	\$ 228,150
5/1/2040	\$ 7,965,000	\$ 425,000	5.625%	\$ 228,150	\$ 653,150
11/1/2040	\$ 7,540,000			\$ 216,197	\$ 216,197
5/1/2041	\$ 7,540,000	\$ 450,000	5.625%	\$ 216,197	\$ 666,197
11/1/2041	\$ 7,090,000			\$ 203,541	\$ 203,541
5/1/2042	\$ 7,090,000	\$ 475,000	5.625%	\$ 203,541	\$ 678,541
11/1/2042	\$ 6,615,000			\$ 190,181	\$ 190,181
5/1/2043	\$ 6,615,000	\$ 505,000	5.750%	\$ 190,181	\$ 695,181
11/1/2043	\$ 6,110,000			\$ 175,663	\$ 175,663
5/1/2044	\$ 6,110,000	\$ 535,000	5.750%	\$ 175,663	\$ 710,663
11/1/2044	\$ 5,575,000			\$ 160,281	\$ 160,281
5/1/2045	\$ 5,575,000	\$ 565,000	5.750%	\$ 160,281	\$ 725,281
11/1/2045	\$ 5,010,000			\$ 144,038	\$ 144,038
5/1/2046	\$ 5,010,000	\$ 600,000	5.750%	\$ 144,038	\$ 744,038
11/1/2046	\$ 4,410,000			\$ 126,788	\$ 126,788
5/1/2047	\$ 4,410,000	\$ 635,000	5.750%	\$ 126,788	\$ 761,788
11/1/2047	\$ 3,775,000			\$ 108,531	\$ 108,531

Period Ending	Principal Outstanding	Principal	Coupon	Interest	Debt Service
5/1/2048	\$ 3,775,000	\$ 670,000	5.750%	\$ 108,531	\$ 778,531
11/1/2048	\$ 3,105,000			\$ 89,269	\$ 89,269
5/1/2049	\$ 3,105,000	\$ 710,000	5.750%	\$ 89,269	\$ 799,269
11/1/2049	\$ 2,395,000			\$ 68,856	\$ 68,856
5/1/2050	\$ 2,395,000	\$ 755,000	5.750%	\$ 68,856	\$ 823,856
11/1/2050	\$ 1,640,000			\$ 47,150	\$ 47,150
5/1/2051	\$ 1,640,000	\$ 795,000	5.750%	\$ 47,150	\$ 842,150
11/1/2051	\$ 845,000			\$ 24,294	\$ 24,294
5/1/2052	\$ 845,000	\$ 845,000	5.750%	\$ 24,294	\$ 869,294
		\$ 12,175,000		\$ 12,502,531	\$ 24,677,531

Series 2024 Bonds
Fiscal Year 2025 Budget

REVENUES	
CDD Debt Service Assessments	\$ 1,117,985
TOTAL REVENUES	\$ 1,117,985
EXPENDITURES	
May Bond Interest Payment	\$ 451,578
May Bond Principal Payment	\$ 220,000
November Bond Interest Payment	\$ 446,408
TOTAL EXPENDITURES	\$ 1,117,985
EXCESS OF REVENUES OVER EXPENDITURES	\$ -
ANALYSIS OF BONDS OUTSTANDING	
Bonds Outstanding - Period Ending 11/1/2024	\$ 16,000,000
Principal Payment Applied Toward Bonds	\$ 220,000
Bonds Outstanding - Period Ending 11/1/2025	\$ 15,780,000

**Buckhead Trails Community Development District
Special Assessment Bonds, Series 2024 (Series 2024 Project)**

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2024	\$ 16,000,000			\$ 536,875	\$ 536,875
5/1/2025	\$ 16,000,000	\$ 220,000	4.700%	\$ 451,578	\$ 671,578
11/1/2025	\$ 15,780,000			\$ 446,408	\$ 446,408
5/1/2026	\$ 15,780,000	\$ 230,000	4.700%	\$ 446,408	\$ 676,408
11/1/2026	\$ 15,550,000			\$ 441,003	\$ 441,003
5/1/2027	\$ 15,550,000	\$ 245,000	4.700%	\$ 441,003	\$ 686,003
11/1/2027	\$ 15,305,000			\$ 435,245	\$ 435,245
5/1/2028	\$ 15,305,000	\$ 255,000	4.700%	\$ 435,245	\$ 690,245
11/1/2028	\$ 15,050,000			\$ 429,253	\$ 429,253
5/1/2029	\$ 15,050,000	\$ 265,000	4.700%	\$ 429,253	\$ 694,253
11/1/2029	\$ 14,785,000			\$ 423,025	\$ 423,025
5/1/2030	\$ 14,785,000	\$ 280,000	4.700%	\$ 423,025	\$ 703,025
11/1/2030	\$ 14,505,000			\$ 416,445	\$ 416,445
5/1/2031	\$ 14,505,000	\$ 295,000	4.700%	\$ 416,445	\$ 711,445
11/1/2031	\$ 14,210,000			\$ 409,513	\$ 409,513
5/1/2032	\$ 14,210,000	\$ 310,000	5.600%	\$ 409,513	\$ 719,513
11/1/2032	\$ 13,900,000			\$ 400,833	\$ 400,833
5/1/2033	\$ 13,900,000	\$ 325,000	5.600%	\$ 400,833	\$ 725,833
11/1/2033	\$ 13,575,000			\$ 391,733	\$ 391,733
5/1/2034	\$ 13,575,000	\$ 345,000	5.600%	\$ 391,733	\$ 736,733
11/1/2034	\$ 13,230,000			\$ 382,073	\$ 382,073
5/1/2035	\$ 13,230,000	\$ 365,000	5.600%	\$ 382,073	\$ 747,073
11/1/2035	\$ 12,865,000			\$ 371,853	\$ 371,853
5/1/2036	\$ 12,865,000	\$ 385,000	5.600%	\$ 371,853	\$ 756,853
11/1/2036	\$ 12,480,000			\$ 361,073	\$ 361,073
5/1/2037	\$ 12,480,000	\$ 410,000	5.600%	\$ 361,073	\$ 771,073
11/1/2037	\$ 12,070,000			\$ 349,593	\$ 349,593
5/1/2038	\$ 12,070,000	\$ 435,000	5.600%	\$ 349,593	\$ 784,593
11/1/2038	\$ 11,635,000			\$ 337,413	\$ 337,413
5/1/2039	\$ 11,635,000	\$ 460,000	5.600%	\$ 337,413	\$ 797,413
11/1/2039	\$ 11,175,000			\$ 324,533	\$ 324,533
5/1/2040	\$ 11,175,000	\$ 485,000	5.600%	\$ 324,533	\$ 809,533
11/1/2040	\$ 10,690,000			\$ 310,953	\$ 310,953
5/1/2041	\$ 10,690,000	\$ 510,000	5.600%	\$ 310,953	\$ 820,953
11/1/2041	\$ 10,180,000			\$ 296,673	\$ 296,673
5/1/2042	\$ 10,180,000	\$ 540,000	5.600%	\$ 296,673	\$ 836,673
11/1/2042	\$ 9,640,000			\$ 281,553	\$ 281,553
5/1/2043	\$ 9,640,000	\$ 575,000	5.600%	\$ 281,553	\$ 856,553
11/1/2043	\$ 9,065,000			\$ 265,453	\$ 265,453
5/1/2044	\$ 9,065,000	\$ 605,000	5.600%	\$ 265,453	\$ 870,453
11/1/2044	\$ 8,460,000			\$ 248,513	\$ 248,513
5/1/2045	\$ 8,460,000	\$ 640,000	5.875%	\$ 248,513	\$ 888,513
11/1/2045	\$ 7,820,000			\$ 229,713	\$ 229,713
5/1/2046	\$ 7,820,000	\$ 680,000	5.875%	\$ 229,713	\$ 909,713
11/1/2046	\$ 7,140,000			\$ 209,738	\$ 209,738
5/1/2047	\$ 7,140,000	\$ 720,000	5.875%	\$ 209,738	\$ 929,738
11/1/2047	\$ 6,420,000			\$ 188,588	\$ 188,588
5/1/2048	\$ 6,420,000	\$ 765,000	5.875%	\$ 188,588	\$ 953,588
11/1/2048	\$ 5,655,000			\$ 166,116	\$ 166,116
5/1/2049	\$ 5,655,000	\$ 810,000	5.875%	\$ 166,116	\$ 976,116
11/1/2049	\$ 4,845,000			\$ 142,322	\$ 142,322
5/1/2050	\$ 4,845,000	\$ 860,000	5.875%	\$ 142,322	\$ 1,002,322
11/1/2050	\$ 3,985,000			\$ 117,059	\$ 117,059
5/1/2051	\$ 3,985,000	\$ 910,000	5.875%	\$ 117,059	\$ 1,027,059
11/1/2051	\$ 3,075,000			\$ 90,328	\$ 90,328
5/1/2052	\$ 3,075,000	\$ 965,000	5.875%	\$ 90,328	\$ 1,055,328
11/1/2052	\$ 2,110,000			\$ 61,981	\$ 61,981
5/1/2053	\$ 2,110,000	\$ 1,025,000	5.875%	\$ 61,981	\$ 1,086,981
11/1/2053	\$ 1,085,000			\$ 31,872	\$ 31,872
5/1/2054	\$ 1,085,000	\$ 1,085,000	5.875%	\$ 31,872	\$ 1,116,872
		\$ 16,000,000		\$ 18,110,149	\$ 34,110,149

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Buckhead Trails
Community Development District

Supporting Budget Schedules

Fiscal Year 2025

**Assessment Summary
Fiscal Year 2025 vs. Fiscal Year 2024**

SERIES 2022 ASSESSMENT AREA									
Lot Size	Series 2022 Unit Count	O&M Unit Count	FISCAL YEAR 2024			FISCAL YEAR 2025			Total Increase / (Decrease) in Annual Assmt
			Debt Service Per Unit	O&M Per Unit (1)	FY 2024 Total	Debt Service Per Unit	O&M Per Unit (1)	FY 2025 Total	
SINGLE FAMILY 40	18	18	\$1,276.31	\$110.21	\$1,386.53	\$1,276.31	\$441.01	\$1,717.33	\$330.80
SINGLE FAMILY 45	122	122	\$1,435.85	\$123.99	\$1,559.84	\$1,435.85	\$496.14	\$1,931.99	\$372.15
SINGLE FAMILY 50	47	47	\$1,595.39	\$137.76	\$1,733.16	\$1,595.39	\$551.27	\$2,146.66	\$413.50
SINGLE FAMILY 52	237	237	\$1,659.21	\$143.28	\$1,802.48	\$1,659.21	\$573.32	\$2,232.53	\$430.04
SINGLE FAMILY 60	136	136	\$1,914.47	\$165.32	\$2,079.79	\$1,914.47	\$661.52	\$2,575.99	\$496.20
SUBTOTAL	560	560							

SERIES 2024 ASSESSMENT AREA										
Lot Size	Series 2024 Unit Count	O&M Unit Count	FISCAL YEAR 2024			FISCAL YEAR 2025				Total Increase / (Decrease) in Annual Assmt
			Debt Service Per Unit	O&M Per Unit (1)	FY 2024 Total	Debt Service Per Unit		O&M Per Unit (1)	FY 2025 Total	
						Pre-Paydown	Post-Paydown			
SINGLE FAMILY 40	113	113	\$0.00	\$110.21	\$110.21	\$3,267.44	\$1,382.98	\$441.01	\$1,823.99	\$1,714
SINGLE FAMILY 50	75	75	\$0.00	\$137.76	\$137.76	\$4,084.30	\$1,728.72	\$551.27	\$2,279.99	\$2,142
SINGLE FAMILY 60	31	31	\$0.00	\$165.32	\$165.32	\$4,901.16	\$2,074.47	\$661.52	\$2,735.99	\$2,571
SINGLE FAMILY 40	107	107	\$0.00	\$110.21	\$110.21	\$0.00	\$1,382.98	\$441.01	\$1,823.99	\$1,714
SINGLE FAMILY 50	113	113	\$0.00	\$137.76	\$137.76	\$0.00	\$1,728.72	\$551.27	\$2,279.99	\$2,142
SINGLE FAMILY 60	11	11	\$0.00	\$165.32	\$165.32	\$0.00	\$2,074.47	\$661.52	\$2,735.99	\$2,571
SUBTOTAL	450	450								



JAMES SATCHER
MANATEE COUNTY SUPERVISOR OF ELECTIONS

600 301 Boulevard West, Suite 108, Bradenton, FL 34205-7946
PO Box 1000, Bradenton, FL 34206-1000

Phone 941-741-3823 • Fax 941-741-3820
Info@VoteManatee.gov • VoteManatee.gov

April 19, 2024

Buckhead Trails Community Development District
Attn: Sandra Demarco
210 N University Dr Suite 702
Coral Springs FL 33071

Dear Ms. Demarco:

We are in receipt of your request for the number of registered voters in the Buckhead Trails Community Development District of April 15, 2024. According to our records, there were 0 persons registered in the Buckhead Trails Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

James Satcher
Supervisor of Elections

JS/sas



Landscape Maintenance Agreement

Attn: **Angie Grunwald**
2005 Pan Am Circle Ste. 300
Tampa, FL 33607

Submitted By: **Down To Earth Landscape & Irrigation**

Buckhead Trails Pond Maintenance

Landscape Maintenance

Base Maintenance **\$ 24,919.54**
Annually (36 visits)

Monthly **\$ 2,076.63**

Contract Start Date: May 20, 2024

Buckhead Trails Pond Maintenance

Down To Earth

Name Angie Grunwald

Name Matt Loboda
Matt Loboda (May 14, 2024 15:08 EDT)

Title District Manager

Title Vp

Terms and Conditions governing this agreement are at www.dtelandscape.com/terms-and-conditions. Highlighted terms: Contract will be renewed every 12 months. DTE will use its best efforts to provide services, any deficiencies should be promptly notified to DTE. To account for price and wage inflation, this agreement shall increase annually by the Tampa, FL Consumer Price Index (CPI) or by 4%, whichever is greater and be subject to a fuel surcharge if gasoline prices exceed thresholds. Payments are due in 30 days from invoice date or a Credit Card may be used.






DTE Buckhead Trails Contract

Final Audit Report

2024-05-14

Created:	2024-05-14
By:	Kara Rewerts (Kara.Rewerts@down2earthinc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAM4C-BuGyBEd4AiYY2HROJqWIKjLIS4aW

"DTE Buckhead Trails Contract" History

-  Document created by Kara Rewerts (Kara.Rewerts@down2earthinc.com)
2024-05-14 - 1:35:42 PM GMT
-  Document emailed to Matt Loboda (matt.loboda@down2earthinc.com) for signature
2024-05-14 - 1:35:46 PM GMT
-  Email viewed by Matt Loboda (matt.loboda@down2earthinc.com)
2024-05-14 - 7:08:27 PM GMT
-  Document e-signed by Matt Loboda (matt.loboda@down2earthinc.com)
Signature Date: 2024-05-14 - 7:08:44 PM GMT - Time Source: server
-  Agreement completed.
2024-05-14 - 7:08:44 PM GMT

Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" & Buckhead Trail CDD hereafter called "customer"

Customer: Buckhead Trails CDD
C/O: Inframark
Contact: Mrs. Angie Grunwald
Address: 2005 Pan Am Circle Ste 300 Tampa, FL 33607
Email: Angie.Grunwaldf@inframark.com
Phone: 813.873.7300

Sitex agrees to provide aquatic management services for a period of 12 months in accordance with the terms and conditions of this agreement in the following sites:

10 waterways (13 acres) Ponds #1-10 at the Oakfield Lakes community located in Parrish, FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

- | | |
|--|----------|
| 1. Shoreline Grass and Brush Control | Included |
| 2. Underwater, Floating and Algae Treatment | Included |
| 3. Algae callback service | Included |
| 4. All Services Performed by State Licensed Applicator | Included |
| 5. Treatment Report Issued Monthly | Included |
| 6. Use of EPA Regulated Materials Only | Included |
| 7. Storm Structure Vegetation treatments | Included |
| 8. Non-Construction trash removal (see terms) | Included |



Service shall consist of Twenty-Four (24) site visits with treatments as needed.

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 05/01/24 thru 04/30/25 Agreement will automatically renew as per Term and Conditions:

Ponds #1-10 only:
Total Monthly Service Amount: \$945.00
Total Annual Maintenance Cost: \$11,340.00

Invoice is due and payable within 30 days. Overdue accounts may accrue a service charge.

Customer acknowledges that he/she has read and is familiar with the additional terms and conditions printed on the reverse side, which are incorporated in this agreement.

	5-9-24		04/23/2024
Accepted By	Date	President, Sitex Aquatics llc.	Date

Terms & Conditions

Sitex agrees to provide all labor, supervision, and equipment necessary to carry out the work. There shall be no variance from these specifications unless expressly stated through an addendum.

The Annual Cost will be paid to Sitex in Twelve (12) equal payments, which are due and payable in advance of each month in which the service will be rendered and will be considered late on the 30th of that month. A surcharge of two percent (2%) per month will be added for delinquent payments. The Customer is responsible for any collection or attorney's fees required to collect on this agreement.

This Agreement will be for a twelve (12) month period. This Agreement shall be automatically renewed at the end of the twelve (12) months. The monthly service amount may be adjusted, as agreed upon by both Parties, and set forth in writing to Customer. Both parties agree that service shall be continuous without interruption.

Additional Services requested by the customer such as trash clean up, physical cutting or paint removal, and other additional services performed will be billed separately at the current hourly equipment and labor rates.

Cancellation by either the Customer or Sitex may terminate the Agreement without cause at any time. Termination shall be by written notice, received by either the customer or Sitex at least thirty (30) days prior to the effective date of the termination.

Neither party shall be responsible for damage, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of Nature, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. • Sitex agrees to hold Customer harmless from any loss, damage or claims arising out of the sole negligence of Sitex. However, Sitex shall in no event be liable to Customer or other for indirect, special or consequential damage resulting from any cause whatsoever.

It is agreed by both Parties that the work performed under this Agreement will be done on a schedule that is sensitive to the overall function of the property. Additionally, it is understood that all work will be performed during the normal business week (Monday-Friday) unless otherwise stipulated.

Sitex shall maintain the following insurance coverage and limits;

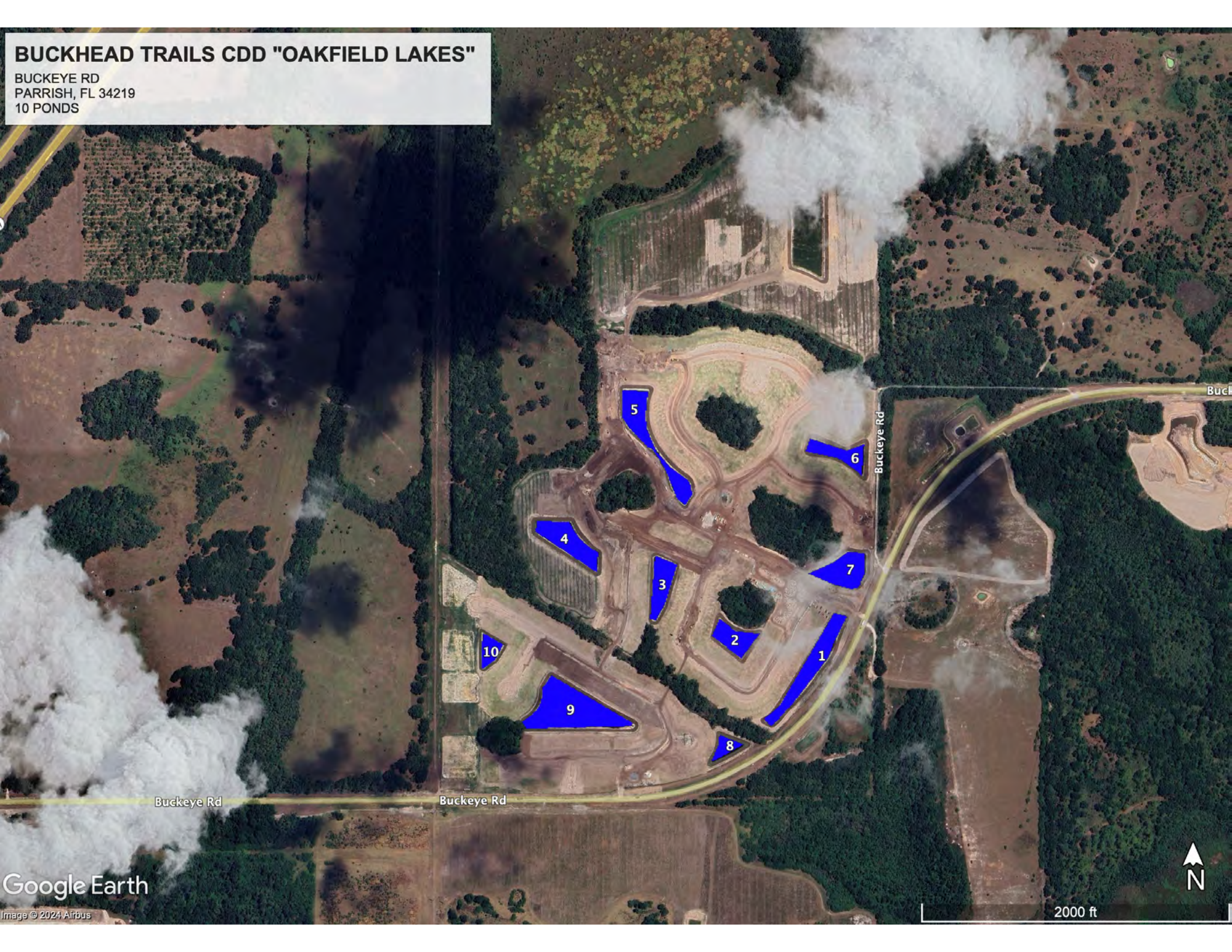
- (a) Workman's Compensation with statutory limits;
- (b) Automobile Liability;
- (c) Comprehensive General Liability including Property Damage, Completed Operations, and Product Liability.

A Certificate of insurance will be provided upon request. Customers requesting special or additional insurance coverage and/or language shall pay resulting additional premium to Sitex to provide such coverage. • This Agreement shall be governed by the laws of the state of Florida.

"NON-CONSTRUCTION TRASH REMOVAL INCLUDES SMALL ITEMS ONLY I,E, CUPS, PLASTIC BAGS, ETC. ITEMS TOTALING NO MORE THAN A 5 GALLON BUCKET WORTH ARE INCLUDED AFTER CONSTRUCTION IS COMPLETED, IN WATER ONLY"

BUCKHEAD TRAILS CDD "OAKFIELD LAKES"

BUCKEYE RD
PARRISH, FL 34219
10 PONDS



Buckeye Rd

Buckeye Rd

Buckeye Rd

Buckeye Rd



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

1
2 The Special Meeting of the Board of Supervisors of Buckhead Trails I Community
3 Development District was held on Tuesday, March 12, 2024 at 1:00 p.m. at the Harrison Ranch
4 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 Alberto Viera Assistant Secretary (*Via Phone Confrence*)
12

13 Also present were:

14
15 Angie Grunwald District Manager
16 John Vericker District Counsel
17 Jennifer Taylor Bonds Counsel – GrayRobinson
18 Eric Davidson Inframark
19

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

21
22 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

23 Ms. Grunwald called the meeting to order, and a quorum was established.
24

25 **SECOND ORDER OF BUSINESS**

Public Comments on Agenda Items

26 There being none, the next order of business followed.
27

28 **THIRD ORDER OF BUSINESS**

Business Items

29 **A. Consideration of Revised Second Supplemental Report of the District Engineer**
30 **for AA II**

31
32 On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in
33 favor, the Revised Second Supplemental Report of the District
34 Engineer for AA II was approved. 4-0
35

36 **B. Consideration of Revised Second Special Assessment Methodology Report for**
37 **AA II**

38
39 On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in
40 favor, the Revised Second Special Assessment Methodology
41 Report for AA II was approved. 4-0
42
43
44
45

46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87

C. Consideration of Resolution; 2024-01; Amended and Restated Delegated Award Resolution

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, the Resolution; 2024-01; Amended and Restated Delegated Award Resolution was adopted. 4-0

FOURTH ORDER OF BUSINESS **Consent Agenda**

- A. Approval of Minutes of the January 24, 2024, Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures for January 2024**
- C. Acceptance of the Financials and Approval of the Check Register for January 2024**

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, the Consent Agenda was approved. 4-0

FIFTH ORDER OF BUSINESS **Staff Reports**

- A. District Counsel**
The Board was notified of the Bond closing date on March 25, 2024.
- B. District Engineer**
- C. District Manager**
There being no reports, the next order of business followed.

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. Dister, with all in favor, the meeting was adjourned. 4-0

District Manager Chairperson/Vice Chairperson

**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, March 27, 2024, at 1:04 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 Austin Berns Assistant Secretary
10 Alberto Viera Assistant Secretary
11 Ryan Motko Assistant Secretary

12
13 Also present were:

14
15 Angie Grunwald District Manager
16 John Vericker District Counsel

17
18 *The following is a summary of the discussions and actions taken.*

19
20 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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

22
23 **SECOND ORDER OF BUSINESS**

Public Comments on Agenda Items

24 There being none, the next order of business followed.

25
26 **THIRD ORDER OF BUSINESS**

Business Items

27 **A. Consideration of CDD Construction Agreement Outside of Starlight**

28
29 On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in
30 favor, the CDD Construction Agreement Outside of Starlight was
31 approved. 4-0

32
33 **B. Consideration of CDD Construction Agreement with Starlight**

34
35 On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in
36 favor, the CDD Construction Agreement with Starlight was
37 approved. 4-0

38
39 **C. General Matters Related to the Bonds Issuance**

40 District Counsel notified the Bonds issuance is set for March 27, 2024

46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77

FOURTH ORDER OF BUSINESS

Consent Agenda

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

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, the Consent Agenda was approved. 4-0

FIFTH ORDER OF BUSINESS

Staff Reports

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

There being no reports, the next order of business followed.

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. Viera, with all in favor, the meeting was adjourned. 4-0

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	111495	\$3,825.00		DISTRICT INVOICE MARCH 2024
INFRAMARK LLC	112662	\$0.64	\$3,825.64	DISTRICT SERVICES MARCH 2024
Monthly Contract Subtotal		\$3,825.64		
Variable Contract				
ALBERTO VIERA	AV 031224	\$200.00		SUPERVISOR FEE 03/12/24
AUSTIN BERNIS	AB 031224	\$200.00		SUPERVISOR FEE 03/12/24
CARLOS DE LA OSSA	CDLO 031224	\$200.00		SUPERVISOR FEE 03/12/24
NICHOLAS J. DISTER	ND 031224	\$200.00		SUPERVISOR FEE 03/12/24
Variable Contract Subtotal		\$800.00		
Utilities				
		\$0.00		
Utilities Subtotal		\$0.00		
Regular Services				
BUSINESS OBSERVER	24-00339M	\$54.69		AD SERVICES
STRALEY ROBIN VERICKER	24251	\$387.50		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 02/29/24
Regular Services Subtotal		\$442.19		
Additional Services				
		\$0.00		
Additional Services Subtotal		\$0.00		
TOTAL		\$5,067.83		

Approved (with any necessary revisions noted):

BUCKHEAD TRAILS CDD Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature:

Title (Check one):

Chariman Vice Chariman Assistant Secretary



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#111495

DATE

3/1/2024

CUSTOMER ID

C2412

NET TERMS

Net 30

PO#**DUE DATE**

3/31/2024

BILL TO

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

Services provided for the Month of: March 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.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

#112662

DATE

3/28/2024

CUSTOMER ID

C2412

NET TERMS

Net 30

BILL TO

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

PO#**DUE DATE**

4/27/2024

Services provided for the Month of: March 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	1	Ea	0.64		0.64
Subtotal					0.64

Subtotal	\$0.64
Tax	\$0.00
Total Due	\$0.64

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: March 12, 2024

AV 031224

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: March 12, 2024

AB 031224

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: March 12, 2024

CDLO 031224

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: March 12, 2024

ND 031224

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

Business Observer

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

INVOICE

Legal Advertising

Invoice # 24-00339M

Date 03/08/2024

Received

MAR 11

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

Description

Amount

Serial # 24-00339M Notice of Special Board Meeting RE: Buckhead Trails Community Development District Board of Supervisors Special Meeting on March 12, 2024 at 1:00 p.m. Published: 3/8/2024	\$54.69
--	---------

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	\$54.69

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.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

March 08, 2024

Client: 001586

Matter: 000001

Invoice #: 24251

Page: 1

RE: General

For Professional Services Rendered Through February 29, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
2/1/2024	LB	FINALIZE QUARTERLY REPORT TO THE DISSEMINATION AGENT FOR QUARTER ENDED DECEMBER 31, 2023; PREPARE CORRESPONDENCE TO DISSEMINATION AGENT RE SAME.	0.3	\$52.50
2/7/2024	JMV	PREPARE FOR AND ATTEND CONFERENCE CALL.	0.8	\$300.00
2/28/2024	LB	REVIEW MEETING DATES FOR FY 2024/2025 BUDGET ADOPTION; PREPARE CORRESPONDENCE TO DISTRICT MANAGER TO CONFIRM SAME.	0.2	\$35.00
Total Professional Services			1.3	\$387.50

March 08, 2024
Client: 001586
Matter: 000001
Invoice #: 24251

Page: 2

Total Services	\$387.50	
Total Disbursements	\$0.00	
Total Current Charges		\$387.50
Previous Balance		\$1,515.00
<i>Less Payments</i>		<i>(\$1,515.00)</i>
PAY THIS AMOUNT		\$387.50

Please Include Invoice Number on all Correspondence

Buckhead Trails Community Development District

Financial Statements
(Unaudited)

Period Ending
March 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 March 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	\$ 38,319	\$ -	\$ -	\$ -	\$ -	\$ 38,319
Due From Developer	21,120	-	-	-	-	21,120
Due From Other Funds	499,357	-	-	-	-	499,357
Investments:						
Acq. & Construction - Amenity	-	-	1,190,655	-	-	1,190,655
Interest Account	-	1	-	-	-	1
Reserve Fund	-	871,128	-	-	-	871,128
Revenue Fund	-	774,510	-	-	-	774,510
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	\$ 558,796	\$ 1,645,705	\$ 1,190,655	\$ 1,500	\$ 12,530,000	\$ 15,926,656
LIABILITIES						
Accounts Payable	\$ 801	\$ -	\$ 254,308	\$ -	\$ -	\$ 255,109
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	21,921	495,458	258,207	-	12,530,000	13,305,586

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 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	
FUND BALANCES						
Restricted for:						
Debt Service	-	1,150,247	-	-	-	1,150,247
Capital Projects	-	-	932,448	-	-	932,448
Unassigned:	536,875	-	-	1,500	-	538,375
TOTAL FUND BALANCES	536,875	1,150,247	932,448	1,500	-	2,621,070
TOTAL LIABILITIES & FUND BALANCES	\$ 558,796	\$ 1,645,705	\$ 1,190,655	\$ 1,500	\$ 12,530,000	\$ 15,926,656

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
REVENUES				
Special Assmnts- CDD Collected	\$ 201,125	\$ 318,452	\$ 117,327	158.34%
Developer Contribution	-	21,245	21,245	0.00%
TOTAL REVENUES	201,125	339,697	138,572	168.90%
EXPENDITURES				
Administration				
Supervisor Fees	3,000	3,600	(600)	120.00%
ProfServ-Administrative	4,500	2,250	2,250	50.00%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	1,767	2,433	42.07%
ProfServ-Info Technology	600	150	450	25.00%
ProfServ-Recording Secretary	2,400	600	1,800	25.00%
ProfServ-Trustee Fees	6,500	3,547	2,953	54.57%
District Counsel	15,000	2,841	12,159	18.94%
District Engineer	9,500	-	9,500	0.00%
District Manager	25,000	13,433	11,567	53.73%
Accounting Services	9,000	4,800	4,200	53.33%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage	500	18	482	3.60%
Rentals & Leases	600	150	450	25.00%
Public Officials Insurance	5,000	2,340	2,660	46.80%
Legal Advertising	3,500	254	3,246	7.26%
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	700	500	58.33%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	271	(96)	154.86%
Total Administration	113,225	36,721	76,504	32.43%
Other Physical Environment				
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 March 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	39,581	161,544	19.68%
Excess (deficiency) of revenues				
Over (under) expenditures	-	300,116	300,116	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		236,759		
FUND BALANCE, ENDING		\$ 536,875		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	\$ -	\$ 23,519	\$ 23,519	0.00%
Special Assmnts- CDD Collected	867,563	828,335	(39,228)	95.48%
TOTAL REVENUES	867,563	851,854	(15,709)	98.19%
<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	-	505,935	505,935	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		644,312		
FUND BALANCE, ENDING		\$ 1,150,247		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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	\$ -	\$ 80,425	\$ 80,425	0.00%
TOTAL REVENUES	-	80,425	80,425	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,725,533	(1,725,533)	0.00%
Total Construction In Progress	-	1,725,533	(1,725,533)	0.00%
TOTAL EXPENDITURES	-	1,725,533	(1,725,533)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(1,645,108)	(1,645,108)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,577,556		
FUND BALANCE, ENDING		<u>\$ 932,448</u>		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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>		

Bank Account Statement

Buckhead Trails CDD

Bank Account Statement: Bank Account No.: 2256, Statement No.: 03-24

Currency Code

Statement Date	03/31/24	Statement Balance	39,057.80
Balance Last Statement	43,884.69	Outstanding Bank Transactions	0.00
Statement Ending Balance	39,057.80	Subtotal	39,057.80
		Outstanding Checks	-738.54
G/L Balance at 03/31/24	38,319.26	Bank Account Balance	38,319.26

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 03-24							
01/18/24	Bank Account Ledger Entry	1079	Check for Vendor V00015		1	-200.00	-200.00
01/26/24	Bank Account Ledger Entry	1086	Check for Vendor V00015		1	-200.00	-200.00
03/05/24	Bank Account Ledger Entry	1090	Check for Vendor V00007		1	-1.89	-1.89
03/14/24	Bank Account Ledger Entry	1091	Check for Vendor V00007		1	-3,825.00	-3,825.00
03/26/24	Bank Account Ledger Entry	1092	Check for Vendor V00012		1	-200.00	-200.00
03/26/24	Bank Account Ledger Entry	1093	Check for Vendor V00022		1	-200.00	-200.00
03/26/24	Bank Account Ledger Entry	1095	Check for Vendor V00013		1	-200.00	-200.00
Total						-4,826.89	-4,826.89