

**BUCKHEAD TRAILS
COMMUNITY DEVELOPMENT
DISTRICT**

JULY 24, 2024

PUBLIC HEARING & 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, Chairman
Nicholas Dister, Vice-Chairman
Austin Berns, Assistant Secretary
Ryan Motko, Assistant Secretary
Alberto Viera, Assistant Secretary

District Staff

Brian Lamb, District Secretary
Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Public Hearing & Regular Meeting Agenda

The Public Hearing & Regular Meetings of Buckhead Trails Community Development District will be held on **July 24, 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: 218 205 130 567
Passcode: Wpvk5K*

*Call in (audio only) +1 646-838-1601
Phone Conference ID: 958 309 507#*

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

PUBLIC HEARING & 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. RECESS TO PUBLIC HEARINGS**
- 4. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2025 FINAL BUDGET**
 - A. Open Public Hearing on Adopting Fiscal Year 2025 Final Budget
 - B. Staff Presentations
 - C. Public Comments
 - D. Consideration of Resolution 2024-05; Adopting Final Fiscal Year 2025 Budget
 - E. Close Public Hearing on Adopting Fiscal Year 2025 Final Budget
- 5. PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
 - A. Open Public Hearing on Levying O&M Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Consideration of Resolution 2024-06; Levying O&M Assessments
 - E. Consideration of Developer Funding Agreement for FY 2025
 - F. Close Public Hearing on Levying O&M Assessments
- 6. RETURN TO REGULAR MEETING**

7. BUSINESS ITEMS

- A. Consideration of Resolution 2024-07; Setting FY 2025 Meeting Schedule
- B. Consideration of Resolution 2024-08: Announcing Landowner's Election: Location, Date & Time
- C. General Matters of the District

8. CONSENT AGENDA

- A. Approval of Minutes of the June 26, 2024; Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures June 2024- *Under Separate Cover*
- C. Acceptance of the Financials and Approval of the Check Register for June 2024

9. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
 - i. Community Inspection Report

10. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

11. AUDIENCE COMMENTS

12. ADJOURNMENT

RESOLUTION 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a.** That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b.** That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2023-2024 and/or revised projections for fiscal year 2024-2025.
- c.** That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Buckhead Trails Community Development District for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$2,502,505.00, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	<u>\$ 515,745.00</u>
Total Debt Service Funds	<u>\$ 1,986,760.00</u>
Total All Funds*	<u>\$2,502,505.00</u>

*Not inclusive of any collection costs or early payment discounts.

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

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

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

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on July 24, 2024.

Attested By:

**Buckhead Trails
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2024-2025 Adopted Budget

Buckhead Trails
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Approved Tentative Budget

Prepared by:



Buckhead Trails
Community Development District

Table of Contents

	<u>Page #</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1
Exhibit A - Allocation of Fund Balances	2
Budget Narrative	3 - 5
<u>DEBT SERVICE BUDGETS</u>	
Series 2022	
Summary of Revenues, Expenditures and Changes in Fund Balances	6
Amortization Schedule	7 - 8
Budget Narrative	9
<u>SUPPORTING BUDGET SCHEDULES</u>	
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		11,500
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		100
Dues, Licenses & Fees		175		175
Onsite Office Supplies		100		100
Website ADA Compliance		1,800		1,600
Misc Admin		250		250
ProfServ-Info Technology		600	\$	600
Meeting Expense		4,000	\$	1,000
Total Financial and Administrative	\$	102,725	\$	115,725
Insurance				
General Liability	\$	5,000	\$	3,146
Public Officials Insurance		5,000		2,574
Property & Casualty Insurance		-		20,000
Deductible		-		1,000
Total Insurance	\$	10,000	\$	26,720

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
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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			
			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	
SINGLE FAMILY 45	122	122	\$1,435.85	\$123.99	\$1,559.84	\$1,435.85	\$496.14	\$1,931.99	
SINGLE FAMILY 50	47	47	\$1,595.39	\$137.76	\$1,733.16	\$1,595.39	\$551.27	\$2,146.66	
SINGLE FAMILY 52	237	237	\$1,659.21	\$143.28	\$1,802.48	\$1,659.21	\$573.32	\$2,232.53	
SINGLE FAMILY 60	136	136	\$1,914.47	\$165.32	\$2,079.79	\$1,914.47	\$661.52	\$2,575.99	
SUBTOTAL	560	560							

SERIES 2024 ASSESSMENT AREA									
Lot Size	Series 2024 Unit Count	O&M Unit Count	FISCAL YEAR 2024			FISCAL YEAR 2025			
			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
SINGLE FAMILY 50	75	75	\$0.00	\$137.76	\$137.76	\$4,084.30	\$1,728.72	\$551.27	\$2,279.99
SINGLE FAMILY 60	31	31	\$0.00	\$165.32	\$165.32	\$4,901.16	\$2,074.47	\$661.52	\$2,735.99
SINGLE FAMILY 40	107	107	\$0.00	\$110.21	\$110.21	\$0.00	\$1,382.98	\$441.01	\$1,823.99
SINGLE FAMILY 50	113	113	\$0.00	\$137.76	\$137.76	\$0.00	\$1,728.72	\$551.27	\$2,279.99
SINGLE FAMILY 60	11	11	\$0.00	\$165.32	\$165.32	\$0.00	\$2,074.47	\$661.52	\$2,735.99
SUBTOTAL	450	450							

RESOLUTION 2024-06

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

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2024-2025 attached hereto as **Exhibit A (“FY 2024-2025 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2024-2025 Budget;

WHEREAS, the provision of the activities described in the FY 2024-2025 Budget is a benefit to lands within the District;

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special

assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2024-2025 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2024-2025 Budget;

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

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

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

WHEREAS, **EPG Buckeye Road Development, LLC**, a Florida limited liability company ("**Developer**"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) up to \$515,745 of the FY 2024-2025 Budget as shown in the revenues line item of the FY 2024-2025 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2024-2025 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2024-2025 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2024-2025 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County

taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. Direct Bill for Certain Debt Assessments.

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. Debt Assessments directly collected by the District are due in full on December 1, 2024; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2024
 2. 25% due no later than February 1, 2025
 3. 25% due no later than April 1, 2025
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2024-2025 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2024; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than October 1, 2024
 2. 25% due no later than February 1, 2025
 3. 25% due no later than April 1, 2025
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be

enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

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

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

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

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

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

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

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

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

Passed and Adopted on July 24, 2024.

Attested By:

**Buckhead Trails
Community Development District**

Print Name: _____
 Secretary / Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A: FY 2024-2025 Budget

Exhibit B: Form of Budget Funding Agreement with Developer

**FY 2024-2025 Operations and Maintenance
Budget Funding Agreement
(Buckhead Trails Community Development District)**

This FY 2024-2025 Operations and Maintenance Budget Funding Agreement (this “**Agreement**”) is made and entered into as of July 24, 2024, between the **Buckhead Trails Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **EPG Buckeye Road Development, LLC**, a Florida limited liability company, whose mailing address is 111 S. Armenia Avenue, Tampa, Florida 33609 (collectively, the “**Developer**”).

Recitals

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

WHEREAS, the District is adopting its budget for fiscal year 2024-2025 as attached hereto as **Exhibit A** (the “**FY 2024-2025 Budget**”), which commences on October 1, 2024, and concludes on September 30, 2025;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2024-2025 Budget, and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2024-2025 Budget so long as payment is timely provided;

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

WHEREAS, the Developer agrees that the activities of the District described in the FY 2024-2025 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2024-2025 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2024-2025 Budget.

Operative Provisions

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

- 1. Funding Obligations.** From time to time during the 2024-2025 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$ _____ in accordance with the FY 2024-2025 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

- 2. FY 2024-2025 Operations and Maintenance Reports, Budget Reports and Budget Amendments.** Each month during FY 2024-2025, the Developer shall provide the District Manager with a written report on the projected additions to the completed and developed phases within the District during FY 2024-2025. The District Manager shall provide the Developer with a monthly written report with the actual expenses for the previous month and anticipated expenses and operational activities for the remainder of the year based on current District operations and additional maintenance responsibilities which may be added during FY 2024-2025. The District and Developer agree that the FY 2024-2025 Budget shall be revised at the end of the 2024-2025 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2024 and ending on September 30, 2025. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2024-2025 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2024-2025 Budget, the Developer’s funding obligations under this Agreement shall be reduced by that amount.
- 3. Right to Lien Property.**

 - a. The District shall have the right to file a continuing lien (“**Lien**”) upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys’ fees, paralegals’ fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer’s rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
 - b. The Lien shall be effective as of the date and time of the recording of a “Notice of Lien for the FY 2024-2025 Budget” in the public records of the county, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
 - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager’s direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
- 4. Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer’s payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
- 5. Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney’s fees and costs, from the non-prevailing party.
- 6. Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.

7. **Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
8. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2024-2025 fiscal year on September 30, 2025. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.
9. **Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
10. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
11. **Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
12. **Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
13. **Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

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

EPG Buckeye Road Development, LLC
a Florida limited liability company

By: **Eisenhower Management, Inc.**
a Florida corporation,
its Manager

**Buckhead Trails Community
Development District**

Carlos de la Ossa
Chair of the Board of Supervisors

Nicholas Dister
Vice President

Exhibit A: FY 2024-2025 Budget

RESOLUTION 2024-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A MEETING SCHEDULE TO DESIGNATE DATES, TIMES, AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS FOR THE FISCAL YEAR 2024-2025, AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Buckhead Trails Community Development District (the “**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Manatee County, Florida.

WHEREAS, the Board of Supervisors of the District (the “**Board**”) desires to designate the schedule (including the date, time, and location) of its regular meetings for the remainder of the Fiscal Year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2024/2025 Meeting Schedule**”); and

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

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

1. **Adoption of Meeting Schedule** The FY 2024/2025 Meeting Schedule attached hereto as **Exhibit A** and incorporated by reference herein is hereby approved and adopted.
2. **Publication and Filing of Meeting Schedule**. The District Manager is hereby directed to publish and file the FY 2024/2025 Meeting Schedule in accordance with the requirements of Florida law.
3. **Effective Date**. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THIS 24TH DAY OF JULY 2024.

ATTEST:

Buckhead Trails Community Development District

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A

Notice of FY 2024/2025 Meeting Schedule Buckhead Trails Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that for the Fiscal Year 2024/2025, regular meetings of the Board of Supervisors of the Buckhead Trails Community Development District are scheduled to be held at **1:00 PM. at the Eaves Bend Amenity Center located at 4725 Los Robles Court, Palmetto, FL 35779** as follows:

Wednesday, October 23, 2024
Wednesday, November 20, 2024
Wednesday, December 25, 2024*
Wednesday, January 22, 2025
Wednesday, February 26, 2025
Wednesday, March 26, 2025
Wednesday, April 23, 2025
Wednesday, May 27, 2025
Wednesday, June 24, 2025
Wednesday, July 23, 2025
Wednesday, August 27, 2025
Wednesday, September 24, 2025

*** Meeting may be rescheduled or canceled due to the holiday.**

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

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

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jayna Cooper
District Manager

RESOLUTION 2024-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Buckhead Trails Community Development District ("**District**") is a local unit of special- purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Manatee County, Florida; and

WHEREAS, the District's Board of Supervisors ("**Board**") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is statutorily required to hold a meeting of the landowners of the District for the purpose of electing supervisors for the District on the first Tuesday after the first Monday in November, which shall be noticed pursuant to Section 190.006(2)(b), Florida Statutes.

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

Section 1. In accordance with Section 190.006(2), Florida Statutes, the meeting of the landowners to elect three (3) supervisors of the District, shall be held on November 20, 2024, at 1:00 p.m. at 4725 Los Robles Court, Palmetto, FL 35779.

Section 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, the landowners' meeting and election has been announced by the Board at its July 24, 2024, meeting. A sample notice of landowners' meeting and election, proxy, ballot form, and instructions were presented at such meeting and are attached hereto as **Exhibit A**. Such documents are available for review and copying during normal business hours at the District Manager, Inframark, LLC 2005 Pan Am Circle Suite 300, Tampa, FL 33607.

Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 24th DAY OF JULY 2024.

ATTEST:

**BUCKHEAD TRAILS
COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chairman / Vice-Chairman

**NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE
BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS COMMUNITY
DEVELOPMENT DISTRICT**

Notice is hereby given to the public and all landowners within Buckhead Trails Community Development District (the "**District**"), containing approximately 692.45 acres in Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) persons to the District Board of Supervisors. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers and other such business which may properly come before the Board.

DATE	November 20, 2024
:	1:00 p.m.
TIME:	The Eaves Bend Amenity Center.
PLAC	4725 Los Robles Court, Palmetto, FL 35779
E:	

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, 2005 Pan Am Circle Suite 300 Tampa, FL 33607. At said meeting, each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District, for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting, the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from 12051 Corporate Blvd., Orlando, Florida 32817. There may be an occasion where one or more supervisors will participate in the meeting by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (407) 723-5900 at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

Jayna Cooper
District Manager
Run Date(s):

PUBLISH: ONCE A WEEK FOR 2 CONSECUTIVE WEEKS, THE LAST DAY OF PUBLICATION TO BE NOT FEWER THAN 14 DAYS OR MORE THAN 28 DAYS BEFORE THE DATE OF ELECTION.

**INSTRUCTIONS RELATING TO LANDOWNERS' MEETING OF
BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
FOR THE ELECTION OF SUPERVISORS**

DATE OF LANDOWNERS' MEETING: **November 20, 2024**

TIME: **1:00 p.m.**

LOCATION: **The Eaves Bend Amenity Center; 4725 Los Robles Court, Palmetto, FL 35779**

Pursuant to Chapter 190, Florida Statutes, and after a Community Development District ("**District**") has been established and the landowners have held their initial election, there shall be a subsequent landowners' meeting for the purpose of electing members of the Board of Supervisors ("**Board**") every two years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner may vote in person at the landowners' meeting, or the landowner may nominate a proxy holder to vote at the meeting in place of the landowner. Whether in person or by proxy, each landowner shall be entitled to cast one vote per acre of land owned by him or her and located within the District, for each position on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as one (1) acre, entitling the landowner to one vote with respect thereto. Please note that a particular parcel of real property is entitled to only one vote for each eligible acre of land or fraction thereof; therefore, two or more people who own real property in common, that is one acre or less, are together entitled to only one vote for that real property.

At the landowners' meeting, the first step is to elect a chair for the meeting, who may be any person present at the meeting. The landowners shall also elect a secretary for the meeting who may be any person present at the meeting. The secretary shall be responsible for the minutes of the meeting. The chair shall conduct the nominations and the voting. If the chair is a landowner or proxy holder of a landowner, he or she may nominate candidates and make and second motions. Candidates must be nominated and then shall be elected by a vote of the landowners. Nominees may be elected only to a position on the Board that is open for election for the upcoming term.

This year, three (3) seats on the Board will be up for election by landowners. The two candidates receiving the highest number of votes shall be elected for a term of four (4) years. The candidate receiving the next highest number of votes shall be elected for a term of two (2) years. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by one of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than one vote, each property must be listed and the number of acres of each property must be included. The signature on a proxy does not need to be notarized.

LANDOWNER PROXY

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 20, 2024**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ ("**Proxy Holder**") for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Buckhead Trails Community Development District to be held at The Eaves Bend Amenity Center; 4725 Los Robles Court, Palmetto, FL 35779, on November 20, 2024, at 1:00 p.m., and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

<u>Parcel Description</u>	<u>Acreage</u>	<u>Authorized Votes</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES: Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as one (1) acre entitling the landowner to one vote with respect thereto. Moreover, two (2) or more persons who own real property in common that is one acre or less are together entitled to only one vote for that real property.

If the fee simple landowner is not an individual and is instead a corporation, limited liability company, limited partnership, or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).

OFFICIAL BALLOT
BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS' MEETING - NOVEMBER 20, 2024

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four.

(4) year term, and the one (1) candidate receiving the next highest number of votes will receive a two (2) year term, with the term of office for the successful candidates commencing upon election.

The undersigned certifies that he/she/it is the fee simple owner of the land, or the proxy holder for the fee simple owner of land, located within the Buckhead Trails Community Development District and described as follows:

<u>Description</u>	<u>Acreage</u>
_____	_____
_____	_____
_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel.] [If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Or

Attach Proxy.

I, _____ as Landowner, or as the _____ of _____
(Landowner) pursuant to the Landowners' Proxy attached hereto, do cast my votes as follows:

NAME OF CANDIDATE	NUMBER OF VOTES
Seat 1. _____	_____
Seat 2. _____	_____
Seat 5. _____	_____

Date: _____

Signed: _____

Printed Name: _____

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

The regular meeting of the Board of Supervisors of Buckhead Trails I Community Development District was held on Wednesday, June 26, 2024, and called to order at 1:05 p.m. at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson
Alberto Viera	Assistant Secretary
Austin Berns	Assistant Secretary

Also present were:

Angie Grunwald	District Manager
Jayna Cooper	District Manager
John Vericker	District Counsel

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments on Agenda Items

There being no members of the public in attendance, the next order of business followed.

THIRD ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2024-03, Adopting Final Terms of 2024 Bonds

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2024-03, Adopting Final Terms of 2024 Bonds, was adopted. 4-0
--

B. Consideration of Resolution 2024-04, Re-Designation of Officers

The following persons were appointed to the offices shown:

- | | |
|---------------------|---------------------|
| • Carlos de la Ossa | Chairperson |
| • Nick Dister | Vice Chairperson |
| • Brian Lamb | Secretary |
| • Eric Davidson | Treasurer |
| • Jayna Cooper | Assistant Secretary |

- Angie Grunwald Assistant Secretary
- Austin Berns Assistant Secretary
- Ryan Motko Assistant Secretary
- Alberto Viera Assistant Secretary

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2024-04, Re-Designation of Officers, was adopted. 4-0

C. General Matters of District

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS

Consent Agenda

- A. Approval of Minutes of the May 22, 2024, Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures for April 2024**
- C. Consideration of Operation and Maintenance Expenditures for May 2024**
- D. Acceptance of the Financials and Approval of the Check Register for April-May 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

Audience Comments

There being none, the next order of business followed.

EIGHTH 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

Angie Grunwald
District Manager

Chairperson/Vice Chairperson

Buckhead Trails Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 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 June 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022	SERIES 2024	SERIES 2022	SERIES 2024	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECT FUNDS			
ASSETS								
Cash - Operating Account	\$ 57,634	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 57,634
Due From Developer	21,120	-	-	-	-	-	-	21,120
Due From Other Funds	499,357	-	-	-	54	-	-	499,411
Investments:								
Acq. & Construction - Amenity	-	-	-	1,134,680	-	-	-	1,134,680
Acq. & Construction - Other	-	-	-	-	7,566,834	-	-	7,566,834
Acquisition & Construction Account	-	-	-	5	5,405,784	-	-	5,405,789
Cost of Issuance Fund	-	-	-	-	5,000	-	-	5,000
Reserve Fund	-	871,128	1,122,005	-	-	-	-	1,993,133
Revenue Fund	-	296,745	220,330	-	-	-	-	517,075
Sinking fund	-	1	-	-	-	-	-	1
Fixed Assets								
Construction Work In Process	-	-	-	-	-	1,500	-	1,500
Amount To Be Provided	-	-	-	-	-	-	12,530,000	12,530,000
TOTAL ASSETS	\$ 578,111	\$ 1,167,874	\$ 1,342,335	\$ 1,134,685	\$ 12,977,672	\$ 1,500	\$ 12,530,000	\$ 29,732,177
LIABILITIES								
Accounts Payable	\$ 1,745	\$ -	\$ -	\$ 254,308	\$ -	\$ -	\$ -	\$ 256,053
Bonds Payable	-	-	-	-	-	-	12,530,000	12,530,000
Due To Other Funds	-	285,181	210,331	3,899	-	-	-	499,411
Deferred Inflow of Resources	21,120	-	-	-	-	-	-	21,120
TOTAL LIABILITIES	22,865	285,181	210,331	258,207	-	-	12,530,000	13,306,584

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2022	SERIES 2024	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
				CAPITAL PROJECTS FUND	CAPITAL PROJECT FUNDS			
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	882,693	1,132,004	-	-	-	-	2,014,697
Capital Projects	-	-	-	876,478	12,977,672	-	-	13,854,150
Unassigned:	555,246	-	-	-	-	1,500	-	556,746
TOTAL FUND BALANCES	555,246	882,693	1,132,004	876,478	12,977,672	1,500	-	16,425,593
TOTAL LIABILITIES & FUND BALANCES	\$ 578,111	\$ 1,167,874	\$ 1,342,335	\$ 1,134,685	\$ 12,977,672	\$ 1,500	\$ 12,530,000	\$ 29,732,177

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	\$ 332,515	\$ 131,390	165.33%
Developer Contribution	-	21,245	21,245	0.00%
TOTAL REVENUES	201,125	353,760	152,635	175.89%
EXPENDITURES				
Administration				
Supervisor Fees	3,000	5,200	(2,200)	173.33%
ProfServ-Administrative	4,500	2,625	1,875	58.33%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	2,917	1,283	69.45%
ProfServ-Info Technology	600	350	250	58.33%
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	12,663	2,337	84.42%
District Engineer	9,500	-	9,500	0.00%
District Manager	25,000	(7,917)	32,917	-31.67%
Accounting Services	9,000	5,550	3,450	61.67%
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	350	250	58.33%
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	2,271	(2,096)	1297.71%
Total Administration	113,225	31,468	81,757	27.79%
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	945	24,055	3.78%
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	3,805	79,595	4.56%

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	35,273	165,852	17.54%
Excess (deficiency) of revenues				
Over (under) expenditures	-	318,487	318,487	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		236,759		
FUND BALANCE, ENDING		\$ 555,246		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	\$ -	\$ 41,614	\$ 41,614	0.00%
Special Assmnts- Tax Collector	-	240,270	240,270	0.00%
Special Assmnts- CDD Collected	867,563	828,335	(39,228)	95.48%
TOTAL REVENUES	867,563	1,110,219	242,656	127.97%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	180,000	180,000	-	100.00%
Interest Expense	687,563	691,838	(4,275)	100.62%
Total Debt Service	867,563	871,838	(4,275)	100.49%
TOTAL EXPENDITURES	867,563	871,838	(4,275)	100.49%
Excess (deficiency) of revenues				
Over (under) expenditures	-	238,381	238,381	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		644,312		
FUND BALANCE, ENDING		\$ 882,693		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
Series 2024 Debt Service Fund (203)
(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	\$ -	\$ 9,999	\$ 9,999	0.00%
TOTAL REVENUES	-	9,999	9,999	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	9,999	9,999	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	1,122,005	1,122,005	0.00%
TOTAL FINANCING SOURCES (USES)	-	1,122,005	1,122,005	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 1,132,004</u>	<u>\$ 1,132,004</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2023)		-		
FUND BALANCE, ENDING		<u>\$ 1,132,004</u>		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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	\$ -	\$ 98,044	\$ 98,044	0.00%
TOTAL REVENUES	-	98,044	98,044	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	1,799,122	(1,799,122)	0.00%
Total Construction In Progress	-	1,799,122	(1,799,122)	0.00%
TOTAL EXPENDITURES	-	1,799,122	(1,799,122)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,701,078)	(1,701,078)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,577,556		
FUND BALANCE, ENDING		\$ 876,478		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 2024
Series 2024 Capital Project Funds (303)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 128,011	\$ 128,011	0.00%
TOTAL REVENUES	-	128,011	128,011	0.00%
EXPENDITURES				
Administration				
ProfServ-Info Technology	-	3,500	(3,500)	0.00%
ProfServ-Trustee Fees	-	5,950	(5,950)	0.00%
Bond Counsel	-	53,000	(53,000)	0.00%
Disclosure Report	-	85,000	(85,000)	0.00%
District Counsel	-	6,250	(6,250)	0.00%
District Manager	-	38,500	(38,500)	0.00%
Postage, Phone, Faxes, Copies	-	1,750	(1,750)	0.00%
Total Administration	-	193,950	(193,950)	0.00%
Construction In Progress				
Construction in Progress	-	1,514,384	(1,514,384)	0.00%
Total Construction In Progress	-	1,514,384	(1,514,384)	0.00%
TOTAL EXPENDITURES	-	1,708,334	(1,708,334)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,580,323)	(1,580,323)	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	14,557,995	14,557,995	0.00%
TOTAL FINANCING SOURCES (USES)	-	14,557,995	14,557,995	0.00%
Net change in fund balance	\$ -	\$ 12,977,672	\$ 12,977,672	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		-		
FUND BALANCE, ENDING		\$ 12,977,672		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 30, 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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
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 No. 2256
Statement No. 06-24
Statement Date 06/30/2024

GL Balance (LCY)	57,634.47	Statement Balance	57,634.47
GL Balance	57,634.47	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	57,634.47
Subtotal	57,634.47	Outstanding Checks	0.00
Negative Adjustments	0.00		
	<hr/>	Ending Balance	57,634.47
Ending G/L Balance	57,634.47		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
05/22/2024	Payment	1108	Check for Vendor V00018	-210,276.78	-210,276.78	0.00
05/31/2024	Payment	1109	Check for Vendor V00012	-200.00	-200.00	0.00
05/31/2024	Payment	1111	Check for Vendor V00014	-200.00	-200.00	0.00
05/31/2024	Payment	1112	Check for Vendor V00022	-200.00	-200.00	0.00
06/05/2024	Payment	DD103	Payment of Invoice 000276	-2,000.00	-2,000.00	0.00
Total Checks				-212,876.78	-212,876.78	0.00

Outstanding Deposits

Total Outstanding Deposits

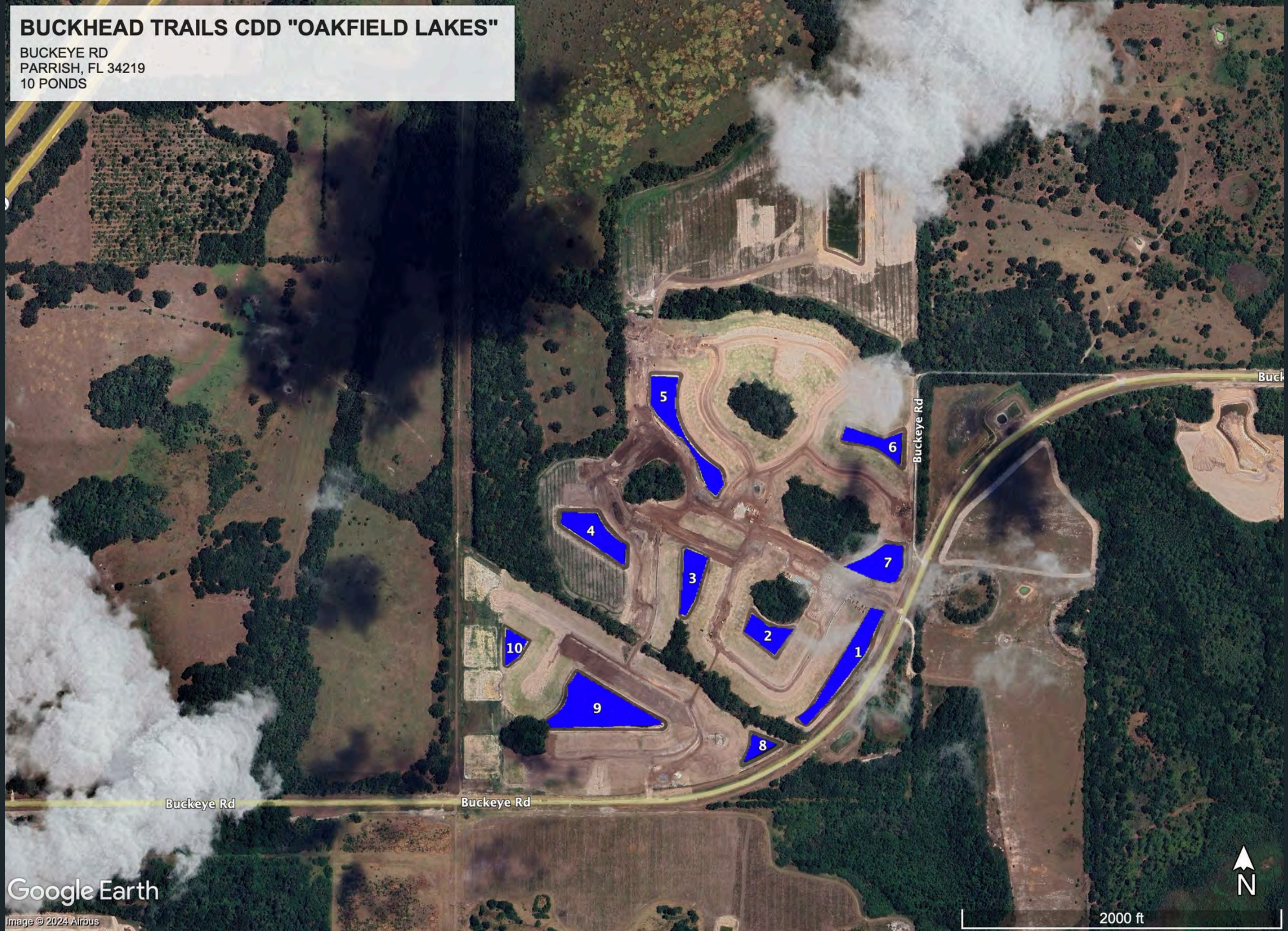


MONTHLY REPORT

JULY, 2024

BUCKHEAD TRAILS CDD "OAKFIELD LAKES"

BUCKEYE RD
PARRISH, FL 34219
10 PONDS



Prepared for: Mick Sheppard
Prepared By: Devon Craig

SUMMARY:

The rain is starting to come finally. Hopefully we will start getting enough for water levels to get back normal. We will still have algae blooms as well as plant blooms. Prevent treatments are continuous through out the summer. While water levels are still low and air temperatures are extremely high, dissolved oxygen levels generally are still low during the summer heats. Treatments on all sites will still applied with low dissolved oxygen levels in mind.



Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Algae and Shoreline Vegetation.



Pond #3 Treated for Shoreline Vegetation.



Pond #4 Treated for Shoreline Vegetation.



Pond #5 Treated for Algae and Shoreline Vegetation.



Pond #6 Treated for Shoreline Vegetation.



Pond #7 Treated for Algae and Shoreline Vegetation.



Pond #8 Treated for Shoreline Vegetation.



Pond #9 Treated for Shoreline Vegetation.



Pond #10 Treated for Shoreline Vegetation.