

**BUCKHEAD TRAILS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**APRIL 23, 2025**

**AGENDA PACKAGE**



2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33067

# Buckhead Trails

## Community Development District

Agenda Page 2

### 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

## Regular Meeting Agenda

The Regular Meetings of Buckhead Trails Community Development District will be held on **April 23, 2025, at 1:00 p.m. at the Eves Bend Clubhouse located at 4725 Los Robles Court, Palmetto, FL 34221**. 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: 297 513 196 015      Passcode: yXMMVB

[+1 646-838-1601,,842226542#](#)      Phone conference ID: 842 226 542#

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

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
- 3. BUSINESS ITEMS**
  - A. Ratification of Annuals Replacement Job #110602
  - B. Ratification of Inframark 1st Amendment for Field Services
- 4. CONSENT AGENDA**
  - A. Approval of Minutes of the February 26, 2025 Regular Meeting
  - B. Consideration of Operation and Maintenance Expenditures February 2025
  - C. Acceptance of the Financials and Approval of the Check Register for February 2025
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. Community Inspection Report
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. ADJOURNMENT**

**The next Meeting is scheduled for Wednesday, May 28, 2025 at 1:00 p.m.**

## **Third Order of Business**

**Down to Earth**

PO Box 72701  
Cleveland, Ohio 44192-0002  
(321) 263-2700

# Estimate: #110602

**Customer Address**

Jayna Cooper  
2005 Pan Am Circle Suite 300  
Tampa, Florida 33604  
Jayna.Cooper@inframark.com  
813-608-8242

**Billing Address**

Jayna Cooper  
2005 Pan Am Circle Suite 300  
Tampa, FL 33604

**Physical Job Address**

Buckhead Trails Pond Maintenance  
10403 Buckeye Road  
Ruskin, FL

**Job**

Front entry way annuals 2/16

**Estimated Job Start Date**

March 28, 2025

**Proposed By**

Dave Towsley

**Due Date**

<b><u>Estimate Details</u></b>				
<b>Description of Services &amp; Materials</b>	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>
<b>Tree/Plant Installation</b>				
Site Prep, Removal, & Disposal (E)				\$765.00
Annuals	4.5"	360	\$4.25	\$1,531.62
Comand Scape Planting Mix	Cubic Yard	2	\$133.50	\$267.00
<b>Irrigation Repairs</b>				
Irrigation Labor (Hide)				\$340.00
Miscellaneous Irrigation Parts	Each	1	\$200.00	\$200.00
<b>Subtotal</b>				<b>\$3,103.62</b>
Estimated Tax				\$0.00
<b>Job Total</b>				<b>\$3,103.62</b>

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

Install seasonal annuals at the front entrance.

Install bedding soil.

Modify irrigation as needed. Add micro sprays



Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

**Dave Towsley**  
Down to Earth

04/01/2025

Date

Agreed & Accepted By:

**Jayna Cooper**

Buckhead Trails Pond  
Maintenance

4-1-25

Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

**FIRST AMENDMENT TO THE MANAGEMENT  
SERVICES MASTER AGREEMENT BETWEEN  
BUCKHEAD TRAILS CDD AND INFRAMARK, LLC**

**THIS AMENDMENT** is entered into and effective on February 17, 2025, as set forth by and between Buckhead Trails CDD (“DISTRICT”) and Inframark, LLC (“SERVICE COMPANY”).

**WHEREAS**, SERVICE COMPANY and DISTRICT entered into a management services master agreement on February 4, 2022 (the “Agreement”), where SERVICE COMPANY would provide district management services to the DISTRICT, and

**WHEREAS** the SERVICE COMPANY and DISTRICT now wish to amend the Agreement by adjusting the frequency and compensation for field services; and

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to amend the Agreement as follows:

1. The annual compensation for Field Management as set forth in Schedule B shall be increased from \$12,000.00 to \$16,000.00 for both Active Site Development & Resident Services and Established Resident Services stages. The DISTRICT shall pay SERVICE COMPANY this compensation in equal monthly installments of \$1,333.33. SERVICE COMPANY shall provide monthly invoices to the DISTRICT and DISTRICT shall pay such invoices within thirty (30) days of receipt of invoice. This compensation to the SERVICE COMPANY will be adjusted annually in budget to reflect wage and cost of living increases for staff.
2. Schedule A, Section E (8) shall be replaced in its entirety with the following:

“The Field Operations Inspector shall conduct community inspections weekly and provide field summary reports. The purpose of the inspections is to identify any community deficiencies, be able to assist the District Manager and any District employees in their daily tasks, report on vendor progress, and communicate status and issues to the District Manager.”
3. Except as provided in this First Amendment, the other terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between the terms of this First Amendment and terms of the Agreement, the terms of this First Amendment shall prevail.
4. This First Amendment is binding upon the parties hereto and their respective legal representatives, successors, and assigns.

**IN WITNESS WHEREOF**, the parties hereto have duly executed this First Amendment as of this 13<sup>th</sup> day of March 2025.

Inframark, LLC

DocuSigned by:  
By: Chris Tarase

41808B12D02B415...  
Name: Chris Tarase

Title: President

Buckhead Trails CDD

Signed by:  
By: Carlos de la Ossa

CC0CB251E795481...  
Name: Carlos de la Ossa

Title: Chairperson

# **Fourth Order of Business**



**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, February 26, 2025 and called to order at 1:02 pm at the Eves Bend Clubhouse located at 4725 Los Robles Court, Palmetto, Florida 34221.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Alberto Viera	Assistant Secretary
Ryan Motko	Assistant Secretary ( <i>via phone</i> )
Austin Berns	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
John Vericker	District Counsel
Kelly Dattler	Inframark

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

**FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS** **Public Comments**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS** **Business Items**

**A. Ratification of Grau Audit Engagement Letter**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, *Grau Audit* Engagement Letter was ratified. 4-0

**B. Ratification of Bayhead Ecological Solutions Quarterly Mitigation Maintenance Agreement**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, *Bayhead Ecological Solutions* Quarterly Mitigation Maintenance Agreement, was ratified. 4-0

**C. Ratification of Water Use Agreement with Pasco County**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Water Use Agreement with Pasco County, was ratified. 4-0

**FOURTH ORDER OF BUSINESS****Consent Agenda****A. Approval of Minutes of the December 11, 2024 Regular Meeting****B. Consideration of Operation and Maintenance Expenditures December 2024****C. Acceptance of the Financials and Approval of the Check Register for December 2024****D. Consideration of Operation and Maintenance Expenditures January 2025****E. Acceptance of the Financials and Approval of the Check Register for January 2025**

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 at 1:06 pm. 4-0

Jayna Cooper  
District Manager


Carlos de la Ossa  
Chairperson

<b>BUCKHEAD TRAILS CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
INFRAMARK LLC	1/27/2025	142074	\$8.97	\$8.97	Postage
INFRAMARK LLC	2/1/2025	142895	\$750.00		ACCOUNTING SRVCS
INFRAMARK LLC	2/1/2025	142895	\$375.00		ADMIN SRVCS
INFRAMARK LLC	2/1/2025	142895	\$2,083.33		DISTRICT MGMT SRVCS
INFRAMARK LLC	2/1/2025	142895	\$50.00		Rentals & Leases
INFRAMARK LLC	2/1/2025	142895	\$50.00		Tech & Data Storage
INFRAMARK LLC	2/1/2025	142895	\$100.00		Website
INFRAMARK LLC	2/1/2025	142895	\$833.34	\$4,241.67	DISS SRVCS
INFRAMARK LLC	2/18/2025	143770	\$2.76	\$2.76	POSTAGE
SITEX AQUATICS, LLC	2/1/2025	9514-B	\$945.00	\$945.00	MONTHLY SERV
STANTEC CONSULTING SERVICES INC	2/6/2025	2354016	\$6,599.75	\$6,599.75	ENG SVCS 2/6/25
STRALEY ROBIN VERICKER	2/5/2025	25960	\$1,205.00	\$1,205.00	District Counsel
<b>Monthly Contract Subtotal</b>			<b>\$13,003.15</b>	<b>\$13,003.15</b>	
<b>Utilities</b>					
PEACE RIVER ELECTRIC	2/5/2025	020525-8005	\$121.04	\$121.04	ELECTRIC
PEACE RIVER ELECTRIC	2/5/2025	020525-8002	\$114.12	\$114.12	ELECTRIC
PEACE RIVER ELECTRIC	2/5/2025	020525-8003	\$123.12	\$123.12	ELECTRIC
PEACE RIVER ELECTRIC	2/5/2025	020525-8007	\$105.83	\$105.83	ELECTRIC
PEACE RIVER ELECTRIC	2/5/2025	020525-8008	\$244.88	\$244.88	ELECTRIC
PEACE RIVER ELECTRIC	2/5/2025	020525-8006	\$93.08	\$93.08	ELECTRIC
PEACE RIVER ELECTRIC	2/5/2025	02052025 8001	\$91.43	\$91.43	ELECTRIC
PEACE RIVER ELECTRIC	2/25/2025	PR 02252025 FEES	\$150.00	\$150.00	ELECTRIC
TAMPA ELECTRIC	1/31/2025	5000043421	\$10,094.00	\$10,094.00	Streetlight Agreement
TAMPA ELECTRIC	1/31/2025	5000043422	\$1,100.00	\$1,100.00	Streetlight Agreement
<b>Utilities Subtotal</b>			<b>\$12,237.50</b>	<b>\$12,237.50</b>	

<b>BUCKHEAD TRAILS CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
---

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Regular Services</b>					
BAYHEAD ECOLOGICAL SOLUTIONS, LLC	1/1/2025	1933	\$2,890.00	\$2,890.00	QUARTERLY SERVICE
<b>Regular Services Subtotal</b>			<b>\$2,890.00</b>	<b>\$2,890.00</b>	
<b>Additional Services</b>					
JAYMAN ENTERPRISES, LLC	1/24/2025	3740	\$350.00	\$350.00	Bulletin Board
<b>Additional Services Subtotal</b>			<b>\$350.00</b>	<b>\$350.00</b>	
<b>TOTAL</b>			<b>\$28,480.65</b>	<b>\$28,480.65</b>	

  
  
2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

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

Services provided for the Month of: December 2024

INVOICE#
142074
CUSTOMER ID
C2412
PO#

DATE
1/27/2025
NET TERMS
Net 30
DUE DATE
2/26/2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	13	Ea	0.69		8.97
Subtotal					8.97

Subtotal	\$8.97
Tax	\$0.00
Total Due	\$8.97

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

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

To pay via ACH or Wire, please refer to our banking information below:  
Account Name: INFRAMARK, LLC  
ACH - Bank Routing Number: 111000614 / Account Number: 912593196  
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

142895

**DATE**

2/1/2025

**CUSTOMER ID**

C2412

**NET TERMS**

Net 30

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

3/3/2025

**BILL TO**

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

Services provided for the Month of: February 2025

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	2	Ea	416.67		833.34
<b>Subtotal</b>					<b>4,241.67</b>

**Subtotal**

\$4,241.67

**Tax**

\$0.00

**Total Due**

\$4,241.67

**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

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219

office@sitexaquatics.com  
+1 (813) 564-2322



Bill to  
Buckhead Trails  
Inframark  
2005 Pan Am Circle Ste 300  
Tampa, FL 33607

Invoice details

Invoice no.: 9514-B  
Terms: Net 30  
Invoice date: 02/01/2025  
Due date: 03/03/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance- 10 Waterways	1	\$945.00	\$945.00
Total						\$945.00

**Straley Robin Vericker**

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Buckhead Trails Community Development District

Infarmark

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

February 05, 2025

Client: 001586

Matter: 000001

Invoice #: 25960

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2025

**SERVICES**

<b>Date</b>	<b>Person</b>	<b>Description of Services</b>	<b>Hours</b>	<b>Amount</b>
1/2/2025	AM	REVIEW DISTRICT'S WEBSITE TO CONFIRM COUNSEL'S CORRECT INFORMATION.	0.2	\$35.00
1/8/2025	MB	REVIEW PACSCON WATER METER PROPOSAL; PREPARE WATER METER READING SERVICES AGREEMENT.	2.1	\$682.50
1/28/2025	MB	REVIEW AND REVISE WATER METER READING SERVICES AGREEMENT.	0.9	\$292.50
1/29/2025	MB	REVIEW PASCOM'S PROPOSED CHANGES TO AGREEMENT; REVIEW AND REVISE WATER METER SERVICES AGREEMENT.	0.6	\$195.00
Total Professional Services			3.8	\$1,205.00



Total Services	\$1,205.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,205.00
Previous Balance		\$910.50
Less Payments		(\$910.50)
<b>PAY THIS AMOUNT</b>		<b>\$1,205.00</b>

***Please Include Invoice Number on all Correspondence***



# Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

**Customer Care** 800-282-3824 8am - 5pm M-F  
**Pay by Phone** 855-937-1752  
**Outage** 800-282-3824 24/7  
**Website** [www.precio.coop](http://www.precio.coop)



## BUCKHEAD TRAILS CDD

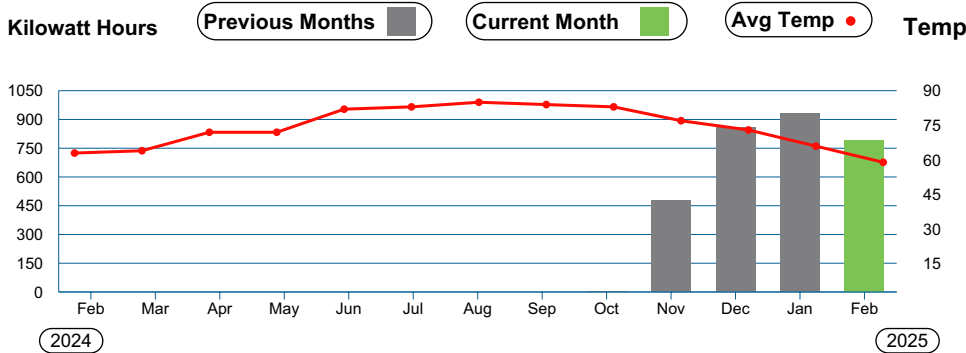
Bill Date 02/05/2025  
 Account # 213648005  
 Member # 219443

TOTAL  
AMOUNT DUE

**\$121.04**

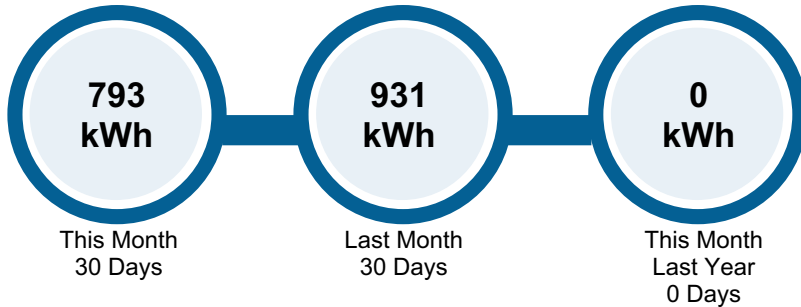
Pay by  
02/26/2025

## Monthly Energy Use

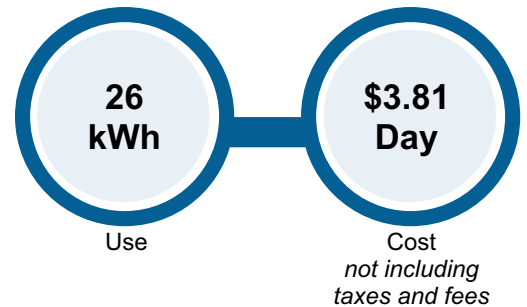


Detailed usage information is available on the SmarHub App or [www.precio.coop](http://www.precio.coop)

## Monthly Energy Use Comparison



## Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



**Peace River Electric Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 213648005  
 Service Address 12104 HIDDEN VISTA DR

**Total Amount Due \$121.04**  
 Pay by 02/26/2025

☐ Check here to indicate address or phone # change on back.



BUCKHEAD TRAILS CDD  
 2005 PAN AM CIR STE 300  
 TAMPA FL 33607-0000

PEACE RIVER ELECTRIC COOPERATIVE, INC.  
 PO BOX 1547  
 WAUCHULA FL 33873-1547



110260213648005000012104000013104020520253

<b>Account</b> 213648005	<b>Service Address</b> 12104 HIDDEN VISTA DR	<b>Service Description</b> PUMP	<b>Board District</b> 8
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Meter #	Service Period From To	Readings Previous Present	Meter Multiplier	kWh Usage	kW Reading
38697616	12/31/2024 01/30/2025	2,266 3,059	1.0	793	6.014
<b>Account Summary</b>			<b>Current Charges</b>		
Previous Balance			<b>GS-S</b>		
Payment(s) Made			Facilities Use Charge		
<b>Balance Forward</b>			Energy Charge		
Current Charges			793 kWh @ 0.121		
<b>Total Amount Due</b>			CPA		
			793 kWh @ -0.012		
			Property Tax Recovery Fee		
			Gross Receipts Tax		
			<b>Total Current Charges</b>		
<b>Total Amount Due</b>					<b>\$121.04</b>



## PRECO Offers \$130,000 in College Scholarships

Application deadline is February 28  
Apply online at [www.preco.coop/community/scholarships](http://www.preco.coop/community/scholarships)




☐ Mailing Address or Phone Number Changes

☐ Permanent ☐ Temporary (from \_\_\_/\_\_\_/\_\_\_ to \_\_\_/\_\_\_/\_\_\_)


Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_


Home Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_



**Online**  
Pay your bill at  
[www.preco.coop](http://www.preco.coop)



**Mobile App**  
Download the  
SmartHub App from  
the App Store  
or Google Play.



**By Phone**  
Call 855-937-1752  
to make a payment.



**Locations**  
**Wauchula**  
210 Metheny Rd  
**Lakewood Ranch**  
14505 Arbor Green Trail



# Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

**Customer Care** 800-282-3824 8am - 5pm M-F  
**Pay by Phone** 855-937-1752  
**Outage** 800-282-3824 24/7  
**Website** [www.precio.coop](http://www.precio.coop)



## BUCKHEAD TRAILS CDD

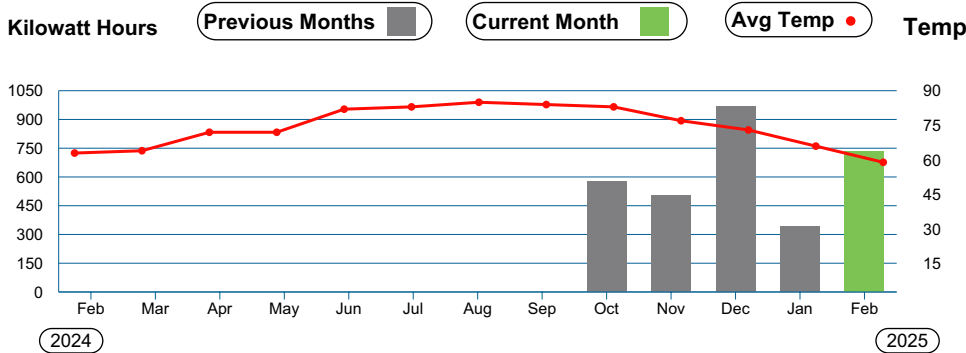
Bill Date 02/05/2025  
 Account # 213648002  
 Member # 219443

TOTAL  
AMOUNT DUE

**\$114.12**

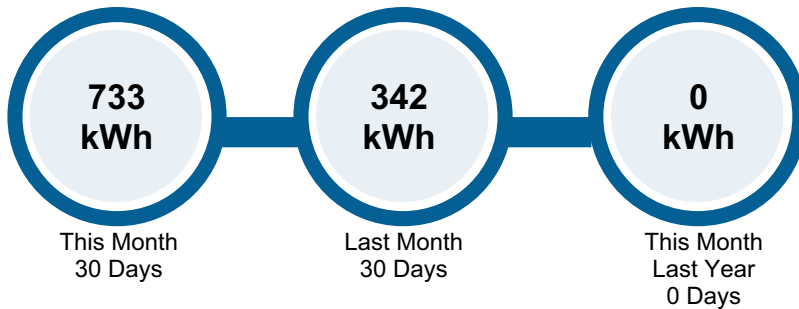
Pay by  
02/26/2025

### Monthly Energy Use

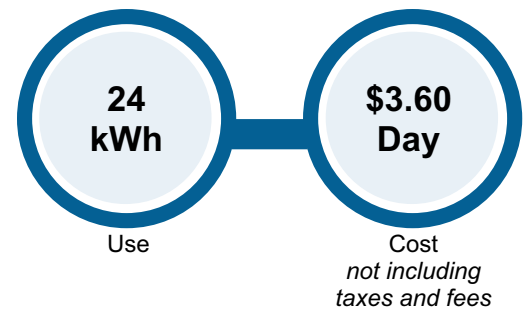


Detailed usage information is available on the SmarHub App or [www.precio.coop](http://www.precio.coop)

### Monthly Energy Use Comparison



### Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 213648002  
 Service Address 12817 WANDERLUST PL

**Total Amount Due \$114.12**  
**Pay by 02/26/2025**

☐ Check here to indicate address or phone # change on back.



BUCKHEAD TRAILS CDD  
 2005 PAN AM CIR STE 300  
 TAMPA FL 33607-0000

PEACE RIVER ELECTRIC COOPERATIVE, INC.  
 PO BOX 1547  
 WAUCHULA FL 33873-1547



110260213648002000011412000012412020520258

<b>Account</b> 213648002	<b>Service Address</b> 12817 WANDERLUST PL	<b>Service Description</b> LIGHTS-METERING POINT	<b>Board District</b> 8
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Meter #	Service Period From To	Readings Previous Present	Meter Multiplier	kWh Usage	kW Reading
40916278	12/31/2024 01/30/2025	2,390 3,123	1.0	733	2.451
<b>Account Summary</b>			<b>Current Charges</b>		
Previous Balance			<b>GS-S</b>		
Payment(s) Made			\$28.00		
<b>Balance Forward</b>			\$88.69		
Current Charges			- \$8.80		
<b>Total Amount Due</b>			\$3.38		
			\$2.85		
			<b>Total Current Charges</b>		
			<b>\$114.12</b>		
<b>Total Amount Due</b>					<b>\$114.12</b>



## PRECO Offers \$130,000 in College Scholarships

Application deadline is February 28  
Apply online at [www.preco.coop/community/scholarships](http://www.preco.coop/community/scholarships)



☐ Mailing Address or Phone Number Changes

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Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Home Phone \_\_\_\_\_ Cell Phone \_\_\_\_\_



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**Mobile App**  
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or Google Play.



**By Phone**  
Call 855-937-1752  
to make a payment.



**Locations**  
**Wauchula**  
210 Metheny Rd  
**Lakewood Ranch**  
14505 Arbor Green Trail



# Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

**Customer Care** 800-282-3824 8am - 5pm M-F  
**Pay by Phone** 855-937-1752  
**Outage** 800-282-3824 24/7  
**Website** [www.precio.coop](http://www.precio.coop)



## BUCKHEAD TRAILS CDD

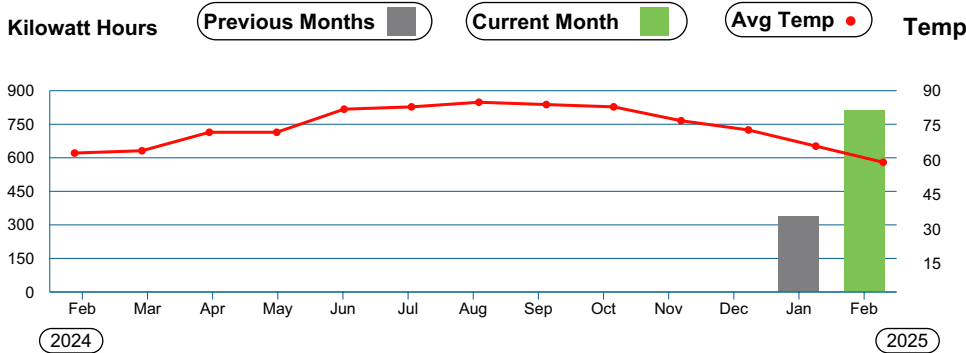
Bill Date 02/05/2025  
 Account # 213648003  
 Member # 219443

TOTAL  
AMOUNT DUE

**\$123.12**

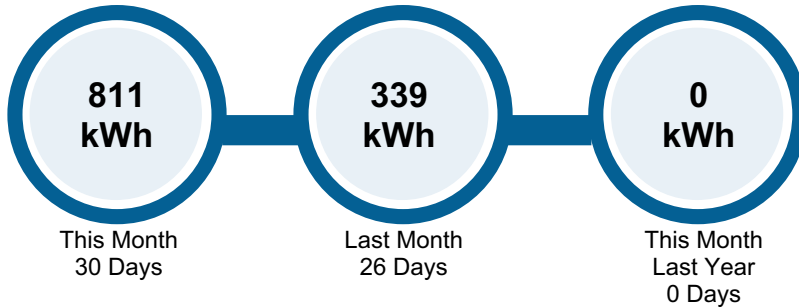
Pay by  
02/26/2025

## Monthly Energy Use

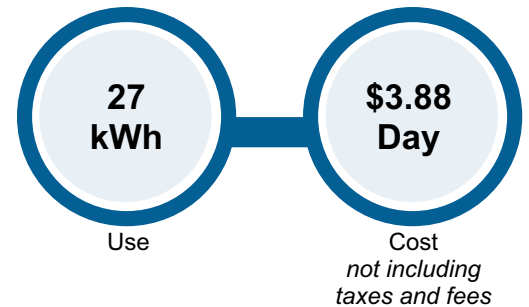


Detailed usage information is available on the SmarHub App or [www.precio.coop](http://www.precio.coop)

## Monthly Energy Use Comparison



## Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 213648003  
 Service Address 12715 BENDING CREEK TRL

**Total Amount Due \$123.12**  
**Pay by 02/26/2025**

☐ Check here to indicate address or phone # change on back.



BUCKHEAD TRAILS CDD  
 2005 PAN AM CIR STE 300  
 TAMPA FL 33607-0000

PEACE RIVER ELECTRIC COOPERATIVE, INC.  
 PO BOX 1547  
 WAUCHULA FL 33873-1547



110260213648003000012312000013312020520253



<b>Account</b> 213648003	<b>Service Address</b> 12715 BENDING CREEK TRL	<b>Service Description</b> LIGHTS-METERING POINT	<b>Board District</b> 8
-----------------------------	---	---	----------------------------

Meter #	Service Period From To	Readings Previous Present	Meter Multiplier	kWh Usage	kW Reading
41019858	12/31/2024 01/30/2025	339 1,150	1.0	811	2.147
<b>Account Summary</b>			<b>Current Charges</b>		
Previous Balance			<b>GS-S</b>		
Payment(s) Made			\$28.00		
<b>Balance Forward</b>			\$98.13		
Current Charges			811 kWh @ 0.121		
<b>Total Amount Due</b>			811 kWh @ -0.012		
			CPA		
			Property Tax Recovery Fee		
			Gross Receipts Tax		
			<b>Total Current Charges</b>		
			<b>\$123.12</b>		
<b>Total Amount Due</b>					<b>\$123.12</b>



## PRECO Offers \$130,000 in College Scholarships

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14505 Arbor Green Trail



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**Outage** 800-282-3824 24/7  
**Website** [www.precio.coop](http://www.precio.coop)



## BUCKHEAD TRAILS CDD

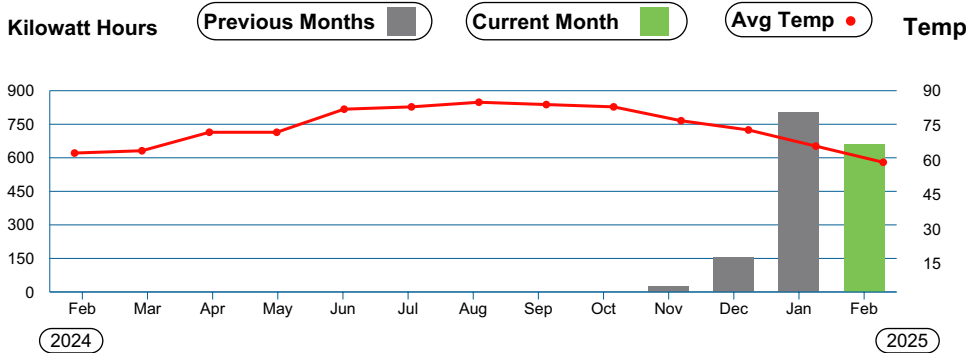
Bill Date 02/05/2025  
 Account # 213648007  
 Member # 219443

TOTAL  
AMOUNT DUE

**\$105.83**

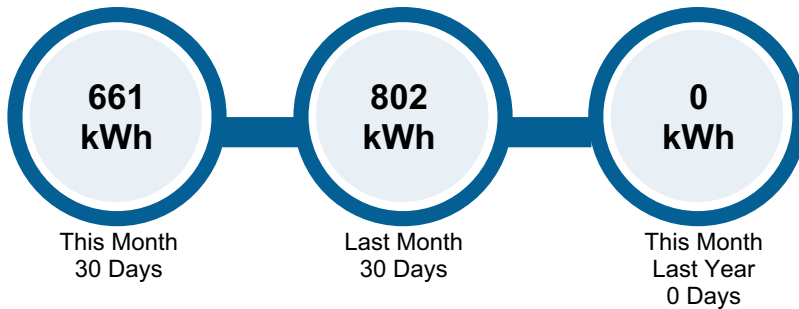
Pay by  
02/26/2025

## Monthly Energy Use

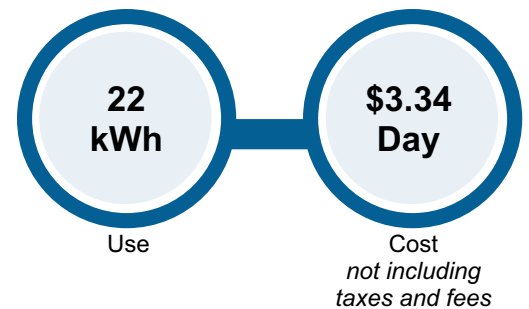


Detailed usage information is available on the SmarHub App or [www.precio.coop](http://www.precio.coop)

## Monthly Energy Use Comparison



## Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



**Peace River Electric Cooperative, Inc.**

Your Touchstone Energy® Cooperative

PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 213648007  
 Service Address 12965 BENDING CREEK TRL

**Total Amount Due \$105.83**  
 Pay by 02/26/2025

☐ Check here to indicate address or phone # change on back.



BUCKHEAD TRAILS CDD  
 2005 PAN AM CIR STE 300  
 TAMPA FL 33607-0000

PEACE RIVER ELECTRIC COOPERATIVE, INC.  
 PO BOX 1547  
 WAUCHULA FL 33873-1547



110260213648007000010583000011583020520257



<b>Account</b> 213648007	<b>Service Address</b> 12965 BENDING CREEK TRL	<b>Service Description</b> PUMP	<b>Board District</b> 8
-----------------------------	---	------------------------------------	----------------------------

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
From	To	Previous	Present				
40916388	12/31/2024	01/30/2025	957	1,618	1.0	661	5.714
<b>Account Summary</b>				<b>Current Charges</b>			
Previous Balance				Facilities Use Charge			
Payment(s) Made				Energy Charge			
<b>Balance Forward</b>				CPA			
Current Charges				Property Tax Recovery Fee			
<b>Total Amount Due</b>				Gross Receipts Tax			
				<b>Total Current Charges</b>			
				<b>Total Amount Due</b>			



## PRECO Offers \$130,000 in College Scholarships

Application deadline is February 28  
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Mailing Address \_\_\_\_\_

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**Customer Care** 800-282-3824 8am - 5pm M-F  
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**Outage** 800-282-3824 24/7  
**Website** [www.precio.coop](http://www.precio.coop)



## BUCKHEAD TRAILS CDD

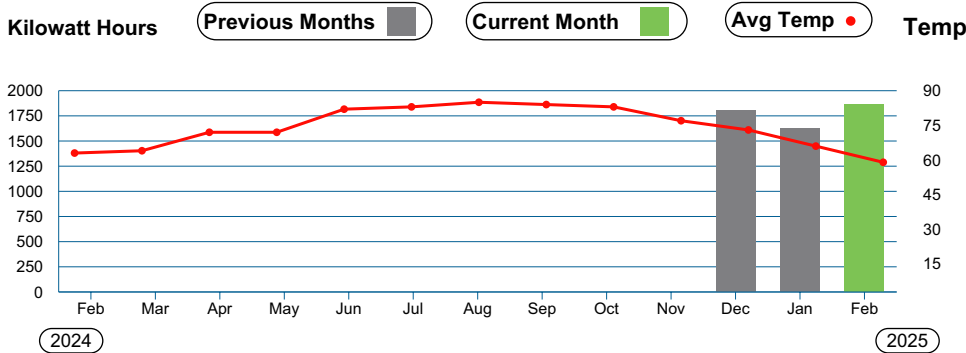
Bill Date 02/05/2025  
 Account # 213648008  
 Member # 219443

TOTAL  
AMOUNT DUE

# \$244.88

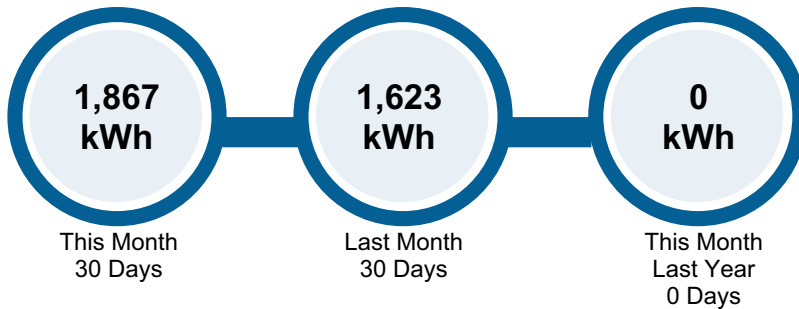
Pay by  
02/26/2025

## Monthly Energy Use

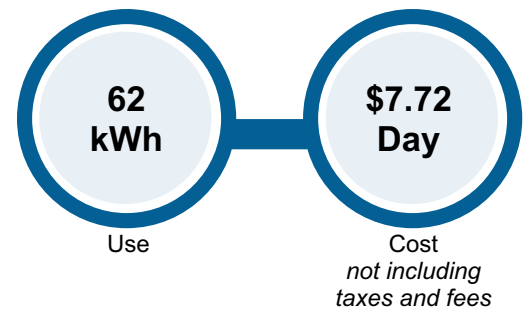


Detailed usage information is available on the SmarHub App or [www.precio.coop](http://www.precio.coop)

## Monthly Energy Use Comparison



## Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 213648008  
 Service Address 12685 BENDING CREEK TRL

**Total Amount Due \$244.88**  
**Pay by 02/26/2025**

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 2005 PAN AM CIR STE 300  
 TAMPA FL 33607-0000

PEACE RIVER ELECTRIC COOPERATIVE, INC.  
 PO BOX 1547  
 WAUCHULA FL 33873-1547



110260213648008000024488000025488020520256

<b>Account</b> 213648008	<b>Service Address</b> 12685 BENDING CREEK TRL	<b>Service Description</b> PUMP	<b>Board District</b> 8
-----------------------------	---	------------------------------------	----------------------------

Meter #	Service Period From To	Readings Previous Present	Meter Multiplier	kWh Usage	kW Reading
41020260	12/31/2024 01/30/2025	3,429 5,296	1.0	1,867	5.852
<b>Account Summary</b>			<b>Current Charges</b>		
Previous Balance			<b>GS-S</b>		
Payment(s) Made			\$28.00		
<b>Balance Forward</b>			Energy Charge 1,867 kWh @ 0.121 \$225.91		
Current Charges			CPA 1,867 kWh @ -0.012 -\$22.40		
<b>Total Amount Due</b>			Property Tax Recovery Fee \$7.25		
			Gross Receipts Tax \$6.12		
			<b>Total Current Charges</b>		
			<b>\$244.88</b>		
<b>Total Amount Due</b>					<b>\$244.88</b>



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**Lakewood Ranch**  
14505 Arbor Green Trail



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**Pay by Phone** 855-937-1752  
**Outage** 800-282-3824 24/7  
**Website** www.preco.coop



## BUCKHEAD TRAILS CDD

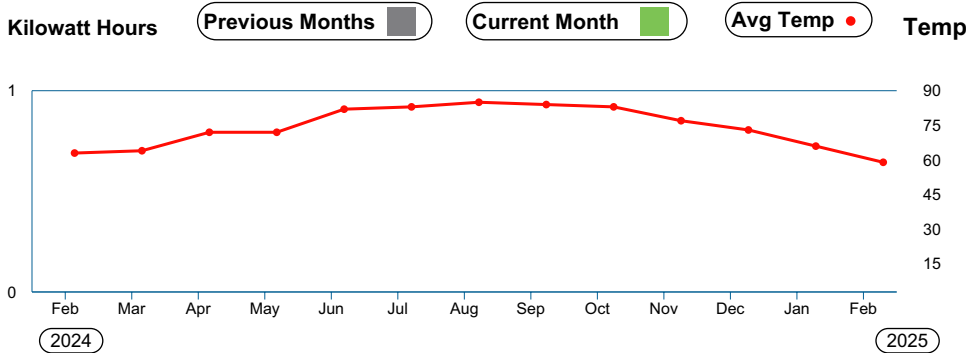
Bill Date 02/05/2025  
 Account # 213648006  
 Member # 219443

TOTAL  
AMOUNT DUE

**\$93.08**

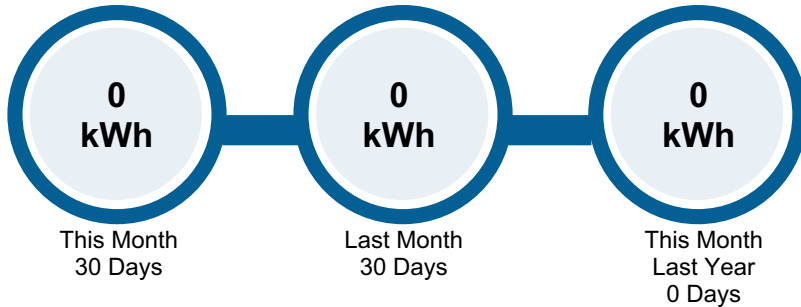
Pay by  
02/26/2025

## Monthly Energy Use

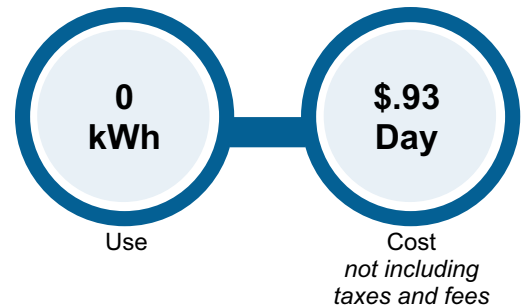


Detailed usage information is available on the SmarHub App or www.preco.coop

## Monthly Energy Use Comparison



## Your Average Daily Use



Please make check payable to PRECO in U.S. funds and return this portion with your payment.



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 213648006  
 Service Address 10980 GENTLE CURRENT WAY

**Total Amount Due \$93.08**  
**Pay by 02/26/2025**

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 2005 PAN AM CIR STE 300  
 TAMPA FL 33607-0000

PEACE RIVER ELECTRIC COOPERATIVE, INC.  
 PO BOX 1547  
 WAUCHULA FL 33873-1547



110260213648006000009308000010308020520251

<b>Account</b> 213648006	<b>Service Address</b> 10980 GENTLE CURRENT WAY	<b>Service Description</b> PUMP	<b>Board District</b> 8
-----------------------------	--	------------------------------------	----------------------------

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
From	To	Previous	Present				
41020259	12/31/2024	01/30/2025	0	0	1.0	0	0.0
<b>Account Summary</b>					<b>Current Charges</b>		
Previous Balance					Facilities Use Charge		
Payment(s) Made					Kva Min Up Charge		
<b>Balance Forward</b>					Property Tax Recovery Fee		
Current Charges					Gross Receipts Tax		
<b>Total Amount Due</b>					<b>Total Current Charges</b>		
					<b>Total Amount Due</b>		



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to make a payment.



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**Lakewood Ranch**  
14505 Arbor Green Trail





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**Pay by Phone** 855-937-1752  
**Outage** 800-282-3824 24/7  
**Website** www.preco.coop



BUCKHEAD TRAILS CDD

Bill Date

Account #

Member #

Agenda Page 30

02/05/2025

213648001

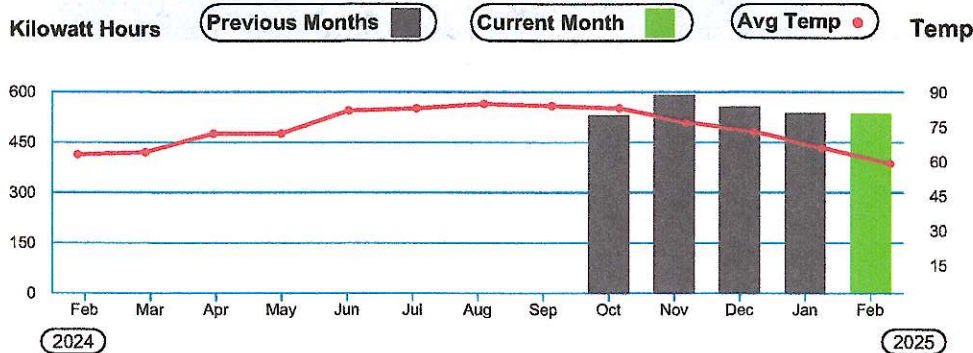
219443

TOTAL  
AMOUNT DUE

**\$91.43**

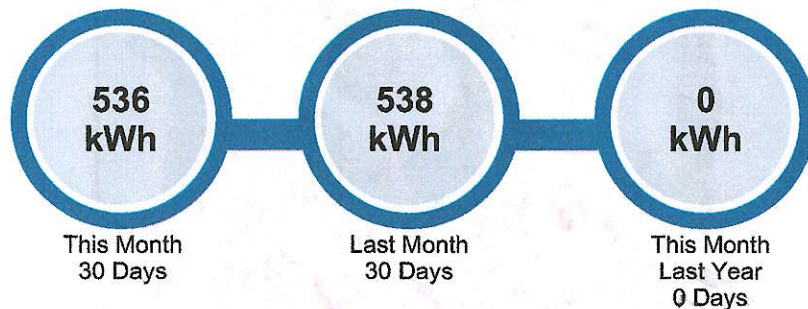
Pay by  
02/26/2025

## Monthly Energy Use

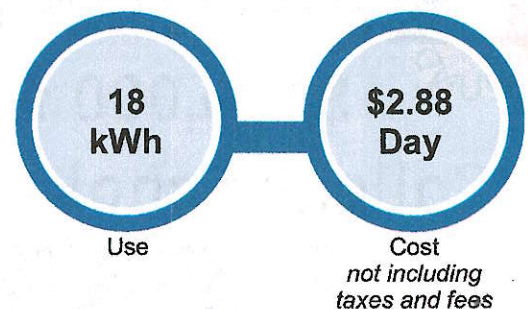


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## Monthly Energy Use Comparison



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Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310  
210 Metheny Road  
Wauchula, Florida 33873  
800.282.3824

Account #

Service Address

213648001

10614 HIDDEN BANKS GLN

Total Amount Due

**\$91.43**

Pay by 02/26/2025

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By

PEACE RIVER ELECTRIC COOPERATIVE, INC.  
PO BOX 1547  
WAUCHULA FL 33873-1547

3 2

BUCKHEAD TRAILS CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-0000



110260213648001000009143000010143020520254



**Account**  
213648001

**Service Address**  
10614 HIDDEN BANKS GLN

**Service Description**  
LIGHTS-METERING POINT

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
40431049	12/31/2024	01/30/2025	2,220	2,756	1.0	536	1,299
<b>Account Summary</b>			<b>Current Charges</b>				<b>GS-S</b>
Previous Balance			\$115.39				\$28.00
Payment(s) Made			-\$115.39				\$64.86
<b>Balance Forward</b>			<b>\$0.00</b>				536 kWh @ 0.121
Current Charges			\$91.43				536 kWh @ -0.012
<b>Total Amount Due</b>			<b>\$91.43</b>				CPA
							Property Tax Recovery Fee
							Gross Receipts Tax
							<b>Total Current Charges</b>
							<b>\$91.43</b>
							<b>Total Amount Due</b>
							<b>\$91.43</b>



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**By Phone**  
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to make a payment.



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210 Metheny Rd  
**Lakewood Ranch**  
14505 Arbor Green Trail



# PAYMENT RECEIPT

Authorization Code	3648968
Transaction ID	7296825
Processor Transaction ID	WYFMK7MRA01
Transaction Date & Time	11/12/2024, 10:42 AM
Total Payment Amount	\$1,002.29

Account	Service	Amount
213648001	PRECO	\$276.44
213648002	PRECO	\$266.10
213648005	PRECO	\$183.10
213648006	PRECO	\$84.84
213648007	PRECO	\$71.81
		\$120.00 (Reconnect Fee)

↓  
\$150.00 total





TAMPA ELECTRIC COMPANY  
PO Box 111  
Tampa, FL 33601-0111

Phone: 813-228-4111  
Agenda Page 33

\*\*\*\* Invoice \*\*\*\*

Bill To :  
BUCKHEAD TRAILS I CDD  
2005 PAN AM CIRCLE STE 300  
TAMPA, FL 33607-6008 US

Invoice#: 5000043421  
Contract#: 3000000377  
Terms: NT30

Invoice Date: 01/31/2025  
Due Date: 03/02/2025

Billing Period:  
12/30/2024-01/29/2025

Contract Start Date: 05/30/2024  
Customer Number: 13466  
Company Code: 2201

Item #:	DESCRIPTION	RATE	QTY	AMOUNT
	Streetlight Lighting Agreement for Buckhead Trails Community Development District			
	(196) 23W Campana lights on 19' Verreawood Poles			
	Oakfield Lakes - PH1A, 1B, 2A, and 3			
1	Total Due	\$10,094.00	1.000	\$10,094.00
Subtotal				\$10,094.00
Tax				\$0.00
Total				\$10,094.00

Page :1

PLEASE ATTACH SLIP TO CHECK

BUCKHEAD TRAILS I CDD

Total: \$10,094.00

Invoice#: 5000043421

Customer Number: 13466

Please Mail Check Payable To :

TAMPA ELECTRIC COMPANY  
Attn: Payments Team  
PO Box 111  
Tampa, FL 33601-0111  
813-228-4111

Wire Transfer Details:

JP Morgan Chase Bank  
ABA # : 021 000 021  
Account # : 304 283 304



**TAMPA ELECTRIC COMPANY**  
PO Box 111  
Tampa, FL 33601-0111

Phone: 813-228-4111  
Agenda Page 34

\*\*\*\* Invoice \*\*\*\*

**Bill To :**  
**BUCKHEAD TRAILS I CDD**  
2005 PAN AM CIRCLE STE 300  
TAMPA, FL 33607-6008 US

**Invoice#:** 5000043422  
**Contract#:** 3000000379  
**Terms:** NT30

**Invoice Date:** 01/31/2025  
**Due Date:** 03/02/2025

**Billing Period:**  
12/28/2024-01/27/2025

**Contract Start Date:** 08/28/2024  
**Customer Number:** 13466  
**Company Code:** 2201

Item #:	DESCRIPTION	RATE	QTY	AMOUNT
	Streetlight Lighting Agreement for  Buckhead Trails Community Development District  Roundabout & Main Arterials  Located at SW corner, Interstate I-75 & Buckeye Road  Manatee County, FL.  Installation of 20 lights @ \$55.00 per light			
1	TOTAL DUE	\$1,100.00	1.000	\$1,100.00
Subtotal				\$1,100.00
Tax				\$0.00
<b>Total</b>				<b>\$1,100.00</b>

Page :1

**PLEASE ATTACH SLIP TO CHECK**

**BUCKHEAD TRAILS I CDD**

**Total: \$1,100.00**

**Invoice#:** 5000043422

Customer Number: 13466

**Please Mail Check Payable To :**

TAMPA ELECTRIC COMPANY

Attn: Payments Team

PO Box 111

Tampa, FL 33601-0111

813-228-4111

**Wire Transfer Details:**

JP Morgan Chase Bank

ABA # : 021 000 021

Account # : 304 283 304

**INVOICE**

**Bayhead Ecological Solutions,  
LLC**  
PO Box 1256  
Palm Harbor, FL 34682

jbusch@bayheadecological.com  
+1 (727) 482-2480  
www.bayheadecological.net



**Bill to**  
Buckhead Trail CDD Inframark

**Ship to**  
Buckhead Trail CDD Inframark

**Invoice details**

Invoice no.: 1933  
Terms: Net 30  
Invoice date: 01/01/2025  
Due date: 01/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	01/01/2025	<b>Services</b>	C: 0099EPG\003-Buckhead Trail CCD Inframark\Quarterly Maintenance	1	\$2,890.00	\$2,890.00

**Total** **\$2,890.00**

**Ways to pay**

BANK

Thank you for your business. We accept cash or checks.

**Note to customer**

Make all checks payable to Bayhead Ecological Solutions, LLC

[View and pay](#)

Jayman Enterprises, LLC

1020 HILL FLOWER DR  
Brooksville, FL 34604


Phone #    (813)333-3008      jaymanenterprises@live.com

Date	Invoice #
1/24/2025	3740

Bill To
Buckhead Trails CDD c/o Inframark 2005 Pan Am Circle Suite 300 Tampa, Fl. 33607

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Purchase and Install Black Aluminum Weather resistant Bulletin Board with Swing openLocking door. Dimensions are 15 3/4 W X 26 7/8 H. 1 1/4 deep and has a viewing area 12 X 23.  Price includes all labor and materials	350.00	350.00
All work is complete!		Total	\$350.00

  
  
2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

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

Services provided for the Month of: January 2025

<b>INVOICE#</b>
143770
<b>CUSTOMER ID</b>
C2412
<b>PO#</b>

<b>DATE</b>
2/18/2025
<b>NET TERMS</b>
Net 30
<b>DUE DATE</b>
3/20/2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	4	Ea	0.69		2.76
<b>Subtotal</b>					<b>2.76</b>

<b>Subtotal</b>	\$2.76
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$2.76

**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 Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
February 28, 2025

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 February 28, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2022 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECT FUNDS	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<b>ASSETS</b>								
Cash - Operating Account	\$ 147,876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 147,876
Due From Developer	12,666	-	-	-	-	-	-	12,666
Due From Other Funds	250,682	-	-	-	95	-	-	250,777
Investments:								
Acq. & Construction - Amenity	-	-	-	830,976	-	-	-	830,976
Acq. & Construction - Other	-	-	-	-	2,759,803	-	-	2,759,803
Acquisition & Construction Account	-	-	-	5	1,212	-	-	1,217
Reserve Fund	-	871,128	1,122,005	-	-	-	-	1,993,133
Revenue Fund	-	541,141	22,477	-	-	-	-	563,618
Sinking fund	-	1	-	-	-	-	-	1
Fixed Assets								
Construction Work In Process	-	-	-	-	-	1,500	-	1,500
Amount To Be Provided	-	-	-	-	-	-	12,530,000	12,530,000
<b>TOTAL ASSETS</b>	<b>\$ 411,224</b>	<b>\$ 1,412,270</b>	<b>\$ 1,144,482</b>	<b>\$ 830,981</b>	<b>\$ 2,761,110</b>	<b>\$ 1,500</b>	<b>\$ 12,530,000</b>	<b>\$ 19,091,567</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 2,223	\$ -	\$ -	\$ 254,308	\$ -	\$ -	\$ -	\$ 256,531
Bonds Payable	-	-	-	-	-	-	12,530,000	12,530,000
Due To Other Funds	-	246,783	95	3,899	-	-	-	250,777
<b>TOTAL LIABILITIES</b>	<b>2,223</b>	<b>246,783</b>	<b>95</b>	<b>258,207</b>	<b>-</b>	<b>-</b>	<b>12,530,000</b>	<b>13,037,308</b>
<b>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	1,165,487	1,144,387	-	-	-	-	2,309,874
Capital Projects	-	-	-	572,774	2,761,110	-	-	3,333,884
Unassigned:	409,001	-	-	-	-	1,500	-	410,501
<b>TOTAL FUND BALANCES</b>	<b>409,001</b>	<b>1,165,487</b>	<b>1,144,387</b>	<b>572,774</b>	<b>2,761,110</b>	<b>1,500</b>	<b>-</b>	<b>6,054,259</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 411,224</b>	<b>\$ 1,412,270</b>	<b>\$ 1,144,482</b>	<b>\$ 830,981</b>	<b>\$ 2,761,110</b>	<b>\$ 1,500</b>	<b>\$ 12,530,000</b>	<b>\$ 19,091,567</b>

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2025  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Special Assmnts- Tax Collector	\$ -	\$ 154,352	\$ 154,352	0.00%
Special Assmnts- CDD Collected	-	148,098	148,098	0.00%
Developer Contribution	515,745	65,727	(450,018)	12.74%
<b>TOTAL REVENUES</b>	<b>515,745</b>	<b>368,177</b>	<b>(147,568)</b>	<b>71.39%</b>

**EXPENDITURES****Administration**

Supervisor Fees	12,000	2,000	10,000	16.67%
ProfServ-Administrative	4,500	1,875	2,625	41.67%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	11,500	4,167	7,333	36.23%
ProfServ-Info Technology	600	250	350	41.67%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	4,506	1,994	69.32%
District Counsel	9,500	10,373	(873)	109.19%
District Engineer	9,500	10,321	(821)	108.64%
District Manager	25,000	10,417	14,583	41.67%
Accounting Services	9,000	3,750	5,250	41.67%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,600	-	1,600	0.00%
Postage	500	14	486	2.80%
Rentals & Leases	600	250	350	41.67%
Public Officials Insurance	2,574	2,433	141	94.52%
Insurance -Property & Casualty	20,000	-	20,000	0.00%
Insurance Deductible	1,000	-	1,000	0.00%
Legal Advertising	3,500	648	2,852	18.51%
Bank Fees	100	-	100	0.00%
Financial & Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	1,000	78	922	7.80%
Entry System-Key Fob	2,000	-	2,000	0.00%
Website Administration	1,200	2,092	(892)	174.33%
Office Supplies	100	-	100	0.00%
Janitorial Supplies	1,500	-	1,500	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>142,549</b>	<b>53,349</b>	<b>89,200</b>	<b>37.43%</b>



**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2025  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
Contracts-Janitorial Services	16,000	-	16,000	0.00%
Contracts-Landscape	150,000	44,964	105,036	29.98%
Contracts-Aquatic Control	38,000	4,725	33,275	12.43%
Contracts-Pools	24,000	25,541	(1,541)	106.42%
Amenity Center Pest Control	1,800	-	1,800	0.00%
Electricity - Streetlights	50,000	90,767	(40,767)	181.53%
Insurance - General Liability	3,146	2,975	171	94.56%
R&M-Pools	3,000	-	3,000	0.00%
R&M-Monument, Entrance & Wall	10,000	-	10,000	0.00%
R&M Landscape	20,000	-	20,000	0.00%
R&M-Security Cameras	2,000	-	2,000	0.00%
Security System Monitoring	6,000	-	6,000	0.00%
R&M - Amenity Center	10,000	-	10,000	0.00%
Sidewalk & Pavement Repair	2,000	-	2,000	0.00%
Garbage Collection	3,000	-	3,000	0.00%
Miscellaneous Maintenance	10,000	3,500	6,500	35.00%
Furniture Repair/Replacement	5,000	-	5,000	0.00%
Access Control Maintenance & Repair	5,000	-	5,000	0.00%
Special Events	10,000	-	10,000	0.00%
Dog Waste Station Supplies	4,000	-	4,000	0.00%
<b>Total Other Physical Environment</b>	<b>372,946</b>	<b>172,472</b>	<b>200,474</b>	<b>46.25%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	250	350	(100)	140.00%
<b>Total Contingency</b>	<b>250</b>	<b>350</b>	<b>(100)</b>	<b>140.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>515,745</b>	<b>226,171</b>	<b>289,574</b>	<b>43.85%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	142,006	142,006	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Capital Improvement	-	211,255	211,255	0.00%
Construction in Progress	-	(211,255)	(211,255)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 142,006	\$ 142,006	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>266,997</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 409,003</b>		

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2025  
Series 2022 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 18,063	\$ 18,063	0.00%
Special Assmnts- Tax Collector	-	446,702	446,702	0.00%
Special Assmnts- CDD Collected	868,775	106,751	(762,024)	12.29%
<b>TOTAL REVENUES</b>	<b>868,775</b>	<b>571,516</b>	<b>(297,259)</b>	<b>65.78%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	190,000	-	190,000	0.00%
Interest Expense	678,775	341,644	337,131	50.33%
<b>Total Debt Service</b>	<b>868,775</b>	<b>341,644</b>	<b>527,131</b>	<b>39.32%</b>
<b>TOTAL EXPENDITURES</b>	<b>868,775</b>	<b>341,644</b>	<b>527,131</b>	<b>39.32%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	229,872	229,872	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>935,615</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,165,487</b>		

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2025  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 22,477	\$ 22,477	0.00%
Special Assmnts- CDD Collected	1,117,985	300,554	(817,431)	26.88%
<b>TOTAL REVENUES</b>	<b>1,117,985</b>	<b>323,031</b>	<b>(794,954)</b>	<b>28.89%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	220,000	-	220,000	0.00%
Interest Expense	897,985	536,875	361,110	59.79%
<b>Total Debt Service</b>	<b>1,117,985</b>	<b>536,875</b>	<b>581,110</b>	<b>48.02%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,117,985</b>	<b>536,875</b>	<b>581,110</b>	<b>48.02%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(213,844)	(213,844)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>1,358,231</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,144,387</b>		

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2025  
Series 2022 Capital Projects Fund (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 16,636	\$ 16,636	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>16,636</b>	<b>16,636</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	16,636	16,636	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Construction in Progress	-	(100,733)	(100,733)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(100,733)</b>	<b>(100,733)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (84,097)	\$ (84,097)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>656,871</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 572,774</b>		

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 2025  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 107,526	\$ 107,526	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>107,526</b>	<b>107,526</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	107,526	107,526	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Construction in Progress	-	(5,490,772)	(5,490,772)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(5,490,772)</b>	<b>(5,490,772)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (5,383,246)	\$ (5,383,246)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>8,144,356</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 2,761,110</b>		

## Buckhead Trails CDD

**Statement Date** 02/28/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/13/2025	Payment	BD00005	Developer Contribution	Check #1663 Developer Funding	40,726.82	40,726.82	0.00
02/20/2025		JE000558	Construction in Progress	Fortline Incoming Wire	211,254.60	211,254.60	0.00
Total Deposits					251,981.42	251,981.42	0.00
Checks							
							0.00
01/27/2025	Payment	1176	BUCKHEAD TRAILS CDD	Check for Vendor V00018	-520,788.46	-520,788.46	0.00
01/29/2025	Payment	1178	BUCKHEAD TRAILS CDD	Check for Vendor V00018	-5,350.15	-5,350.15	0.00
02/05/2025	Payment	1181	BAYHEAD ECOLOGICAL SOLUTIONS, LLC	Check for Vendor V00041	-2,890.00	-2,890.00	0.00
02/05/2025	Payment	1182	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00031	-15,170.00	-15,170.00	0.00
02/10/2025	Payment	1185	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00031	-11,325.49	-11,325.49	0.00
02/13/2025	Payment	1186	INFRAMARK LLC	Check for Vendor V00007	-4,250.64	-4,250.64	0.00
02/13/2025	Payment	1187	PEACE RIVER ELECTRIC	Check for Vendor V00032	-937.10	-937.10	0.00
02/13/2025	Payment	1188	SITEX AQUATICS, LLC	Check for Vendor V00030	-945.00	-945.00	0.00
02/13/2025	Payment	1189	STRALEY ROBIN VERICKER	Check for Vendor V00003	-1,205.00	-1,205.00	0.00
02/13/2025	Payment	1190	TAMPA ELECTRIC	Check for Vendor V00038	-11,194.00	-11,194.00	0.00
02/18/2025	Payment	1191	PEACE RIVER ELECTRIC	Check for Vendor V00032	-91.43	-91.43	0.00
02/21/2025	Payment	DD121	FORTLINE	Payment of Invoice 000423	-211,254.60	-211,254.60	0.00
Total Checks					-785,401.87	-785,401.87	0.00
Adjustments							

# Bank Account Statement

Buckhead Trails CDD

Bank Account No. 2256

Statement No. 02-25

Statement Date

02/28/2025

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**Total Adjustments**
**Outstanding Checks**

11/13/2024	Payment	DD110	PEACE RIVER ELECTRIC	Payment of Invoice 000356	-104.58
11/13/2024	Payment	DD111	PEACE RIVER ELECTRIC	Payment of Invoice 000357	-93.50
11/13/2024	Payment	DD112	PEACE RIVER ELECTRIC	Payment of Invoice 000358	-90.18
11/13/2024	Payment	DD113	PEACE RIVER ELECTRIC	Payment of Invoice 000359	-84.84
11/13/2024	Payment	DD115	PEACE RIVER ELECTRIC	Payment of Invoice 000360	-71.81
12/17/2024	Payment	1157	RYAN MOTKO	Check for Vendor V00015	-400.00
02/05/2025	Payment	1184	TAMPA ELECTRIC STANTEC	Check for Vendor V00038	-75,058.00
02/21/2025	Payment	1192	CONSULTING SERVICES INC	Check for Vendor V00021	-6,599.75
02/25/2025	Payment	DD116	PEACE RIVER ELECTRIC	Payment of Invoice 000337	-162.60
02/25/2025	Payment	DD117	PEACE RIVER ELECTRIC	Payment of Invoice 000338	-82.92
02/25/2025	Payment	DD118	PEACE RIVER ELECTRIC	Payment of Invoice 000340	-156.86
02/25/2025	Payment	DD119	PEACE RIVER ELECTRIC	Payment of Invoice 000339	-5.00
02/25/2025	Payment	DD120	PEACE RIVER ELECTRIC	Payment of Invoice 000368	-161.86
02/25/2025	Payment	DD122	PEACE RIVER ELECTRIC	Payment of Invoice 000424	-150.00
02/27/2025	Payment	1193	JAYMAN ENTERPRISES, LLC	Check for Vendor V00042	-350.00
<b>Total Outstanding Checks</b>					-83,571.90

**Outstanding Deposits**

12/01/2024		JE000473		Reve Adj of bank rec	1,002.29
<b>Total Outstanding Deposits</b>					1,002.29

# **Fifth Order of Business**





A handwritten signature in black ink, appearing to read "Arturo Gandarilla".

Arturo Gandarilla  
INFRAMARK

# BUCKHEAD TRAILS MARCH INSPECTION REPORT 3/27/25, 8:44 AM

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Buckhead Trails CDD. DTE

Thursday, March 27, 2025

Prepared For Board Of Supervisors

18 Issues Identified

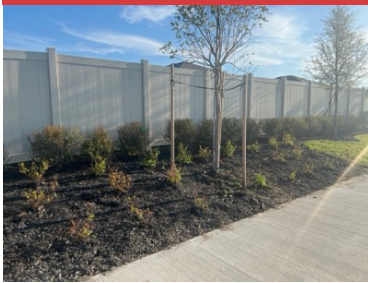


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### **HIDDEN VISTA DR.**

Assigned To DTE.

The medjools are doing good and look well maintained. But will continue to monitor.



---

### **BUCKEYE RD. & HIDDEN VISTA.**

Assigned To SUGGS.

The replacement of dead plant material has not been completed, no updates on when this will be completed.

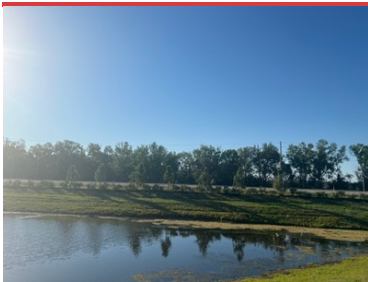


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### **HIDDEN VISTA DR.**

Assigned To DTE.

The entrance to the community is well maintained.

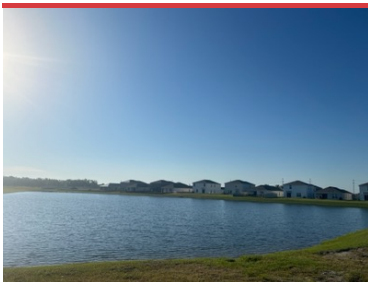


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### **POND 8**

Assigned To SITEX AQUATICS.

The filamentous algae has been treated.



---

### **POND 9**

Assigned To SITEX AQUATICS.

The pond is well-maintained. All trash was removed.



---

### **BENDING CREEK TRL.**

Assigned To DTE.

Overall the sabal palms look good. Will continue to monitor these 4.



---

### **BENDING CREEK TRL.**

Assigned To DTE.

The turf fertility looks good.



---

### **GENTILE CURRENT WAY & SUMMER BREEZE.**

Assigned To DTE.

The common area is well maintained.

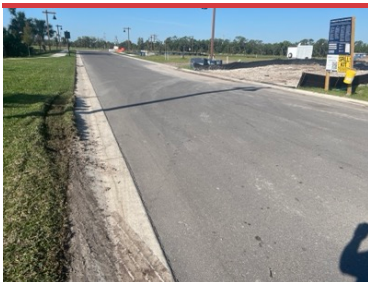


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### **SUMMER BREEZE LN. & BENDING CREEK TRL.**

Assigned To DTE.

The turf fertility is slowly improving.



---

### **SUMMER BREEZE LN.**

Assigned To DISTRICT MANAGER.

DR Horton concrete washout area, cement trucks running over turf. I spoke to the P.M about this and they will be fixing it.



---

### **BUCKEYE RD & BENDING CREEK TRL.**

Assigned To DTE.

The palm trees are green, healthy and well maintained.



---

### **BENDING CREEK TRL.**

Assigned To DTE.

Going into the community is well maintained.



---

### **BUCKEYE RD.**

Assigned To DTE.

Heading SW the plants and trees are green, healthy and well maintained.



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### **BENDING CREEK TRL.**

Assigned To DTE.

The recently Bahia sod that was installed is showing some improvement.



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### **SPARKLING SHORE CT.**

Assigned To DTE.

The landscape buffer is well maintained.



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**POND 5.**

Assigned To SITEX AQUATICS.  
The pond has filamentous algae.



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**BENDING CREEK TRL.**

Assigned To DTE.  
The lift station is well maintained.



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**BENDING CREEK TRL.**

Assigned To DTE.  
The orchid tree just across from Blue Reflection Ave is beginning to bloom.



Arturo Gandarilla  
INFRAMARK

# BUCKHEAD TRAILS APRIL INSPECTION REPORT 4/16/25, 8:36 AM

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BUCKHEAD TRAILS CDD, DTE.

Wednesday, April 16, 2025

Prepared For Board Of Supervisors.

34 Photos Identified





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### **HIDDEN VISTA DR.**

Assigned To DTE.

The community entrance facade is well-maintained.



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### **BUCK EYE RD.**

Assigned To DTE.

The plumbagos were recently replaced.



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### **BUCK EYE RD.**

Assigned To District Manager.

The expansion of the buckeye Road has started.

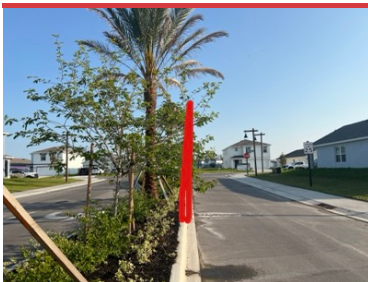


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### **HIDDEN VISTA DR.**

Assigned To Suggs. DTE.

The medjools look good just need to prune the dead fronds.



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### **HIDDEN VISTA DR.**

Assigned To DTE.

Trim back away from roadway, I recommend swapping these for something more smaller that won't grow and block the entrance road.



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### **HIDDEN VISTA DR.**

Assigned To DTE.

Going into the community is well-maintained.

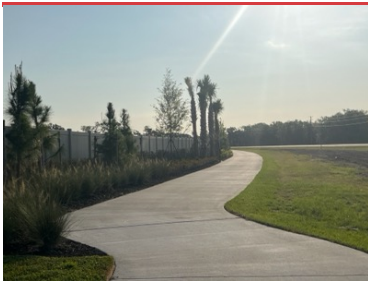


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### **HIDDEN VISTA DR.**

Assigned To DTE.

Remove the weed that are growing in the juniper bed and throughout the entrance on hidden Vista.



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### **BUCK EYE RD.**

Assigned To DTE.

The landscape bed is well-maintained.



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### **BUCK EYE RD.**

Assigned To Suggs.

Suggs did replace the plumbago at the landscape by Hidden Vista Dr. there is a lot of water coming from the homes on the other side of the fence.



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### **HIDDEN VISTA DR.**

Assigned To DTE.

Exit side of hidden vista is well-maintained.





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### **HIDDEN VISTA DR.**

Assigned To DTE.

Trim the dead fronds.

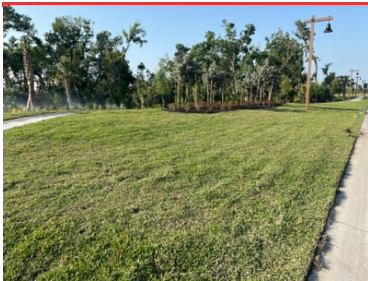


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### **GENTILE CURRENT WAY.**

Assigned To DTE.

Common area is well-maintained.

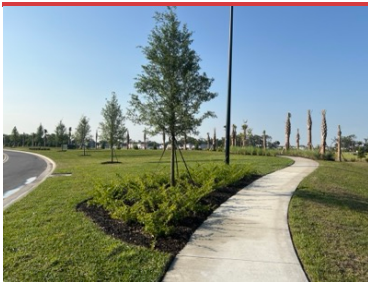


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### **SUMNER BREEZE LN.**

Assigned To Suggs & DTE.

The turf fertility has improved.



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### **BENDING CREEK TRL.**

Assigned To DTE.

The turf and plants along with the sabal palms are green, healthy and well-maintained.



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### **BENDING CREEK TRL.**

Assigned To Suggs.

DTE will do a soil sample test to determine the cause of the turf not improving.



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**BLUE REFLECTION AVE.**

Assigned To DTE.

The entrance is well-maintained.



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**BLUE REFLECTION AVE.**

Assigned To DTE.

The newly installed flowers look great and well-maintained.



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**BENDING CREEK TRL.**

Assigned To DTE.

Prune the dead from the plumbago.

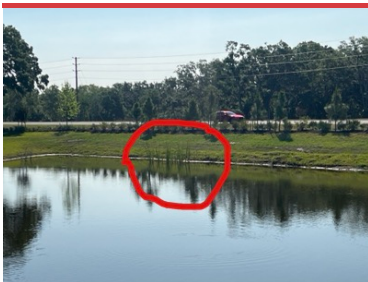


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**BUCK EYE RD.**

Assigned To Suggs.

Suggs will be taking out this ornamental grasses and will be putting in muly grass.



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**POND 8.**

Assigned To Sitex Aquatic.

The pond has cattails.



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**POND 10.**

Assigned To Sitex Aquatic.

The pond has cattail and M. Primrose.



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**BENDING CREEK TRL.**

Assigned To DTE.

The plants are green, healthy and well-maintained.

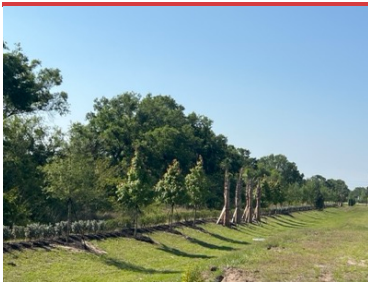


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**POND 5.**

Assigned To Sitex Aquatics.

The pond has filamentous algae.



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**SAPPHIRE BREEZE CV.**

Assigned To DTE.

DTE is doing a great job on maintaining the landscape berm.



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**BENDING CREEK TRL.**

Assigned To DTE.

The community entrance facade is well-maintained.



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**BENDING CREEK TRL:**

Assigned To DTE.

The turf in front of the monument will need to be inspected and determine the cause.



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**BENDING CREEK TRL.**

Assigned To DTE.

Going into the community is well-maintained.



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**BENDING CREEK TRL.**

Assigned To DTE.

After my report, DTE flush cut the tree that was snapped in the middle island. Please provide a proposal to have a new tree installed.



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**BENDING CREEK TRL.**

Assigned To DTE.

Prune the dead from the Bismarck located at the front entrance.



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**BENDING CREEK TRL.**

Assigned To DTE.

the exit side of bending Creek TRL is well-maintained.





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**BENDING CREEK TRL.**

Assigned To DTE.

Turf will need to be replaced.



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**BENDING CREEK TRL.**

Assigned To DTE.

Trim the dead palm fronds in the middle island.



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**BENDING CREEK TRL.**

Assigned To DTE.

The blue daze is well-maintained.



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**GENTILE CURRENT WAY.**

Assigned To DTE.

The community entrance facade is well-maintained.