

**BUCKHEAD TRAILS
COMMUNITY DEVELOPMENT
DISTRICT**

JUNE 25, 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
Arturo Gandarilla, Field Manager

Regular Meeting Agenda

The Regular Meetings of Buckhead Trails Community Development District will be held on **June 25, 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**
4. **CONSENT AGENDA**
 - A. Approval of Minutes of the May 28, 2025 Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures May 2025
 - C. Acceptance of the Financials and Approval of the Check Register for May 2025
 - D. Ratification of Hurricane and Storm Clean-Up Addendum to Landscape Maintenance Agreement
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, July 23, 2025 at 1:00 p.m.

Fourth Order of Business

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On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Fiscal Year 2026 Budget as revised, was approved. 5-0

D. Consideration of Resolution 2025-03, Approving Budget and Setting Public Hearing for Fiscal Year 2025-2026

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2025-03, Approving Budget and Setting Public Hearing for Fiscal Year 2025-2026 for Wednesday August 27, 2025 at 1:00 pm at the Eves Bend Clubhouse located at 4725 Los Robles Court, Palmetto, Florida 34221, was adopted. 5-0

- FOURTH ORDER OF BUSINESS** **Consent Agenda**
- A. Approval of Minutes of the April 23, 2025 Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures April 2025**
- C. Acceptance of the Financials and Approval of the Check Register for April 2025**

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

FIFTH ORDER OF BUSINESS **Staff Reports**

- A. District Counsel**
There being no report, the next item followed.
- B. District Engineer**
Discussion of erosion areas. Mr. Waag will provide report.
- C. District Manager**
Ms. Cooper brought fence easement encroachment agreement under Separate Cover.
Mr. Waag included a stipulation of an 8-foot gate.

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, to approve fence easement encroachment agreement for 10906 Gentle Current Way, was approved. 5-0

i. Community Inspections Report

The Community Inspections Report was presented, a copy of which was included in the agenda package. Report was reviewed - discussion ensued regarding additional landscape areas that need to be added to the scope, turf is stressed due to the heat and twelve (12) palm trees will be replaced.

80 **SIXTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**
 81 **Comments**

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

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 84 **SEVENTH ORDER OF BUSINESS** **Adjournment**

85 There being no further business,

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On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in 88 favor, the meeting was adjourned at 1:10 pm. 5-0

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 94 Jayna Cooper Carlos de la Ossa
 District Manager Chairperson

BUCKHEAD TRAILS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
BAYHEAD ECOLOGICAL SOLUTIONS, LLC	5/12/2025	2172	\$14,420.00	\$14,420.00	Buffer Mitigation Maintenance
DOWN TO EARTH LANDSCAPE & IRRIGATION	5/1/2025	140905	\$15,946.18	\$15,946.18	MAY 2025 Landscape Contract
INFRAMARK LLC	4/24/2025	148104	\$750.00		Accounting Services May 2025
INFRAMARK LLC	4/24/2025	148104	\$375.00		Administrative Services May 2025
INFRAMARK LLC	4/24/2025	148104	\$2,083.33		District Management May 2025
INFRAMARK LLC	4/24/2025	148104	\$50.00		Rentals & Leases May 2025
INFRAMARK LLC	4/24/2025	148104	\$50.00		Technology/Data Storage May 2025
INFRAMARK LLC	4/24/2025	148104	\$100.00		Website Administration May 2025
INFRAMARK LLC	4/24/2025	148104	\$833.34		Dissemination Services May 2025
INFRAMARK LLC	4/24/2025	148104	\$750.00		Accounting Services Retro March 2025
INFRAMARK LLC	4/24/2025	148104	\$375.00		Administrative Services Retro March 2025
INFRAMARK LLC	4/24/2025	148104	\$2,083.33		District Management March 2025
INFRAMARK LLC	4/24/2025	148104	\$50.00		Rentals & Leases March 2025
INFRAMARK LLC	4/24/2025	148104	\$50.00		Technology/Data Storage March 2025
INFRAMARK LLC	4/24/2025	148104	\$100.00		Website Maintenance March 2025
INFRAMARK LLC	4/24/2025	148104	\$833.34		Dissemination Services March 2025
INFRAMARK LLC	4/24/2025	148104	\$1,200.00		Recording Secretary Nov 24 - May 25
INFRAMARK LLC	4/24/2025	148104	\$3,000.00		Construction Accounting Nov 24 - May 25
INFRAMARK LLC	4/24/2025	148104	\$2,500.02		Financial & Revenue Collection Nov 24 - May 25
INFRAMARK LLC	4/24/2025	148104	\$1,333.33		Field Services May 2025
INFRAMARK LLC	4/24/2025	148104	\$1,333.33		Field Services Retro March 2025
INFRAMARK LLC	4/24/2025	148104	\$1,155.55		Field Services Retro Feb 2025
INFRAMARK LLC	4/24/2025	148104	\$3,000.00	\$22,005.57	Field Services Retro Nov 24 - Jan 25
INFRAMARK LLC	5/2/2025	149103	\$750.00		Accounting Services May 2025
INFRAMARK LLC	5/2/2025	149103	\$375.00		Administration May 2025
INFRAMARK LLC	5/2/2025	149103	\$2,083.33		District Management May 2025
INFRAMARK LLC	5/2/2025	149103	\$50.00		Rentals & Leases May 2025
INFRAMARK LLC	5/2/2025	149103	\$50.00		Technology/Data Storage
INFRAMARK LLC	5/2/2025	149103	\$100.00		Website Administration May 2025
INFRAMARK LLC	5/2/2025	149103	\$833.34		Dissemination Services May 2025
INFRAMARK LLC	5/2/2025	149103	\$200.00		Recording Secretary May 2025

BUCKHEAD TRAILS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
INFRAMARK LLC	5/2/2025	149103	\$500.00		Construction Accounting Retro May 2025
INFRAMARK LLC	5/2/2025	149103	\$1,333.33		Field Management May 2025
INFRAMARK LLC	5/2/2025	149103	\$416.67	\$6,691.67	Financial & Revenue Collection May 2025
PASCON GEOENVIRONMENTAL, INC.	5/6/2025	2302	\$2,195.00	\$2,195.00	March & April WUP Monitoring & Reading
SITEX AQUATICS, LLC	5/1/2025	9966-B	\$945.00	\$945.00	May 2025 Aquatics Contract
Monthly Contract Subtotal			\$62,203.42	\$62,203.42	
Variable Contract					
STANTEC CONSULTING SERVICES INC	4/30/2025	2389995	\$934.00	\$934.00	April 2025 District Engineer
STRALEY ROBIN VERICKER	5/6/2025	26488	\$2,397.50	\$2,397.50	April 2025 District Counsel
Variable Contract Subtotal			\$3,331.50	\$3,331.50	
Utilities					
PEACE RIVER ELECTRIC	5/8/2025	050825 8007	\$164.08	\$164.08	ELECTRIC 04/01/25-05/01/25
PEACE RIVER ELECTRIC	5/8/2025	050825 8006	\$93.08	\$93.08	ELECTRIC 04/01/25-05/01/25
PEACE RIVER ELECTRIC	5/8/2025	050825 8001	\$82.34	\$82.34	ELECTRIC 04/01/25-05/01/25
PEACE RIVER ELECTRIC	5/8/2025	050825 8002	\$131.15	\$131.15	ELECTRIC 04/01/25-05/01/25
PEACE RIVER ELECTRIC	5/8/2025	050825 8004	\$101.16	\$101.16	ELECTRIC 04/01/25-05/01/25
PEACE RIVER ELECTRIC	5/8/2025	050825 8008	\$223.44	\$223.44	ELECTRIC 04/01/25-05/01/25
PEACE RIVER ELECTRIC	5/8/2025	050825 8003	\$116.33	\$116.33	ELECTRIC 04/01/25-05/01/25
PEACE RIVER ELECTRIC	5/8/2025	050825 8005	\$196.42	\$196.42	ELECTRIC 04/01/25-05/01/25
Utilities Subtotal			\$1,108.00	\$1,108.00	
Regular Services					
ALBERTO VIERA	5/28/2025	AV-052825	\$200.00	\$200.00	BOARD 5/28/25
AUSTIN BERNIS	5/28/2025	AB-052825	\$200.00	\$200.00	BOARD 5/28/25
CARLOS DE LA OSSA	5/28/2025	CO-052825	\$200.00	\$200.00	BOARD 5/28/25
NICHOLAS J. DISTER	5/28/2025	ND-052825	\$200.00	\$200.00	BOARD 5/28/25
RYAN MOTKO	5/28/2025	RM-052825	\$200.00	\$200.00	BOARD 5/28/25
U.S. BANK	4/25/2025	7726032	\$4,256.13	\$4,256.13	TRUSTEE FEES 04/01/25-03/31/26
Regular Services Subtotal			\$5,256.13	\$5,256.13	

BUCKHEAD TRAILS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Additional Services					
DOWN TO EARTH LANDSCAPE & IRRIGATION	4/29/2025	141187	\$3,975.00	\$3,975.00	Sod Tear Out
DOWN TO EARTH LANDSCAPE & IRRIGATION	4/28/2025	140239	\$1,725.50	\$1,725.50	IRRIGATION REPAIRS
DOWN TO EARTH LANDSCAPE & IRRIGATION	4/28/2025	140240	\$212.33	\$212.33	IRRIGATION REPAIRS
DOWN TO EARTH LANDSCAPE & IRRIGATION	4/28/2025	140234	\$880.00	\$880.00	IRRIGATION REPAIRS
DOWN TO EARTH LANDSCAPE & IRRIGATION	4/28/2025	140233	\$2,210.00	\$2,210.00	Additional Fert Treatments
DOWN TO EARTH LANDSCAPE & IRRIGATION	5/14/2025	142407	\$166.54	\$166.54	Irrigation Repairs
INFRAMARK LLC	5/28/2025	150065	\$750.00	\$750.00	WOBT03252025 - pond clean up
Additional Services Subtotal			\$9,919.37	\$9,919.37	
TOTAL			\$81,818.42	\$81,818.42	

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.: 2172
 Terms: Net 30
 Invoice date: 05/12/2025
 Due date: 06/11/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	05/12/2025	Services	C:0099EPG\003-Oakfield Lakes\Buffer Natives\Phase 1 and 2 Creek Preserve Inframark 100% Complete	1	\$14,420.00	\$14,420.00

Total **\$14,420.00**

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

Note to customer

Make all checks payable to Bayhead Ecological Solutions, LLC

Down to Earth

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



Invoice: #140905
May 2025

Customer

Buckhead Trails Pond Maintenance

2005 Pan Am Circle Suite 300
Tampa, FL 33604

Property / Project Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Buckhead Trails Common Area and Pond Maintenance Contract (2025)	5/1/2025	5/31/2025	Net 30	
Estimate # 103520				

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#103520 - Buckhead Trails Common Area and Pond Maintenance Contract (2025)				\$15,946.18
LCR003: Additional Common Areas - Start 12/1/24				\$2,885.19
LCR003: 2 Additional Common Areas - Start 2/17/25				\$4,283.08
LCR003: General Maintenance				\$8,777.91

Billing Questions

rhonda.culotta@down2earthinc.com
(904) 780-2257

Visit us at <https://dtelandscape.com> for all other questions or concerns.

Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card. A processing fee of 2.75% will be added to all credit card payments.

[DTElandscape.property-service-portal.com](https://dtelandscape.com/property-service-portal)

Subtotal	\$15,946.18
Sales Tax	\$0.00
Total	\$15,946.18
Credits/Payments	(\$0.00)
Balance Due	\$15,946.18



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
148104

DATE
4/24/2025

CUSTOMER ID
C2412

NET TERMS
Net 30

PO#

DUE DATE
5/24/2025

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

Services provided for the Month of: April 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
Accounting Services (Retrobilling March 2025)	1	Ea	750.00		750.00
Administration (Retrobilling March 2025)	1	Ea	375.00		375.00
District Management (Retrobilling March 2025)	1	Ea	2,083.33		2,083.33
Rental & Leases (Retrobilling March 2025)	1	Ea	50.00		50.00
Technology/Data Storage (Retrobilling March 2025)	1	Ea	50.00		50.00
Website Maintenance / Admin (Retrobilling March 2025)	1	Ea	100.00		100.00
Dissemination Services (Retrobilling March 2025)	2	Ea	416.67		833.34
Recording Secretary	1	Ea	200.00		200.00
Recording Secretary (Retrobilling Nov 2024)	1	Ea	200.00		200.00
Recording Secretary (Retrobilling Dec 2024)	1	Ea	200.00		200.00
Recording Secretary (Retrobilling Jan 2025)	1	Ea	200.00		200.00
Recording Secretary (Retrobilling Feb 2025)	1	Ea	200.00		200.00
Recording Secretary (Retrobilling March 2025)	1	Ea	200.00		200.00
Construction Accounting	1	Ea	500.00		500.00

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

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

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

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

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
148104

DATE
4/24/2025

CUSTOMER ID
C2412

NET TERMS
Net 30

PO#

DUE DATE
5/24/2025

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

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Construction Accounting (Retobilling Nov 2024)	1	Ea	500.00		500.00
Construction Accounting (Retobilling Dec 2024)	1	Ea	500.00		500.00
Construction Accounting (Retobilling Jan 2025)	1	Ea	500.00		500.00
Construction Accounting (Retobilling Feb 2025)	1	Ea	500.00		500.00
Construction Accounting (Retobilling March 2025)	1	Ea	500.00		500.00
Financial & Revenue Collection	1	Ea	416.67		416.67
Financial & Revenue Collection (Retobilling Nov 2024)	1	Ea	416.67		416.67
Financial & Revenue Collection (Retobilling Dec 2024)	1	Ea	416.67		416.67
Financial & Revenue Collection (Retobilling Jan 2025)	1	Ea	416.67		416.67
Financial & Revenue Collection (Retobilling Feb 2025)	1	Ea	416.67		416.67
Financial & Revenue Collection (Retobilling March 2025)	1	Ea	416.67		416.67
Field Management	1	Ea	1,333.33		1,333.33
Field Management (Retobilling Nov 2024)	1	Ea	1,000.00		1,000.00
Field Management (Retobilling Dec 2024)	1	Ea	1,000.00		1,000.00
Field Management (Retobilling Jan 2025)	1	Ea	1,000.00		1,000.00
Field Management (Retobilling 02/17/2025)	1	Ea	1,155.55		1,155.55
Field Management (Retobilling March 2025)	1	Ea	1,333.33		1,333.33
Subtotal					22,005.57

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

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

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	148104
CUSTOMER ID	C2412
PO#	

DATE	4/24/2025
NET TERMS	Net 30
DUE DATE	5/24/2025

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

Services provided for the Month of: April 2025

Subtotal	\$22,005.57
Tax	\$0.00
Total Due	\$22,005.57

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

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Account Name: INFRAMARK, LLC*

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

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
149103

DATE
5/2/2025

CUSTOMER ID
C2412

NET TERMS
Net 30

PO#

DUE DATE
6/1/2025

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

Services provided for the Month of: May 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
Recording Secretary	1	Ea	200.00		200.00
Construction Accounting	1	Ea	500.00		500.00
Financial & Revenue Collection	1	Ea	416.67		416.67
Field Management	1	Ea	1,333.33		1,333.33
Subtotal					6,691.67

Subtotal	\$6,691.67
Tax	\$0.00
Total Due	\$6,691.67

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.

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

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

INVOICE

PACSCON GeoEnvironmental, Inc.
 4517 George Road, Suite 220
 Tampa, FL 33634

accounting@pacskon.com
 +1 (813) 563-0440
 www.pacscon.com



Inframark Infrastructure Management Services: Buckhead Trails CDD, Parrish, FL (2024-2215)

Bill to
 Ms. Jayna Cooper, CDM
 District Manager
 Inframark Infrastructure Management
 Services
 2654 Cypress Ridge Blvd., Suite 101
 Wesley Chapel, FL 33544

Invoice details

Invoice no.: 2302
 Terms: Due on receipt
 Invoice date: 05/06/2025
 Due date: 05/09/2025

Site Name & Location: Oakfield Lakes,
 Parrish, FL
 PACSCON Number: 2024-2215
 Client Number: N/A

#	Date	Product or service	Description	Qty	Rate	Amount
1.	03/27/2025	PS - Lump Sum	Completion of WUP monitoring & meter reading services - March 27, 2025 Site Visit	1	\$1,000.00	\$1,000.00
2.	04/25/2025	PS - Lump Sum	Completion of WUP monitoring & meter reading services - April 25, 2025 Site Visit	1	\$1,000.00	\$1,000.00
3.	04/21/2025	PS - Lump Sum	Well DID 12 follow up, client communications regrading status and proper reporting going forward.	1	\$195.00	\$195.00

Total **\$2,195.00**

Ways to pay

BANK

Please remit payment to:

4517 George Road, Suite 220
 Tampa, FL 33634

ACH payments are gladly accepted. If you wish to pay by credit card, please contact us at accounting@pacskon.com.

Note to customer

Thank you for selecting PACSCON! Please contact us if you have any questions regarding this invoice.

[View and pay](#)

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.: 9966-B
Terms: Net 30
Invoice date: 05/01/2025
Due date: 05/31/2025

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



INVOICE

Invoice Number 2389995
Invoice Date April 30, 2025
Purchase Order 238202128
Customer Number 177483
Project Number 238202128

Bill To
 Buckhead Trails Community
 Development District
 Accounts Payable
 c/o Meritus Districts
 2005 Pan Am Circle, Suite 300
 Tampa FL 33607
 United States

EFT/ACH Remit To (Preferred)
 Stantec Consulting Services Inc. (SCSI)
 Bank of America
 ABA No. : 111000012
 Account No: 3752096026
 Email Remittance: eft@stantec.com

Alternative Remit To
 Stantec Consulting Services
 Inc. (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States

Project	Buckhead Trails CDD.			
	Project Manager	Stewart, Tonja L	Contract Upset	8,553.00
	Current Invoice Total (USD)	934.00	Contract Billed to Date	8,535.75
			For Period Ending	April 25, 2025

Top Task	2025	FY 2025 District Engineering Task			
<u>Professional Services</u>					
Billing Level			Current Hours	Current Rate	Current Amount
Level 07		Nurse, Vanessa M	2.00	167.00	334.00
Level 14		Stewart, Tonja L	2.50	240.00	600.00
		Subtotal Professional Services	<u>4.50</u>		<u>934.00</u>

Top Task Subtotal	FY 2025 District Engineering Task	934.00
	Total Fees & Disbursements	<u>934.00</u>
	INVOICE TOTAL (USD)	934.00

Net Due in 30 Days or in accordance with terms of the contract
Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-03-17	238202128	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	REQUISITIONS	
2025-03-20	238202128	2025	Direct - Regular	NURSE, VANESSA M	0.50	167.00	83.50	REQUISITIONS	
2025-03-30	238202128	2025	Direct - Regular	NURSE, VANESSA M	1.00	167.00	167.00	PREPARED NEW OWNERSHIP MAP	
2025-03-19	238202128	2025	Direct - Regular	STEWART, TONJA L	2.50	240.00	600.00	DISCUSSION REGARDING OAKFIELD TRAILS	
Total Project 238202128					4.50		\$934.00		

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Buckhead Trails CDD
 Infarmark
 2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

May 06, 2025
 Client: 001586
 Matter: 000001
 Invoice #: 26488

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
4/1/2025	CAW	PREPARE ADDENDUM TO AQUATIC MANAGEMENT AGREEMENT FOR ADDITIONAL MAINTENANCE WORK; PREPARE ADDITIONAL WORK AUTHORIZATION FOR BUFFER PRESERVE ENHANCEMENT.	1.5	\$487.50
4/4/2025	KCH	REVIEW AND REVISE FORM FOOD TRUCK AGREEMENT; DISCUSS SAME FOOD TRUCK AGREEMENT AND VENDOR REQUIREMENTS WITH B.CHAPMAN.	0.3	\$97.50
4/9/2025	AM	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2025-2026 RE INCREASE; PREPARE DRAFT MAILED NOTICE LETTER AND PUBLICATION ADS FOR BUDGET.	1.8	\$315.00
4/17/2025	CAW	REVIEW EMAIL CORRESPONDENCE FROM MANATEE COUNTY WITH CHANGES TO CONSTRUCTION AND MAINTENANCE AGREEMENT; PREPARE CLEAN VERSION OF FORM WITH APPROVED CHANGES.	0.6	\$195.00
4/18/2025	KCH	REVIEW LANDSCAPE MAINTENANCE AGREEMENT WITH DOWN TO EARTH; REVIEW 2025 HURRICANE RECOVERY FLIER FROM DOWN TO EARTH; PREPARE 2025 HURRICANE SEASON EMERGENCY SERVICES ADDENDUM AGREEMENT WITH DOWN TO EARTH AND EMAIL WITH J.COOPER AND M.PEREZ REGARDING SAME FOR BOS REVIEW; PREPARE FOR AND ATTEND EPG OPERATIONS MEETING VIA TEAMS.	2.2	\$715.00
4/22/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.2	\$75.00
4/23/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING; REVIEW EMAILS FROM MANATEE COUNTY.	0.5	\$187.50

SERVICES

Date	Person	Description of Services	Hours	Amount
4/23/2025	CAW	REVIEW 4 SIGNED MANATEE COUNTY CONSTRUCTION AND MAINTENANCE AGREEMENTS AND SAVE TO FILE.	0.3	\$97.50
4/25/2025	KCH	REVIEW REQUEST FOR FENCE EASEMENT FOR 10906 GENTLE CURRENT WAY; REVIEW ASSOCIATED PLATS; EMAILS WITH J.COOPER AND C.DELAOSSA REGARDING SAME.	0.7	\$227.50
Total Professional Services			8.1	\$2,397.50
Total Services			\$2,397.50	
Total Disbursements			\$0.00	
Total Current Charges				\$2,397.50
Previous Balance				\$1,427.50
<i>Less Payments</i>				(\$1,427.50)
PAY THIS AMOUNT				\$2,397.50

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.preco.coop



BUCKHEAD TRAILS CDD

Bill Date Agency Page 2025
Account # 213648007
Member # 219443

TOTAL AMOUNT DUE

\$164.08

Pay by 05/29/2025

Monthly Energy Use



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

Monthly Energy Use Comparison

1,135 kWh

This Month
30 Days

1,078 kWh

Last Month
31 Days

0 kWh

This Month
Last Year
0 Days

Your Average Daily Use

38 kWh

Use

\$5.17 Day

Cost
not including
taxes and fees

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 \$164.08
Pay by 05/29/2025



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



110260213648007000016408000017408050820254

Account
213648007

Service Address
12965 BENDING CREEK TRL

Service Description
PUMP

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading	
	From	To	Previous	Present				
40916388	04/01/2025	05/01/2025	3,629	4,764	1.0	1,135	5.671	
Account Summary								
Previous Balance			\$156.18	Current Charges				GS-S
Payment(s) Made			-\$156.18	Facilities Use Charge				\$28.00
Balance Forward			\$0.00	Energy Charge	1,135 kWh @ 0.121			\$137.34
Current Charges			\$164.08	CPA	1,135 kWh @ -0.009			-\$10.22
Total Amount Due			\$164.08	Property Tax Recovery Fee				\$4.86
				Gross Receipts Tax				\$4.10
				Total Current Charges				\$164.08
Total Amount Due							\$164.08	



SURGE SUPPRESSOR FREE INSTALLATION

PEACE OF MIND FOR ONLY A FEW DOLLARS A MONTH

Order a surge suppressor by May 31, 2025, and we will waive the typical \$24.95 installation fee!
Once installed an equipment lease fee of \$5.95 (plus tax) per month applies.

Learn more: www.presco.coop/energy/surge-protection/

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers



799366433650001102602136480074

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The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.





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.preco.coop

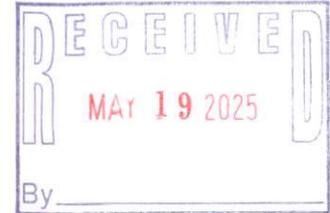
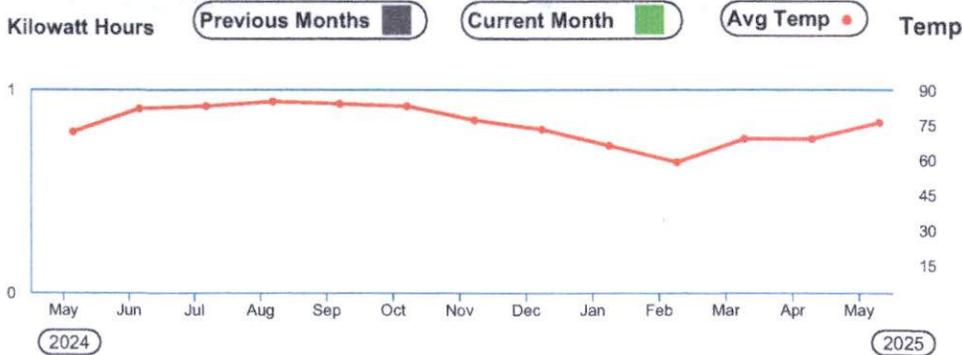


BUCKHEAD TRAILS CDD

Bill Date 05/29/2025
Account # 213648006
Member # 219443

TOTAL AMOUNT DUE
\$93.08
Pay by 05/29/2025

Monthly Energy Use



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

Monthly Energy Use Comparison

0 kWh This Month 30 Days
0 kWh Last Month 31 Days
0 kWh This Month Last Year 0 Days

Your Average Daily Use

0 kWh Use
\$.93 Day Cost not including taxes and fees

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 05/29/2025



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



Account 213648006 **Service Address** 10980 GENTLE CURRENT WAY **Service Description** PUMP **Board District** 8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
41020259	04/01/2025	05/01/2025	0	0	1.0	0	0.0

Account Summary		Current Charges	
Previous Balance	\$93.08	Facilities Use Charge	GS-S \$28.00
Payment(s) Made	-\$93.08	Kva Min Up Charge	\$60.00
Balance Forward	\$0.00	Property Tax Recovery Fee	\$2.75
Current Charges	\$93.08	Gross Receipts Tax	\$2.33
Total Amount Due	\$93.08	Total Current Charges	\$93.08
Total Amount Due			\$93.08



SURGE SUPPRESSOR FREE INSTALLATION

PEACE OF MIND FOR ONLY A FEW DOLLARS A MONTH

Order a surge suppressor by May 31, 2025, and we will waive the typical \$24.95 installation fee!
Once installed an equipment lease fee of \$5.95 (plus tax) per month applies.

Learn more: www.preco.coop/energy/surge-protection/

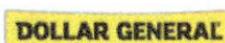
Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers



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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 Website 800-282-3824 24/7
www.preco.coop



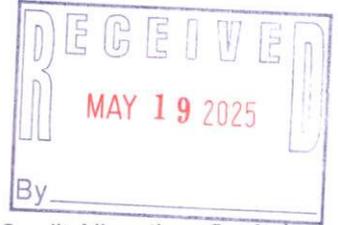
TOTAL AMOUNT DUE

\$82.34

Pay by 05/29/2025

BUCKHEAD TRAILS CDD

Bill Date Agenda Page 225
Account # 213648001
Member # 219443

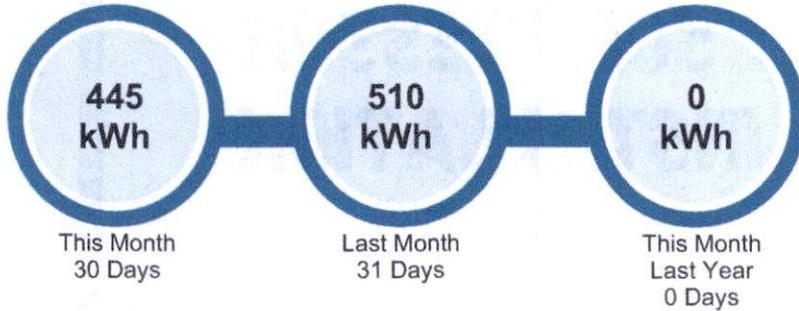


Monthly Energy Use

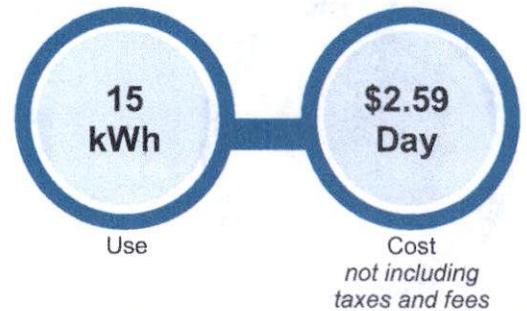


Capital Credit Allocation: Capital Credits are your share of ownership in PRECO. They are allocated annually in proportion to the member's total annual billing for that year. Based on your annual billing in 2024, \$145.31 has been allocated to your account. These credits remain in your account until the Board of Directors determines it is financially feasible to "retire" them to you. The current balance of unretired capital in your account is \$145.31.

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 # 213648001
Service Address 10614 HIDDEN BANKS GLN

Total Amount Due \$82.34
Pay by 05/29/2025



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



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	04/01/2025	05/01/2025	3,778	4,223	1.0	445	1.279
Account Summary			Current Charges			GS-S	
Previous Balance			\$89.50	Facilities Use Charge		\$28.00	
Payment(s) Made			-\$89.50	Energy Charge		445 kWh @ 0.121	\$53.85
Balance Forward			\$0.00	CPA		445 kWh @ -0.009	-\$4.01
Current Charges			\$82.34	Property Tax Recovery Fee		\$2.44	
Total Amount Due			\$82.34	Gross Receipts Tax		\$2.06	
			Total Current Charges			\$82.34	
Total Amount Due						\$82.34	



SURGE SUPPRESSOR FREE INSTALLATION

PEACE OF MIND FOR ONLY A FEW DOLLARS A MONTH

Order a surge suppressor by May 31, 2025, and we will waive the typical \$24.95 installation fee!
Once installed an equipment lease fee of \$5.95 (plus tax) per month applies.

Learn more: www.precocoop.energy/surge-protection/

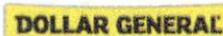
Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers



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The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.





Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

BUCKHEAD TRAILS CDD

Bill Date
Account #
Member #

Agency Page 225
213648002
219443

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage Website 800-282-3824 24/7
www.preco.coop



TOTAL AMOUNT DUE

\$131.15

Pay by
05/29/2025



Monthly Energy Use



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

Monthly Energy Use Comparison

857 kWh

This Month
30 Days

943 kWh

Last Month
31 Days

0 kWh

This Month
Last Year
0 Days

Your Average Daily Use

29 kWh

Use

\$4.13 Day

Cost
not including taxes and fees

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 \$131.15
Pay by 05/29/2025



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



Account
213648002

Service Address
12817 WANDERLUST PL

Service Description
LIGHTS-METERING POINT

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading	
	From	To	Previous	Present				
40916278	04/01/2025	05/01/2025	5,034	5,891	1.0	857	2.407	
Account Summary								
Previous Balance			\$140.33	Current Charges				GS-S
Payment(s) Made			-\$140.33	Facilities Use Charge				\$28.00
Balance Forward			\$0.00	Energy Charge				\$103.70
Current Charges			\$131.15	CPA				857 kWh @ 0.121
Total Amount Due			\$131.15	Property Tax Recovery Fee				857 kWh @ -0.009
				Gross Receipts Tax				\$3.88
				Total Current Charges				\$3.28
							Total Amount Due	\$131.15



SURGE SUPPRESSOR FREE INSTALLATION

PEACE OF MIND FOR ONLY A FEW DOLLARS A MONTH

Order a surge suppressor by May 31, 2025, and we will waive the typical \$24.95 installation fee!
Once installed an equipment lease fee of \$5.95 (plus tax) per month applies.

Learn more: www.precocoop.energy/surge-protection/

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers




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The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.










Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

BUCKHEAD TRAILS CDD

Bill Date
Account #
Member #

Agency Page 815
213648004
219443

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.preco.coop

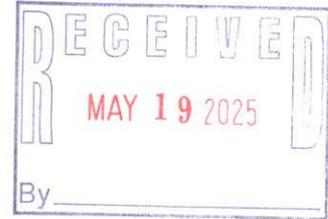


TOTAL AMOUNT DUE

\$101.16

Pay by 05/29/2025

Monthly Energy Use



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

Monthly Energy Use Comparison

604 kWh

This Month
30 Days

651 kWh

Last Month
31 Days

0 kWh

This Month
Last Year
0 Days

Your Average Daily Use

20 kWh

Use

\$3.19 Day

Cost
not including
taxes and fees

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 # 213648004
Service Address 10711 GENTLE CURRENT WAY

Total Amount Due \$101.16
Pay by 05/29/2025



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



Account
213648004

Service Address
10711 GENTLE CURRENT WAY

Service Description
LIGHTS-METERING POINT

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading	
	From	To	Previous	Present				
33456163	04/01/2025	05/01/2025	1,782	2,386	1.0	604	1,598	
Account Summary								
Previous Balance			\$106.05	Current Charges				GS-S
Payment(s) Made			-\$106.05	Facilities Use Charge				\$28.00
Balance Forward			\$0.00	Energy Charge				\$73.08
Current Charges			\$101.16	CPA				604 kWh @ 0.121
Total Amount Due			\$101.16	Property Tax Recovery Fee				604 kWh @ -0.009
				Gross Receipts Tax				\$2.99
				Total Current Charges				\$101.16
Total Amount Due							\$101.16	



SURGE SUPPRESSOR FREE INSTALLATION

PEACE OF MIND FOR ONLY A FEW DOLLARS A MONTH

Order a surge suppressor by May 31, 2025, and we will waive the typical \$24.95 installation fee!
Once installed an equipment lease fee of \$5.95 (plus tax) per month applies.

Learn more: www.preco.coop/energy/surge-protection/

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers




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The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.










Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

BUCKHEAD TRAILS CDD

Bill Date
Account #
Member #

Agenda Page 33
05/09/2025
213648008
219443

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage Website 800-282-3824 24/7
www.preco.coop



TOTAL AMOUNT DUE

\$223.44

Pay by
05/29/2025

Monthly Energy Use



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

Monthly Energy Use Comparison

1,636 kWh

This Month
30 Days

1,282 kWh

Last Month
31 Days

0 kWh

This Month
Last Year
0 Days

Your Average Daily Use

55 kWh

Use

\$7.04 Day

Cost
not including
taxes and fees

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 \$223.44
Pay by 05/29/2025



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



Account
213648008

Service Address
12685 BENDING CREEK TRL

Service Description
PUMP

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
41020260	04/01/2025	05/01/2025	8,218	9,854	1.0	1,636	5.608
Account Summary			Current Charges			GS-S	
Previous Balance			\$180.13	Facilities Use Charge		\$28.00	
Payment(s) Made			-\$180.13	Energy Charge		1,636 kWh @ 0.121	\$197.96
Balance Forward			\$0.00	CPA		1,636 kWh @ -0.009	-\$14.72
Current Charges			\$223.44	Property Tax Recovery Fee		\$6.61	
Total Amount Due			\$223.44	Gross Receipts Tax		\$5.59	
				Total Current Charges		\$223.44	
Total Amount Due						\$223.44	



SURGE SUPPRESSOR FREE INSTALLATION

PEACE OF MIND FOR ONLY A FEW DOLLARS A MONTH

Order a surge suppressor by May 31, 2025, and we will waive the typical \$24.95 installation fee!
Once installed an equipment lease fee of \$5.95 (plus tax) per month applies.

Learn more: www.preco.coop/energy/surge-protection/

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers



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Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

BUCKHEAD TRAILS CDD

Bill Date
Account #
Member #

Agency Page 025
213648003
219443

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.preco.coop



TOTAL AMOUNT DUE

\$116.33

Pay by 05/29/2025



Monthly Energy Use



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

Monthly Energy Use Comparison

732 kWh This Month 30 Days

804 kWh Last Month 31 Days

0 kWh This Month Last Year 0 Days

Your Average Daily Use

24 kWh Use

\$3.67 Day Cost not including taxes and fees

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 \$116.33
Pay by 05/29/2025



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



110260213648003000011633000012633050820258

Account
213648003

Service Address
12715 BENDING CREEK TRL

Service Description
LIGHTS-METERING POINT

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
41019858	04/01/2025	05/01/2025	2,772	3,504	1.0	732	2.129
Account Summary							
Previous Balance			\$124.01	Current Charges			GS-S
Payment(s) Made			-\$124.01	Facilities Use Charge			\$28.00
Balance Forward			\$0.00	Energy Charge	732 kWh @ 0.121		\$88.57
Current Charges			\$116.33	CPA	732 kWh @ -0.009		-\$6.59
Total Amount Due			\$116.33	Property Tax Recovery Fee			\$3.44
				Gross Receipts Tax			\$2.91
				Total Current Charges			\$116.33
Total Amount Due							\$116.33



SURGE SUPPRESSOR FREE INSTALLATION

PEACE OF MIND FOR ONLY A FEW DOLLARS A MONTH

Order a surge suppressor by May 31, 2025, and we will waive the typical \$24.95 installation fee!
Once installed an equipment lease fee of \$5.95 (plus tax) per month applies.

Learn more: www.preco.coop/energy/surge-protection/

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers



799366433650001102602136480033

By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at vanilladirect.com/pay/terms. After successful payment using this barcode, you may retrieve your full detailed e-receipt at vanilladirect.com/pay/ereceipt.

The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.





Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

BUCKHEAD TRAILS CDD

Bill Date
Account #
Member #

Agenda Page 37
05/09/2025
213648005
219443

Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.preco.coop



TOTAL AMOUNT DUE

\$196.42

Pay by
05/29/2025

Monthly Energy Use



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

Monthly Energy Use Comparison

1,408 kWh

This Month
30 Days

1,054 kWh

Last Month
31 Days

0 kWh

This Month
Last Year
0 Days

Your Average Daily Use

47 kWh

Use

\$6.19 Day

Cost
not including
taxes and fees

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 \$196.42
Pay by 05/29/2025



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



Account
213648005

Service Address
12104 HIDDEN VISTA DR

Service Description
PUMP

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading	
	From	To	Previous	Present				
38697616	04/01/2025	05/01/2025	4,967	6,375	1.0	1,408	6.008	
Account Summary								
Previous Balance			\$153.36	Current Charges				GS-S
Payment(s) Made			-\$153.36	Facilities Use Charge				\$28.00
Balance Forward			\$0.00	Energy Charge 1,408 kWh @ 0.121				\$170.37
Current Charges			\$196.42	CPA 1,408 kWh @ -0.009				-\$12.67
Total Amount Due			\$196.42	Property Tax Recovery Fee				\$5.81
				Gross Receipts Tax				\$4.91
				Total Current Charges				\$196.42
Total Amount Due							\$196.42	



SURGE SUPPRESSOR FREE INSTALLATION

PEACE OF MIND FOR ONLY A FEW DOLLARS A MONTH

Order a surge suppressor by May 31, 2025, and we will waive the typical \$24.95 installation fee!
Once installed an equipment lease fee of \$5.95 (plus tax) per month applies.

Learn more: www.preco.coop/energy/surge-protection/

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers



799366433650001102602136480058

By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at vanilladirect.com/pay/terms. After successful payment using this barcode, you may retrieve your full detailed e-receipt at vanilladirect.com/pay/receipt.

The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.



Buckhead Trails CDD
MEETING DATE: May 28, 2025

DMS: Jayna Cooper

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

Buckhead Trails CDD
MEETING DATE: May 28, 2025

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Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

Buckhead Trails CDD
MEETING DATE: May 28, 2025

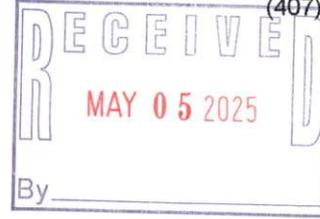
DMS: Jayna Cooper

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Austin Berns	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 7726032
Account Number: 223912000
Invoice Date: 04/25/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807



Buckhead Trails Community Development District
2005 Pan AM Circle Suite 300
Tampa, FL 33607
United States

Buckhead Trails Community Development District Special Assessment Bonds, Series 2024

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

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

Invoice Number: 7726032
Account Number: 223912000
Current Due: \$4,256.13

Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 223912000
Invoice # 7726032
Attn: Fee Dept St. Paul

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
 EP-MN-WN3L
 60 Livingston Ave.
 St. Paul, MN 55107

Invoice Number: 7726032
 Invoice Date: 04/25/2025
 Account Number: 223912000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

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

Accounts Included 223912000 223912001 223912002 223912003 223912004 223912005
 In This Relationship: 223912006

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 04/01/2025 - 03/31/2026				\$3,950.00
Incidental Expenses 04/01/2025 to 03/31/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13



Down to Earth

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



Invoice: #141187
April 2025

Customer

Buckhead Trails Pond Maintenance

2005 Pan Am Circle Suite 300
Tampa, FL 33604

Property / Project Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Sod replacement tear-out	4/29/2025	5/14/2025	Net 15	

Estimate # 117000

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#117000 - Sod replacement tear-out <ul style="list-style-type: none"> Tear out of sod that has not rooted in from turnover. Sod will be ordered and come in next week this is tear out only 				\$3,975.00

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.

LCE025: Tree/Plant Installation	\$3,975.00
Site Prep, Removal, & Disposal (E) (Labor)	\$3975.00

<p>Billing Questions rhonda.culotta@down2earthinc.com (904) 780-2257</p> <p>Visit us at https://dtelandscape.com for all other questions or concerns.</p> <p>https://dtelandscape.com/terms-and-conditions/</p>	Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card. A processing fee of 2.75% will be added to all credit card payments.	Subtotal	\$3,975.00
		Sales Tax	\$0.00
		Total	\$3,975.00
		Credits/Payments	(\$0.00)
		Balance Due	\$3,975.00

More actions



Cooper, Jayna <jayna.cooper@inframark.com>

To: ☒ Dave Towsley



Mon 3/3/2025 2:44 PM

Retention: Compliance (7 years) Expires: Mon 3/1/2032 2:44 PM

Attention!

Notice: External Email

Use caution when opening links, attachments, and when prompted to enter User IDs, Passwords or Confidential Information.

Please report any suspicious email to IT Support.

Dave,

Please use this email as pre-authorization to perform landscape work, not to exceed \$6,000, for Buckhead Trails CDD.

Thanks!

Jayna

Jayna Cooper | CDM | District Manager



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607

813.608-8242 | www.inframarkims.com

Please send invoices to - inframarkcms@payableslockbox.com

Down to Earth

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



Invoice: #140239
April 2025

Customer

Buckhead Trails Pond Maintenance

2005 Pan Am Circle Suite 300
Tampa, FL 33604

Property / Project Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
Capping of irrigation from Reclaim installation	4/28/2025	5/13/2025	Net 15	
Estimate # 116604				

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#116604 - Capping of irrigation from Reclaim installation				\$1,725.50
<ul style="list-style-type: none"> Cut and cap irrigation along Buckeye road. Reclaimed water main is being installed along Buckeye RD spanning the whole length of the property. DTE is going to Cap the irrigation that is running along the side walk to the road. We will stub up for reconnection once the reclaimed line has been installed. 				

Estimates require a 50% deposit to order and schedule any approved work.

Irrigation Installation				\$1,725.50
Irrigation Labor (Hide) (Labor)				\$1700.00
Miscellaneous Irrigation Parts (Material)	Each	1.00	\$25.50	\$25.50

Billing Questions
rhonda.culotta@down2earthinc.com
 (904) 780-2257
 Visit us at <https://dtelandscape.com> for all other questions or concerns.

Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card. A processing fee of 2.75% will be added to all credit card payments.

[DTElandscape.propertyserviceportal.com](https://dtelandscape.com/propertyserviceportal.com)

Subtotal	\$1,725.50
Sales Tax	\$0.00
Total	\$1,725.50
Credits/Payments	(\$0.00)
Balance Due	\$1,725.50

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments. See Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

Down to Earth

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



Invoice: #140240
April 2025

Customer

Buckhead Trails Pond Maintenance

2005 Pan Am Circle Suite 300

Tampa, Florida, 33604

Property / Project Address

Buckhead Trails Pond
Maintenance
10403 Buckeye Road
Ruskin, FL

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
Irrigation Inspection Repairs - 4212025	4/28/2025	5/13/2025	Net 15	
Estimate # 116796				

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#116796 - Irrigation Inspection Repairs - 4212025				\$212.33
Monthly irrigation inspection repairs.				

Estimates require a 50% deposit to order and schedule any approved work.

Irrigation Installation				\$212.33
1" Flex pvc pipe (Material)	Foot	2.00	\$4.20	\$8.39
1" SCH 40 PVC COUPER SLIP 429-010 10/EA Loc:02B1A. (Material)	Each	2.00	\$1.30	\$2.60
6" PRS Pop Up (Material)	Each	2.00	\$13.70	\$27.39
Hunter pro nozzle half circle 10 ft. 180 degree (Material)	Each	2.00	\$1.98	\$3.95
Irrigation Labor (Labor)				\$170.00

Billing Questions
rhonda.culotta@down2earthinc.com
 (904) 780-2257

Visit us at <https://dtelandscape.com> for all other questions or concerns.

Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card. A processing fee of 2.75% will be added to all credit card payments.

[DTElandscape.propertyserviceportal.com](https://dtelandscape.com/terms-and-conditions/)

Subtotal	\$212.33
Sales Tax	\$0.00
Total	\$212.33
Credits/Payments	(\$0.00)
Balance Due	\$212.33

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments. See Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

Down to Earth

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



Invoice: #140234
April 2025

Customer

Buckhead Trails Pond Maintenance

2005 Pan Am Circle Suite 300

Tampa, Florida, 33604

Property / Project Address

Buckhead Trails Pond
Maintenance
10403 Buckeye Road
Ruskin, FL

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
Irrigation break along Buckeye Rd	4/28/2025	5/13/2025	Net 15	

Estimate # 116376

Invoice Details

<u>Description of Services & Items</u>	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
#116376 - Irrigation break along Buckeye Rd				\$880.00



- There is 2 lateral line that are broken due to water main construction along buckeye rd.
- Broken popup near green power box located at the corner of Hidden Vista and Hidden Banks. Currently there is a bubbler attached as a cap to the open line.
- Repair damaged turf located at summer breeze and Bending Circle. Irrigation repair was made last week but left the turf that needs to be leveled
-



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.

LCE006: Irrigation Repairs					\$880.00
Irrigation Labor (Labor)					\$680.00
Miscellaneous Irrigation Parts (Material)	Each	1.00	\$200.00		\$200.00

Billing Questions
rhonda.culotta@down2earthinc.com
 (904) 780-2257

Visit us at <https://dtelandscape.com> for all other questions or concerns.

Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card. A processing fee of 2.75% will be added to all credit card payments.

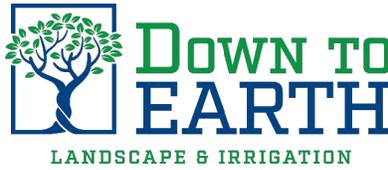
[DTELandscape.property-service-portal.com](https://dtelandscape.com/property-service-portal)

Subtotal	\$880.00
Sales Tax	\$0.00
Total	\$880.00
Credits/Payments	(\$0.00)
Balance Due	\$880.00

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments. See Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

Down to Earth

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



Invoice: #140233
April 2025

Customer

Buckhead Trails Pond Maintenance

2005 Pan Am Circle Suite 300

Tampa, Florida, 33604

Property / Project Address

Buckhead Trails Pond
Maintenance
10403 Buckeye Road
Ruskin, FL

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
Additional fert treatments. 3/27	4/28/2025	5/13/2025	Net 15	

Estimate # 114396

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#114396 - Additional fert treatments. 3/27				\$2,210.00
<ul style="list-style-type: none"> Additional fertilizer applications to promote rooting of new turf that has failed to root in. This will be two applications in the month of April. This area was noted during our turn over walk as a concern. This invoice should be charged to the installer. 				

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.

LCE025: Tree/Plant Installation				\$2,210.00
Fert & Pest Application (Sub)	Each	1.00	\$2210.00	\$2210.00

Billing Questions
rhonda.culotta@down2earthinc.com
 (904) 780-2257
 Visit us at <https://dtelandscape.com> for all other questions or concerns.

Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card. A processing fee of 2.75% will be added to all credit card payments.

[DTElandscape.propertyserviceportal.com](https://dtelandscape.com/terms-and-conditions/)

Subtotal	\$2,210.00
Sales Tax	\$0.00
Total	\$2,210.00
Credits/Payments	(\$0.00)
Balance Due	\$2,210.00

Down to Earth

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



Invoice: #142407

May 2025

Customer

Buckhead Trails Pond Maintenance

2005 Pan Am Circle Suite 300
Tampa, FL 33604

Property / Project Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Project/Job

Irrigation System Inspection
Repairs - 5/7/2025

Estimate # 118148

Invoice Date

5/14/2025

Date Due

5/29/2025

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#118148 - Irrigation System Inspection Repairs - 5/7/2025				\$166.54

Went out to check the irrigation system and to make sure the new sod was doing well. Performed an inspection of all zones and made necessary repairs and adjustments.

Estimates require a 50% deposit to order and schedule any approved work.

Irrigation Installation				\$166.54
Funny Pipe Fittings (Material)	Each	1.00	\$1.91	\$1.91
Hunter pro nozzle 12 ft. radius half circle 12 ft. 180 degree (Material)	Each	5.00	\$1.97	\$9.87
Irrigation Labor (Labor)				\$127.50
PROS-06-SI HUNTER 6IN POPUP. (Material)	Each	2.00	\$13.63	\$27.26

Billing Questions
rhonda.culotta@down2earthinc.com
 (904) 780-2257

Visit us at <https://dtelandscape.com> for all other questions or concerns.

Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card. A processing fee of 2.75% will be added to all credit card payments.

[DTELandscape.propertyportal.com](https://dtelandscape.com/propertyportal.com)

Subtotal	\$166.54
Sales Tax	\$0.00
Total	\$166.54
Credits/Payments	(\$0.00)
Balance Due	\$166.54



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
150065

DATE
5/28/2025

CUSTOMER ID
C2412

NET TERMS
Net 30

PO#

DUE DATE
6/27/2025

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

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Work Order # WOBT03252025 \$750	1	Ea	750.00		750.00
Subtotal					750.00

Subtotal	\$750.00
Tax	\$0.00
Total Due	\$750.00

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

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

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

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

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

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

Buckhead Trails Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 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 May 31, 2025
 (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			
ASSETS								
Cash - Operating Account	\$ 7,219	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,219
Due From Other Funds	2,024	1,780	-	-	-	-	-	3,804
Investments:								
Acq. & Construction - Amenity	-	-	-	839,035	-	-	-	839,035
Acq. & Construction - Other	-	-	-	-	2,064,696	-	-	2,064,696
Acquisition & Construction Account	-	-	-	5	1,431	-	-	1,436
Prepayment Account	-	-	2,087,437	-	-	-	-	2,087,437
Reserve Fund	-	871,128	1,122,005	-	-	-	-	1,993,133
Revenue Fund	-	112,322	118,095	-	-	-	-	230,417
Fixed Assets								
Construction Work In Process	-	-	-	-	-	17,076,003	-	17,076,003
Amount To Be Provided	-	-	-	-	-	-	27,765,000	27,765,000
TOTAL ASSETS	\$ 9,243	\$ 985,230	\$ 3,327,537	\$ 839,040	\$ 2,066,127	\$ 17,076,003	\$ 27,765,000	\$ 52,068,180
LIABILITIES								
Accounts Payable	\$ 15,201	\$ -	\$ -	\$ 254,308	\$ -	\$ -	\$ -	\$ 269,509
Bonds Payable	-	-	-	-	-	-	27,765,000	27,765,000
Due To Other Funds	-	-	-	3,804	-	-	-	3,804
TOTAL LIABILITIES	15,201	-	-	258,112	-	-	27,765,000	28,038,313
FUND BALANCES								
Restricted for:								
Debt Service	-	985,230	3,327,537	-	-	-	-	4,312,767
Capital Projects	-	-	-	580,928	2,066,127	-	-	2,647,055
Unassigned:	(5,958)	-	-	-	-	17,076,003	-	17,070,045
TOTAL FUND BALANCES	(5,958)	985,230	3,327,537	580,928	2,066,127	17,076,003	-	24,029,867
TOTAL LIABILITIES & FUND BALANCES	\$ 9,243	\$ 985,230	\$ 3,327,537	\$ 839,040	\$ 2,066,127	\$ 17,076,003	\$ 27,765,000	\$ 52,068,180

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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
REVENUES				
Interest - Tax Collector	\$ -	\$ 480	\$ 480	0.00%
Special Assmnts- Tax Collector	-	154,902	154,902	0.00%
Special Assmnts- CDD Collected	-	175,408	175,408	0.00%
Developer Contribution	515,745	65,727	(450,018)	12.74%
TOTAL REVENUES	515,745	396,517	(119,228)	76.88%

EXPENDITURES**Administration**

Supervisor Fees	12,000	4,600	7,400	38.33%
ProfServ-Administrative	4,500	3,375	1,125	75.00%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	11,500	7,500	4,000	65.22%
ProfServ-Info Technology	600	450	150	75.00%
ProfServ-Recording Secretary	2,400	1,600	800	66.67%
ProfServ-Trustee Fees	6,500	8,762	(2,262)	134.80%
District Counsel	9,500	15,771	(6,271)	166.01%
District Engineer	9,500	12,257	(2,757)	129.02%
District Manager	25,000	28,239	(3,239)	112.96%
Accounting Services	9,000	10,750	(1,750)	119.44%
Auditing Services	6,000	7,000	(1,000)	116.67%
Website Compliance	1,600	1,592	8	99.50%
Postage	500	21	479	4.20%
Rentals & Leases	600	450	150	75.00%
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	3,333	(2,133)	277.75%
Meeting Expense	1,000	146	854	14.60%
Entry System-Key Fob	2,000	-	2,000	0.00%
Website Administration	1,200	900	300	75.00%
Office Supplies	100	-	100	0.00%
Janitorial Supplies	1,500	-	1,500	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	142,549	110,002	32,547	77.17%

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending May 31, 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
<u>Other Physical Environment</u>				
Contracts-Janitorial Services	16,000	-	16,000	0.00%
Contracts-Landscape	150,000	111,516	38,484	74.34%
Contracts-Aquatic Control	38,000	14,584	23,416	38.38%
Contracts-Pools	24,000	-	24,000	0.00%
Amenity Center Pest Control	1,800	-	1,800	0.00%
Electricity - Streetlights	50,000	104,705	(54,705)	209.41%
Insurance - General Liability	3,146	2,975	171	94.56%
R&M-Pools	3,000	2,195	805	73.17%
R&M-Monument, Entrance & Wall	10,000	-	10,000	0.00%
R&M Landscape	20,000	14,554	5,446	72.77%
R&M-Security Cameras	2,000	-	2,000	0.00%
Mitigation Maintenance	-	47,267	(47,267)	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	-	10,000	0.00%
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%
Total Other Physical Environment	372,946	297,796	75,150	79.85%
<u>Contingency</u>				
Misc-Contingency	250	350	(100)	140.00%
Total Contingency	250	350	(100)	140.00%
TOTAL EXPENDITURES	515,745	408,148	107,597	79.14%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(11,631)	(11,631)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Capital Improvement	-	211,255	211,255	0.00%
Construction in Progress	-	(211,255)	(211,255)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	-	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ (11,631)</u>	<u>\$ (11,631)</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		5,673		
FUND BALANCE, ENDING		<u>\$ (5,958)</u>		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending May 31, 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
REVENUES				
Interest - Investments	\$ -	\$ 31,401	\$ 31,401	0.00%
Special Assmnts- Tax Collector	-	448,295	448,295	0.00%
Special Assmnts- CDD Collected	868,775	194,644	(674,131)	22.40%
TOTAL REVENUES	868,775	674,340	(194,435)	77.62%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	190,000	190,000	-	100.00%
Interest Expense	678,775	683,288	(4,513)	100.66%
Total Debt Service	868,775	873,288	(4,513)	100.52%
TOTAL EXPENDITURES	868,775	873,288	(4,513)	100.52%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(198,948)	(198,948)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,184,178		
FUND BALANCE, ENDING		\$ 985,230		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending May 31, 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
REVENUES				
Interest - Investments	\$ -	\$ 38,193	\$ 38,193	0.00%
Special Assmnts- CDD Collected	1,117,985	3,139,471	2,021,486	280.82%
TOTAL REVENUES	1,117,985	3,177,664	2,059,679	284.23%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	220,000	220,000	-	100.00%
Interest Expense	897,985	988,453	(90,468)	110.07%
Total Debt Service	1,117,985	1,208,453	(90,468)	108.09%
TOTAL EXPENDITURES	1,117,985	1,208,453	(90,468)	108.09%
Excess (deficiency) of revenues Over (under) expenditures	-	1,969,211	1,969,211	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,358,326		
FUND BALANCE, ENDING		\$ 3,327,537		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending May 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 24,695	\$ 24,695	0.00%
TOTAL REVENUES	-	24,695	24,695	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	24,695	24,695	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Construction in Progress	-	(355,041)	(355,041)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(355,041)	(355,041)	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ (330,346)</u>	<u>\$ (330,346)</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		911,274		
FUND BALANCE, ENDING		<u>\$ 580,928</u>		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending May 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 133,148	\$ 133,148	0.00%
TOTAL REVENUES	-	133,148	133,148	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	133,148	133,148	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Construction in Progress	-	(6,211,282)	(6,211,282)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(6,211,282)	(6,211,282)	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ (6,078,134)</u>	<u>\$ (6,078,134)</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		8,144,261		
FUND BALANCE, ENDING		<u>\$ 2,066,127</u>		

Bank Account Statement

Buckhead Trails CDD

Bank Account No. 2256
Statement No. 05-25

Statement Date 05/31/2025

G/L Account No. 101001 Balance	7,218.66	Statement Balance	30,249.18
		Outstanding Deposits	1,002.29
Positive Adjustments	0.00	Subtotal	31,251.47
Subtotal	7,218.66	Outstanding Checks	-24,032.81
Negative Adjustments	0.00	Ending Balance	7,218.66
Ending G/L Balance	7,218.66		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							0.00
Total Deposits							0.00
Checks							0.00
04/09/2025	Payment	1217	INFRAMARK LLC	Check for Vendor V00007	-1.38	-1.38	0.00
04/29/2025	Payment	1223	ALBERTO VIERA	Check for Vendor V00012	-200.00	-200.00	0.00
04/29/2025	Payment	1225	BAYHEAD ECOLOGICAL SOLUTIONS, LLC	Check for Vendor V00041	-975.00	-975.00	0.00
04/29/2025	Payment	1226	CARLOS DE LA OSSA	Check for Vendor V00013	-200.00	-200.00	0.00
04/29/2025	Payment	1227	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00031	-11,325.49	-11,325.49	0.00
04/29/2025	Payment	1228	INFRAMARK LLC	Check for Vendor V00007	-5.50	-5.50	0.00
04/29/2025	Payment	1229	RYAN MOTKO BAYHEAD	Check for Vendor V00015	-200.00	-200.00	0.00
05/21/2025	Payment	1230	ECOLOGICAL SOLUTIONS, LLC	Check for Vendor V00041	-14,420.00	-14,420.00	0.00
05/21/2025	Payment	1231	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00031	-25,115.55	-25,115.55	0.00
05/21/2025	Payment	1232	PASCON GEOENVIRONMEN TAL, INC.	Check for Vendor V00043	-2,195.00	-2,195.00	0.00
05/21/2025	Payment	1233	SITEX AQUATICS, LLC	Check for Vendor V00030	-945.00	-945.00	0.00
05/21/2025	Payment	1234	STANTEC CONSULTING SERVICES INC	Check for Vendor V00021	-934.00	-934.00	0.00
05/21/2025	Payment	1235	STRALEY ROBIN VERICKER	Check for Vendor V00003	-2,397.50	-2,397.50	0.00
05/21/2025	Payment	1236	U.S. BANK	Check for Vendor V00011	-4,256.13	-4,256.13	0.00
Total Checks					-63,170.55	-63,170.55	0.00
Adjustments							

Bank Account Statement

Buckhead Trails CDD

Bank Account No. 2256

Statement No. 05-25

Statement Date

05/31/2025

Total Adjustments

Outstanding Checks

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
04/29/2025	Payment	1237	AUSTIN BERNIS	Check for Vendor V00022	-200.00
05/28/2025	Payment	1238	INFRAMARK LLC	Check for Vendor V00007	-22,005.57
05/28/2025	Payment	1239	PEACE RIVER ELECTRIC	Check for Vendor V00032	-1,108.00

Total Outstanding Checks -24,032.81

Outstanding Deposits

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

Hurricane and Storm Clean-Up Addendum to the Landscape Maintenance Services Agreement

This Hurricane and Storm Clean-Up Addendum to the Landscape Maintenance Services Agreement (this “**Storm Addendum**”) is made and entered into as of April 18, 2025, by and between the **Buckhead Trails Community Development District** (the “**District**”) and **SSS Down to Earth OPCO LLC d/b/a Down to Earth**, a Florida limited liability company (the “**Contractor**”).

Background Information:

The District and the Contractor entered into a Landscape Maintenance Services Agreement dated October 22, 2024 (the “**Agreement**”). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to pre-authorize hurricane and storm clean-up expectations and pricing. The Contractor submitted a proposal for such clean-up services which have been incorporated into this Storm Addendum. The District and the Contractor each has the authority to execute this Storm Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Storm Addendum so that this Storm Addendum constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Storm Addendum.
2. **Pre-Authorized Hurricane and Storm Clean-Up Services**. Contractor agrees to provide pre-authorized hurricane and storm clean-up services as further described in the attached **Exhibit A**.
 - a. Contractor shall provide all labor and equipment necessary for these services.
 - b. Phase 1: Emergency services to clear roadways, driveways, and walkways for first responders.
 - c. Phase 2: Complete clean-up, staking, and specific rebuilds as requested, so that recurring maintenance can begin.
 - d. Phase 3: Property rebuild.
3. **Additional Compensation for Emergency Clean-Up Services**. Contractor shall perform the additional emergency clean-up services for the prices as further described on the attached Hurricane Price List (**Exhibit A**).
4. **Ratification of all Other Terms of the Agreement**. Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

IN WITNESS WHEREOF the undersigned have executed this Storm Addendum effective as of the date written above.

SSS Down to Earth OPCO LLC d/b/a Down to Earth

DocuSigned by:

By: Tom Lazzaro
Name: Tom Lazzaro
Title: CEO

Buckhead Trails Community Development District

Signed by:

Carlos de la Ossa
CC0CB251E795481...
Carlos de la Ossa
Chair of the Board of Supervisors

WE ARE HERE FOR YOU!

Let us help you
Weather the Storm.



Have Peace of Mind With **Pre-Authorized Storm Clean-Up**

We are on the ground canvassing your property to assess damage as soon as the storm has passed. We quickly dispatch the appropriate teams to address your needs, prioritizing safety first:

We will do everything we can to alleviate the stress caused by inclement weather in a **3-phrase approach**:

Phase 1: Emergency services to clear roadways, driveways, and walkways for first responders.

Phase 2: Complete clean-up, staking, and specific rebuilds as requested, so that recurring maintenance can begin.

Phase 3: Property rebuild: Normal enhancement rates would apply.

Utilizing our network of vendor partners and leveraging our Construction Division, we will bring resources to address the situation.

Storm_Prep@down2earthinc.com

EXHIBIT "A"

Pre-Authorize Storm Clean-Up

See our **3-phrase approach** below.

Keep Us Apprised of your Insurance Requirements

Let us know of any requirements your insurance carrier may have for documenting damages or corrective actions resulting from a storm. Our team will take photos of damages and keep track of manpower, equipment, and work provided in our repairs.

Let Us Know How to Reach You

Communications can be vulnerable in case of a storm. Remember to keep your contact information updated.

Prepare Your Trees

Reduce the risk of damage and injury by pruning weak branches and opening canopies. Schedule an assessment with our team to ensure your trees are ready.

Hurricane Price List

General Labor	\$80 / per man / per hour (\$110 per man hour OT)
Bucket Truck & Chipper	\$200 / per man / per hour (\$250 per man hour OT)
Loader & Operator Large	\$270 / per hour (\$320 per hour OT)
Loader/ Operator Dump	\$270 / per hour (\$320 per hour OT)
Dump Fees	Market Rate (~\$110 per cubic yard)
Arbor Crew with Dump Truck & Chipper	\$180 / per man / per hour (\$230 per hour OT)
Irrigation Repair	\$110 / per person/ per hour (\$150 per hour OT)
Lodge Pole & Staking Rope	\$35 / unit
Banding Kits (4X2)	\$40 / unit
Crane	Priced per request

Authorized Signature

Print Name/ Title

Property Name

Property Address

Emergency Contact Name

Emergency Contact Phone

Fifth Order of Business



ARTURO GANDARILLA.
DISTRICT FIELD COORDINATOR

BUCKHEAD TRAILS JUNE FIELD INSPECTION REPORT, 6/18/25, 8:25 AM

Buckhead trails CDD. Down to Earth

Wednesday, June 18, 2025

Prepared For Board Of Supervisors

13 Identified Items

Green -Completed

Red - Not completed/No response

Orange - Scheduled to be completed

ITEM 1- BENDING CREEK TRL

Due By: Tuesday, July 1, 2025

Assigned To: Down To Earth.

- 1. Entrance monument is well-maintained.
- 2 & 3 - Have weeds growing in the landscape beds. Weeds need to be removed, and the area should be treated with weed control to help prevent regrowth.
 - **Down To Earth will be onsite 06/23 to treat and clear the weeds**
- 4. turf fertility has made a huge improvement.



ITEM 2- BENDING CREEK TRL.

Due By: Tuesday, July 8, 2025

Assigned To: Down To Earth.

1. The center island on Bending Creek at the north entrance, which was previously a mulched landscape bed, has now been replaced with poured concrete.
2. While doing my Inspection Suggs were out there replacing some of the Sabal Palms.
3. The landscape bed head W. On Buck Eye Road. is well-maintained.
4. The plants, turf and trees are green and healthy, the 2 palms that are dead were replaced while doing my inspection.



ITEM 3- GENTLE CURRENT WAY & BENDING CREEK TRL

Due By: Tuesday, July 8, 2025

Assigned To: Down To Earth.

1. Remove the torpedo grass in the bed and then spray with weed control.
 - **Down To Earth will be onsite 06/23 to treat and clear the weeds**
2. Provide a proposal to replace the dead turf in front of the monument.
 - **Down To Earth will provide proposal by 06/21**
3. The monument is well-maintained.
4. The picture shows that the trees and plants are well-maintained, the soft edging is neat, and the Bahia grass is green and healthy."



ITEM 4- BENDING CREEK TRL.

Assigned To: Down To Earth.

The first 3 pictures show how great the plants and turf look along with the sidewalk being well-maintained

4. Suggs replacing the dead Sabal palms along Bending Creek Trail.



ITEM 5- BENDING CREEK TRL.

Assigned To: Sitex Aquatics

Ponds 5&6 were treated for filamentous algae it has now died off.



ITEM 6- SAPPHIRE BREEZE COVE.

Assigned To: Down To Earth.

The landscape bed on the back side of Sapphire Breeze is well-maintained.



ITEM 7 - BLUE REFLECTION AVE.

Due By: Tuesday, July 1, 2025

Assigned To: Down To Earth.

1. The monument is well-maintained.
2. The ornamental grasses need to be either trimmed down to encourage new growth or replaced where necessary.
 - **Down to Earth has been scheduled for 06/24 to trim down the ornamental grasses**



ITEM 8- HOPSCOTCH AVE.

Assigned To: Down To Earth

The swale and culvert look good—it was cleaned out recently. Water is flowing through with no issues, and there's no visible blockage or buildup.



ITEM 9- HIDDEN BANKS GLN.

Assigned To: Sitex Aquatics.

Pond 10 was treated for cattail and has now died off.



ITEM 10 HIDDEN VIST.

Due By: Tuesday, July 1, 2025

Assigned To: Down To Earth.

1. The Medjool palms that were replaced a few months ago are doing well and are healthy."
2. Trim the low hanging limbs and cut back and keep away from traffic.
 - **Down To Earth has been scheduled for 06/30 to trim the low hanging limbs**
3. Going into the community is well-maintained.
4. The monument is well-maintained.



ITEM 11- BUCK EYE RD.

Due By: Tuesday, July 1, 2025

Assigned To: Down To Earth & Suggs

1. The landscape bed heading towards the North entrance is well-maintained.
2. The ornamental grasses will be installed after all sabal palms have been replaced.
3. Remove the weeds in the coontie bed and throughout & spray with weed control.
 - **Down To Earth has been scheduled for 06/23 to treat and clear the weeds**



ITEM 12- BUCK EYE RD.

Due By: Tuesday, July 1, 2025

Assigned To: Down To Earth

1. Trim the Silver Buttonwood to maintain a uniform, level height across the planting area.
 - **Down To Earth scheduled for 06/30**
2. Trim the Walter viburnum and the plumbago along the landscape bed on buck Eye Road.
 - **Down To Earth scheduled for 06/30**
3. Along the landscape down buck eye is well-maintained.



ITEM 13 - BENDING CREEK TRL.

Assigned To: Down To Earth.

Turf fertility has made a huge improvement.

