

**BUCKHEAD TRAILS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**AUGUST 27, 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 Public Hearing & Regular Meetings of Buckhead Trails Community Development District will be held on **August 27, 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. **PUBLIC HEARING ON ADOPTING FISCAL YEAR 2026 FINAL BUDGET**
  - A. Open Public Hearing on Adopting Fiscal Year 2026 Final Budget
  - B. Discussion on Fiscal Year 2026 Budget
  - C. Close Public Hearing on Adopting FY 2026 Final Budget
  - D. Consideration of Resolution 2025-05; Adopting Final Fiscal Year 2026 Budget
  - E. Consideration of Resolution 2025-06; Levying O&M Assessments
4. **BUSINESS ITEMS**
  - A. Consideration of Fence Easement Agreement 10866 Gentle Current Way - Wed 7/30
  - B. Consideration of Fence Easement Agreement 10823 Fence Arc -Mon 8/11
  - C. Consideration of Resolution 2025-07; Setting FY 2026 Meeting Schedule
  - D. Consideration of Fiscal Year 2025 Grau Audit Engagement
5. **CONSENT AGENDA**
  - A. Approval of Minutes of the July 23, 2025 Regular Meeting
  - B. Consideration of Operation and Maintenance Expenditures July 2025
  - C. Acceptance of the Financials and Approval of the Check Register for July 2025
  - D. Ratification of Addendum No. 2 to Aquatic Management Agreement with Bayhead
  - E. Ratification of Proposal #122784 for New Annuals from Down to Earth
6. **STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. Community Inspection Report
7. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
8. **ADJOURNMENT**

**The next Meeting is scheduled for Wednesday, September 24, 2025 at 1:00 p.m.**

## **Third Order of Business**

**Buckhead Trails**  
Community Development District

***Annual Operating and Debt Service Budget***

**Fiscal Year 2026**

Approved Tentative Budget

Prepared by:





**Summary of Revenues, Expenditures and Changes in Fund Balances**

| <b>ACCOUNT DESCRIPTION</b>                | <b>ADOPTED<br/>BUDGET<br/>FY 2025</b> | <b>ANNUAL<br/>BUDGET<br/>FY 2026</b> |
|---|---------------------------------------|--------------------------------------|
| <b>REVENUES</b>                           |                                       |                                      |
| Operations & Maintenance Assmts - On Roll | \$ -                                  | 1,583,045                            |
| Developer Contributions                   | \$ 515,745                            | -                                    |
| <b>TOTAL REVENUES</b>                     | <b>\$ 515,745</b>                     | <b>\$ 1,583,045</b>                  |

**EXPENDITURES****Financial and Administrative**

|  |                   |                   |
|--|-------------------|-------------------|
| Supervisor Fees                              | \$ 12,000         | \$ 12,000         |
| Proserv - administrative                     | \$ 4,500          | 4,500             |
| Proserv - construction accounting            | \$ 9,000          | 6,000             |
| Proserv - dissemination agent                | \$ 11,500         | 10,000            |
| Proserv - info technology                    | \$ 600            | 600               |
| Proserv - Recording secretary                | \$ 2,400          | 2,400             |
| Trustee fees                                 | \$ 6,500          | 6,500             |
| District counsel                             | \$ 9,500          | 15,000            |
| District engineer                            | \$ 9,500          | 12,500            |
| Profserv - District manager                  | \$ 25,000         | 25,000            |
| Profserv - Accounting Services               | \$ 9,000          | 9,000             |
| Auditing Services                            | \$ 6,000          | 7,000             |
| Website Compliance                           | \$ 1,600          | 1,600             |
| Postage                                      | \$ 500            | 500               |
| Profserv - Rentals and Leases                | \$ 600            | 600               |
| Legal advertising                            | \$ 3,500          | 3,500             |
| Bank fees                                    | \$ 100            | 100               |
| Profserv - Financial And revenue collections | \$ 1,200          | 5,000             |
| Meeting expenses                             | \$ 1,000          | 1,000             |
| Key Fob Distribution                         | \$ 2,000          | 2,000             |
| Profserv - Website administration            | \$ 1,200          | 1,200             |
| Office supplies                              | \$ 100            | -                 |
| Janitorial supplies                          | \$ 1,500          | -                 |
| Dues, Licenses, Subscriptions                | \$ 175            | 175               |
| Field Management                             | \$ -              | 16,000            |
| <b>Total Financial and Administrative</b>    | <b>\$ 118,975</b> | <b>\$ 142,175</b> |

**Insurance**

|                            |          |          |
|----------------------------|----------|----------|
| General Liability          | \$ 3,146 | \$ 3,846 |
| Public Officials Insurance | \$ 2,574 | 2,738    |

# Buckhead Trails

## Community Development District

## General Fund

|                               |           |               |           |               |
|-------------------------------|-----------|---------------|-----------|---------------|
| Property & Casualty Insurance | \$        | 20,000        |           | 25,000        |
| Deductible                    | \$        | 1,000         |           | 2,500         |
| <b>Total Insurance</b>        | <b>\$</b> | <b>26,720</b> | <b>\$</b> | <b>34,084</b> |

### Utility Services

|                               |           |               |           |                |
|-------------------------------|-----------|---------------|-----------|----------------|
| Electric Utility Services     | \$        | -             | \$        | 35,000         |
| Street Lights                 | \$        | 50,000        | \$        | 362,226        |
| Amenity Internet              | \$        | -             | \$        | 900            |
| Water/Waste                   | \$        | -             | \$        | 10,000         |
| <b>Total Utility Services</b> | <b>\$</b> | <b>50,000</b> | <b>\$</b> | <b>408,126</b> |

### Amenity

|                                     |           |                |           |                |
|-------------------------------------|-----------|----------------|-----------|----------------|
| Janitorial services - contract      | \$        | 16,000         | \$        | 10,000         |
| Pool - contract                     | \$        | 24,000         | \$        | 20,000         |
| Amenity center pest control         | \$        | 1,800          | \$        | 1,200          |
| Pool - R&M                          | \$        | 3,000          | \$        | 3,000          |
| Monument, entrance and wall - R&M   | \$        | 10,000         | \$        | 10,000         |
| Security cameras - R&M              | \$        | 2,000          | \$        | 2,000          |
| Security system monitoring          | \$        | 6,000          | \$        | 6,000          |
| Amenity center - R&M                | \$        | 10,000         | \$        | 6,000          |
| Side walk & Pavement repair         | \$        | 2,000          | \$        | 2,000          |
| Garbage collection                  | \$        | 3,000          | \$        | 2,000          |
| Miscellaneous maintenance           | \$        | 10,000         | \$        | -              |
| Amenity Furniture - R&M             | \$        | 5,000          | \$        | 5,000          |
| Access control maintenance & repair | \$        | 5,000          | \$        | 1,500          |
| Special events                      | \$        | 10,000         | \$        | 2,000          |
| Dog waste station - contract        | \$        | 4,000          | \$        | 4,000          |
| Storm Cleanup Contingency           | \$        | -              | \$        | 35,000         |
| Misc-Contingency                    | \$        | 250            | \$        | 20,000         |
| <b>Total Amenity</b>                | <b>\$</b> | <b>112,050</b> | <b>\$</b> | <b>129,700</b> |

### Total Landscape and Pond Maintenance

|                                       |    |         |    |         |
|---------------------------------------|----|---------|----|---------|
| Landscape - contract                  | \$ | 150,000 | \$ | 600,000 |
| Aquatic control - contract            | \$ | 38,000  | \$ | 60,000  |
| Landscape - Irrigation R&M            | \$ | 20,000  | \$ | 20,000  |
| Landscape - mulch                     | \$ |         | \$ | 35,000  |
| Landscape - annuals                   | \$ |         | \$ | 12,500  |
| Landscape - plant replacement program | \$ |         | \$ | 30,000  |
| Water Use Reporting                   | \$ |         | \$ | 12,000  |
| Mitigation Maintenance                | \$ |         | \$ | 11,560  |
| Herbaceous Treatment - Amenity        | \$ |         | \$ | 3,900   |
| Wildlife Control                      | \$ |         | \$ | 9,000   |
| Creek Landscape Maintenance           | \$ |         | \$ | 75,000  |
|                                       | \$ |         | \$ | -       |

|   |           |                |           |                  |
|---|-----------|----------------|-----------|------------------|
| <i>Total Landscape and Pond Maintenance</i> | <u>\$</u> | <u>208,000</u> | <u>\$</u> | <u>868,960</u>   |
| TOTAL EXPENDITURES                          | <u>\$</u> | <u>515,745</u> | <u>\$</u> | <u>1,583,045</u> |
| FUND BALANCE, BEGINNING                     | \$        | 266,997        | \$        | 392,298          |
| FUND BALANCE, ENDING                        | <u>\$</u> | <u>266,997</u> | <u>\$</u> | <u>392,298</u>   |

Buckhead Trails

Community Development District

Series 2022 Debt Service Fund

Summary of Revenues, Expenditures and Changes in Fund Balances  
Series 2022 Bonds  
Fiscal Year 2026

| ACCOUNT DESCRIPTION                               | ADOPTED<br>BUDGET<br>FY 2025 | ACTUAL<br>THRU<br>4/30/2025 | PROJECTED<br>January-<br>9/30/2025 | TOTAL<br>PROJECTED<br>FY 2025 | ANNUAL<br>BUDGET<br>FY 2026 |
|---|------------------------------|-----------------------------|------------------------------------|-------------------------------|-----------------------------|
| REVENUES  |                              |                             |                                    |                               |                             |
| Interest - Investments                            |                              |                             |                                    | \$                            |                             |
| Special Assmnts- Tax Collector                    | 867,563                      | -                           | 867,563                            | \$ 867,563                    |                             |
| Special Assmnts- CDD Collected                    |                              |                             |                                    | \$                            |                             |
| TOTAL REVENUES                                    | \$ 867,563                   | \$ -                        | \$ 867,563                         | \$ 867,563                    | \$ -                        |
| EXPENDITURES                                      |                              |                             |                                    |                               |                             |
| Debt Service                                      |                              |                             |                                    |                               |                             |
| Principal Prepayments                             |                              |                             |                                    |                               |                             |
| Principal Debt Retirement                         | 180,000                      |                             | 180,000                            | 180,000                       |                             |
| Interest Expense Series                           | 687,563                      |                             | 687,563                            | 687,563                       |                             |
| TOTAL EXPENDITURES                                | \$ 867,563                   | \$ -                        | \$ 867,563                         | \$ 867,563                    | \$                          |
| Excess (deficiency) of revenues                   |                              |                             |                                    |                               |                             |
| Over (under) expenditures                         |                              |                             |                                    |                               |                             |
| OTHER FINANCING SOURCES (USES)                    |                              |                             |                                    |                               |                             |
| Contribution to (Use of) Fund Balance             |                              |                             |                                    |                               |                             |
| TOTAL OTHER SOURCES (USES)                        |                              |                             |                                    |                               |                             |
| Net change in fund balance                        |                              |                             |                                    |                               |                             |
| FUND BALANCE, BEGINNING                           |                              |                             |                                    |                               |                             |
| FUND BALANCE, ENDING                              |                              |                             |                                    |                               |                             |
| PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT |                              |                             |                                    |                               |                             |
|   | 11/1/2024                    |                             |                                    | 11/1/2025                     |                             |
| Series 2022 Bonds:                                | \$ 12,175,000                |                             |                                    | \$ 11,985,000                 |                             |

# Buckhead Trails

Community Development District

All Funds

## Assessment Summary Fiscal Year 2026 vs. Fiscal Year 2025

| SERIES 2022 ASSESSMENT AREA |                           |                   |                          |  |                                |               |                          |  |                                |                  |   |
|-----------------------------|---------------------------|-------------------|--------------------------|--|--------------------------------|---------------|--------------------------|--|--------------------------------|------------------|---|
| Lot Size                    | Series 2022<br>Unit Count | O&M Unit<br>Count | Fiscal Year 2025         |  |                                |               | Fiscal Year 2026         |  |                                |                  | Total Increase /<br>(Decrease) in<br>Annual Assmt |
|                             |                           |                   | Debt Service<br>Per Unit |  | O&M Per<br>Unit <sup>(1)</sup> | FY 2025 Total | Debt Service Per<br>Unit |  | O&M Per<br>Unit <sup>(1)</sup> | FY 2026<br>Total |   |
| SINGLE FAMILY 40            | 18                        | 18                | \$1,276.31               |  | \$441.01                       | \$1,717.32    | \$1,276.31               |  | \$1,353.66                     | \$2,629.98       | \$913   |
| SINGLE FAMILY 45            | 122                       | 122               | \$1,435.85               |  | \$496.14                       | \$1,931.99    | \$1,435.85               |  | \$1,522.87                     | \$2,958.72       | \$1,027   |
| SINGLE FAMILY 50            | 47                        | 47                | \$1,595.39               |  | \$551.27                       | \$2,146.66    | \$1,595.39               |  | \$1,692.08                     | \$3,287.47       | \$1,141   |
| SINGLE FAMILY 52            | 237                       | 237               | \$1,659.21               |  | \$573.32                       | \$2,232.53    | \$1,659.21               |  | \$1,759.76                     | \$3,418.97       | \$1,186   |
| SINGLE FAMILY 60            | 136                       | 136               | \$1,914.47               |  | \$661.52                       | \$2,575.99    | \$1,914.47               |  | \$2,030.49                     | \$3,944.96       | \$1,369   |
| <b>SUBTOTAL</b>             | <b>560</b>                | <b>560</b>        |                          |  |                                |               |                          |  |                                |                  |   |

| SERIES 2024 ASSESSMENT AREA |                           |                   |   |  |                                |                  |   |  |                                |            |   |
|-----------------------------|---------------------------|-------------------|---|--|--------------------------------|------------------|---|--|--------------------------------|------------|---|
| Lot Size                    | Series 2023<br>Unit Count | O&M Unit<br>Count | FISCAL YEAR 2025                          |  |                                |                  | FISCAL YEAR 2026                          |  |                                |            | Total Increase /<br>(Decrease) in<br>Annual Assmt |
|                             |                           |                   | Debt Service<br>Per Unit, Pre-<br>Paydown | Debt Service<br>Per Unit, Post-<br>Paydown | O&M Per<br>Unit <sup>(1)</sup> | FY 2025<br>TOTAL | Debt Service Per<br>Unit, Pre-<br>Paydown | Debt Service Per<br>Unit, Post-<br>Paydown | O&M Per<br>Unit <sup>(1)</sup> | FY 2026    |   |
| SINGLE FAMILY 40            | 113                       | 113               | \$3,267.44                                | \$1,382.98                                 | \$441.01                       | \$1,823.99       | \$3,267.44                                | \$1,382.98                                 | \$1,353.66                     | \$2,736.64 | \$913   |
| SINGLE FAMILY 50            | 75                        | 75                | \$4,084.30                                | \$1,728.72                                 | \$551.27                       | \$2,279.99       | \$4,084.30                                | \$1,728.72                                 | \$1,692.08                     | \$3,420.80 | \$1,141   |
| SINGLE FAMILY 60            | 31                        | 31                | \$4,901.16                                | \$2,074.47                                 | \$661.52                       | \$2,735.99       | \$4,901.16                                | \$2,074.47                                 | \$2,030.49                     | \$4,104.96 | \$1,369   |
| SINGLE FAMILY 40 PP         | 107                       | 107               | \$0.00                                    | \$1,382.98                                 | \$441.01                       | \$1,823.99       | \$0.00                                    | \$1,382.98                                 | \$1,353.66                     | \$2,736.64 | \$913   |
| SINGLE FAMILY 50 PP         | 113                       | 113               | \$0.00                                    | \$1,728.72                                 | \$551.27                       | \$2,279.99       | \$0.00                                    | \$1,728.72                                 | \$1,692.08                     | \$3,420.80 | \$1,141   |
| SINGLE FAMILY 60 PP         | 11                        | 11                | \$0.00                                    | \$2,074.47                                 | \$661.52                       | \$2,735.99       | \$0.00                                    | \$2,074.47                                 | \$2,030.49                     | \$4,104.96 | \$1,369   |
| <b>SUBTOTAL</b>             | <b>450</b>                | <b>450</b>        |   |  |                                |                  |   |  |                                |            |   |

## RESOLUTION 2025-05

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

#### **Section 1. Budget**

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Buckhead Trails Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

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

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$\_\_\_\_\_, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

|   |                 |
|---|-----------------|
| Total General Fund                        | \$ _____        |
| <i>Total Reserve Fund [if Applicable]</i> | \$ _____        |
| Total Debt Service Funds                  | \$ _____        |
| <b>Total All Funds*</b>                   | <b>\$ _____</b> |

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

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

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

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

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

**Passed and Adopted on August 27, 2025.**

Attested By:

**Buckhead Trails  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
☐ Secretary / ☐ Assistant Secretary

\_\_\_\_\_  
Carlos de la Ossa  
Chair of the Board of Supervisors

**Exhibit A: FY 2025-2026 Adopted Budget**



## RESOLUTION 2025-06

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

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

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

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A (“FY 2025-2026 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

**WHEREAS**, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

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

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

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

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

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments (“**Debt Assessments**”) in the amounts shown in the FY 2025-2026 Budget;

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

**WHEREAS**, it is in the best interests of the District to certify the Assessment Roll to the Tax Collector pursuant to the Uniform Method; and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for all Debt Assessments and all O&M Assessments.** The collection of all Debt Assessments and all O&M Assessments for all lands within the District, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in the Assessment Roll. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.
- b. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

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

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

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

**Section 8. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**Section 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 27, 2025.**

Attested By:

**Buckhead Trails Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
☐ Secretary / ☐ Assistant Secretary

\_\_\_\_\_  
Carlos de la Ossa  
Chair of the Board of Supervisors

**Exhibit A: FY 2025-2026 Budget**

# **Fourth Order of Business**

**RESOLUTION 2025-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

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

**WHEREAS**, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District’s meetings.

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

**Section 1.** The annual public meeting schedule of the Board of Supervisors of for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

**Section 2.** The District Manager is hereby directed to submit a copy of the Fiscal Year 2026 annual public meeting schedule to Manatee County and the Department of Economic Opportunity.

**Section 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 27<sup>TH</sup> DAY OF AUGUST 2025**

**ATTEST:**

**BUCKHEAD TRAILS  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**

\_\_\_\_\_  
**CHAIR**

**EXHIBIT A****BOARD OF SUPERVISORS MEETING DATES BUCKHEAD TRAILS COMMUNITY  
DEVELOPMENT DISTRICT FISCAL YEAR 2026**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that for the Fiscal Year 2025/2026, regular meetings of the Board of Supervisors of the Buckhead Trails Community Development District are scheduled to be held at **1:00 PM. at the Eaves Bend Amenity Center located at 4725 Los Robles Court, Palmetto, FL 35779** as follows:

**October 22, 2025**  
**November 26, 2025\***  
**December 24, 2025\***  
**January 28, 2026**  
**February 25, 2026**  
**March 25, 2026**  
**April 22, 2026 May**  
**27, 2026 June 24,**  
**2026 July 22, 2026**  
**August 26, 2026**  
**September 23, 2026**

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

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

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

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

Jayna Cooper  
 District Manager



# Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301  
 Boca Raton, Florida 33431  
 (561) 994-9299 • (800) 299-4728  
 Fax (561) 994-5823  
 www.graucpa.com

August 8, 2025

To Board of Supervisors  
 Buckhead Trails Community Development District  
 2005 Pan Am Circle, Suite 300  
 Tampa, FL 33607

We are pleased to confirm our understanding of the services we are to provide Buckhead Trails Community Development District, Manatee County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Buckhead Trails Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

## Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

**Examination Objective**

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

**Other Services**

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

**Management Responsibilities**

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.



**Audit Procedures—General**

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

**Audit Procedures—Internal Control**

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

**Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

**Engagement Administration, Fees, and Other**

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$7,100 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if additional Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Buckhead Trails Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



\_\_\_\_\_  
Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Buckhead Trails Community Development District.

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_



**FICPA Peer Review Program**  
Administered in Florida  
by The Florida Institute of CPAs



Peer Review  
Program

**AICPA Peer Review Program**  
Administered in Florida  
by the Florida Institute of CPAs

**March 17, 2023**

**Antonio Grau**  
**Grau & Associates**  
**951 Yamato Rd Ste 280**  
**Boca Raton, FL 33431-1809**

**Dear Antonio Grau:**

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

*FICPA Peer Review Committee*

**Peer Review Team**  
**FICPA Peer Review Committee**

**850.224.2727, x5957**

**cc: Daniel Hevia, Racquel McIntosh**

**Firm Number: 900004390114**

**Review Number: 594791**

# **Fifth Order of Business**

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

Agenda Page 25

The regular meeting of the Board of Supervisors of Buckhead Trails I Community Development District was held on Wednesday, July 23, 2025 at 1:00 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 |
| Austin Berns      | Assistant Secretary |

Also present were:

|                   |                                       |
|-------------------|---------------------------------------|
| Jayna Cooper      | District Manager ( <i>via phone</i> ) |
| Brian Lamb        | Development Services                  |
| Samantha Ford     | District Manager                      |
| John Vericker     | District Counsel                      |
| Arturo Gandarilla | Field Manager                         |

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

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

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

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

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

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

**A. Consideration of Resolution 2025-04, Adopting a No Fishing Policy**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2025-04, Adopting a No Fishing Policy, was adopted. 3-0

**B. Consideration of Easement Encroachment Agreement for 10906 Gentle Current Way**

This item had been previously addressed.

**FOURTH ORDER OF BUSINESS** **Consent Agenda**

**A. Approval of Minutes of the May 28, 2025 Regular Meeting**

**B. Consideration of Operation and Maintenance Expenditures June 2025**

**C. Acceptance of the Financials and Approval of the Check Register for June 2025**

**D. Ratification of Sod Replacement - SummerVale sign Estimate 121654**

**E. Ratification of Horticultural Haulers Tree Removal**

**F. Ratification of Hurricane and Storm Clean-Up Addendum to Landscape Maintenance Agreement**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, the Consent Agenda, was approved. 3-0

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

**B. District Engineer**

**C. District Manager**

There being no reports, the next item followed.

**i. Community Inspections Report**

The Community Inspections Report was presented, a copy of which was included in the agenda package. Mr. Gandarilla reviewed, and discussed repaired/replaced and completed items.

**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 1:03 pm. 3-0

\_\_\_\_\_  
Jayna Cooper/Samantha Ford  
District Manager

\_\_\_\_\_  
Carlos de la Ossa  
Chairperson

**BUCKHEAD TRAILS CDD**  
**Summary of Operations and Maintenance Invoices**

| Vendor                               | Invoice Date | Invoice/Account Number | Amount             | Invoice Total      | Comments/Description              |
|--------------------------------------|--------------|------------------------|--------------------|--------------------|-----------------------------------|
| <b>Monthly Contract</b>              |              |                        |                    |                    |                                   |
| BAYHEAD ECOLOGICAL SOLUTIONS, LLC    | 7/1/2025     | 2265                   | \$2,890.00         | \$2,890.00         | Quarterly Buffer Maintenance      |
| BAYHEAD ECOLOGICAL SOLUTIONS, LLC    | 7/1/2025     | 2279                   | \$975.00           | \$975.00           | QUARTERLY BUFFER MAINTENANCE      |
| DOWN TO EARTH LANDSCAPE & IRRIGATION | 7/1/2025     | 146740                 | \$15,946.18        | \$15,946.18        | POND MAINT JUL 2025               |
| DOWN TO EARTH LANDSCAPE & IRRIGATION | 7/17/2025    | 148395                 | \$119.93           | \$119.93           | IRRIGATION INSPECTION AND REPAIRS |
| INFRAMARK LLC                        | 7/1/2025     | 153047                 | \$750.00           |                    | ACCOUNTING SERVICES               |
| INFRAMARK LLC                        | 7/1/2025     | 153047                 | \$375.00           |                    | ADMINISTRATION                    |
| INFRAMARK LLC                        | 7/1/2025     | 153047                 | \$2,083.33         |                    | DISTRICT MANAGEMENT               |
| INFRAMARK LLC                        | 7/1/2025     | 153047                 | \$50.00            |                    | RENTALS & LEASES                  |
| INFRAMARK LLC                        | 7/1/2025     | 153047                 | \$50.00            |                    | TECHNOLOGY/DATA STORAGE           |
| INFRAMARK LLC                        | 7/1/2025     | 153047                 | \$100.00           |                    | WEBSITE MAINTENANCE/ADMIN         |
| INFRAMARK LLC                        | 7/1/2025     | 153047                 | \$833.34           |                    | DISSEMINATION SERVICES            |
| INFRAMARK LLC                        | 7/1/2025     | 153047                 | \$200.00           |                    | RECORDING SECRETARY               |
| INFRAMARK LLC                        | 7/1/2025     | 153047                 | \$500.00           |                    | CONSTRUCTION ACCOUNTING           |
| INFRAMARK LLC                        | 7/1/2025     | 153047                 | \$416.67           |                    | FINANCIAL & REVENUE COLLECTION    |
| INFRAMARK LLC                        | 7/1/2025     | 153047                 | \$1,333.33         | \$6,691.67         | FIELD MANAGEMENT                  |
| PASCON GEOENVIRONMENTAL, INC.        | 7/9/2025     | 2371                   | \$1,000.00         | \$1,000.00         | MONITORING & METER READING        |
| SITEX AQUATICS, LLC                  | 7/1/2025     | 10002-B                | \$945.00           | \$945.00           | AQUATIC MAINTENANCE JULY 2025     |
| <b>Monthly Contract Subtotal</b>     |              |                        | <b>\$28,567.78</b> | <b>\$28,567.78</b> |                                   |
|                                      |              |                        |                    |                    |                                   |
| <b>Utilities</b>                     |              |                        |                    |                    |                                   |
| PEACE RIVER ELECTRIC                 | 7/8/2025     | 070825 8001            | \$91.89            | \$91.89            | ELECTRIC                          |
| PEACE RIVER ELECTRIC                 | 7/8/2025     | 070825 8008            | \$177.11           | \$177.11           | ELECTRIC                          |
| PEACE RIVER ELECTRIC                 | 7/8/2025     | 070825 8004            | \$95.48            | \$95.48            | ELECTRIC                          |
| PEACE RIVER ELECTRIC                 | 7/8/2025     | 070825 8005            | \$142.45           | \$142.45           | ELECTRIC                          |
| PEACE RIVER ELECTRIC                 | 7/8/2025     | 070825 8006            | \$93.08            | \$93.08            | ELECTRIC                          |
| PEACE RIVER ELECTRIC                 | 7/8/2025     | 070825 8007            | \$115.09           | \$115.09           | ELECTRIC                          |
| PEACE RIVER ELECTRIC                 | 7/8/2025     | 070825 8002            | \$123.68           | \$123.68           | ELECTRIC                          |
| PEACE RIVER ELECTRIC                 | 7/8/2025     | 070825 8003            | \$96.91            | \$96.91            | ELECTRIC                          |
| <b>Utilities Subtotal</b>            |              |                        | <b>\$935.69</b>    | <b>\$935.69</b>    |                                   |

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

| Vendor                           | Invoice Date | Invoice/Account Number | Amount             | Invoice Total      | Comments/Description  |
|----------------------------------|--------------|------------------------|--------------------|--------------------|-----------------------|
|                                  |              |                        |                    |                    |                       |
|                                  |              |                        |                    |                    |                       |
| <b>Regular Services</b>          |              |                        |                    |                    |                       |
| ALBERTO VIERA                    | 7/23/2025    | AV-072325              | \$200.00           | \$200.00           | BOARD 7/23/25         |
| AUSTIN BERNS                     | 7/23/2025    | AB-072325              | \$200.00           | \$200.00           | BOARD 7/23/25         |
| BUSINESS OBSERVER                | 7/25/2025    | 25-01251M              | \$406.88           | \$406.88           | LEGAL AD              |
| CARLOS DE LA OSSA                | 7/23/2025    | CO-072325              | \$200.00           | \$200.00           | BOARD 7/23/25         |
| INFRAMARK LLC                    | 7/16/2025    | 154278                 | \$1.38             | \$1.38             | POSTAGE               |
| STRALEY ROBIN VERICKER           | 7/9/2025     | 26815                  | \$1,218.00         | \$1,218.00         | PROFESSIONAL SERVICES |
| <b>Regular Services Subtotal</b> |              |                        | <b>\$2,226.26</b>  | <b>\$2,226.26</b>  |                       |
|                                  |              |                        |                    |                    |                       |
| <b>TOTAL</b>                     |              |                        | <b>\$31,729.73</b> | <b>\$31,729.73</b> |                       |



**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.: 2265  
Terms: Net 30  
Invoice date: 07/01/2025  
Due date: 07/31/2025

| #  | Date | Product or service | Description  | Qty | Rate       | Amount     |
|----|------|--------------------|--|-----|------------|------------|
| 1. |      | <b>Services</b>    | C: 0099EPG\003-Buckhead Trail CDD<br>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](#)

**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.: 2279  
Terms: Net 30  
Invoice date: 07/01/2025  
Due date: 07/31/2025

| #  | Date | Product or service | Description                             | Qty | Rate     | Amount   |
|----|------|--------------------|---|-----|----------|----------|
| 1. |      | <b>Services</b>    | Amenities Center\ Quarterly Maintenance | 1   | \$975.00 | \$975.00 |

**Total** **\$975.00**

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: #146740  
July 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

| <b><u>Project/Job</u></b>  | <b><u>Invoice Date</u></b> | <b><u>Date Due</u></b> | <b><u>Terms</u></b> | <b><u>Customer PO #</u></b> |
|--|----------------------------|------------------------|---------------------|-----------------------------|
| Buckhead Trails Common Area and Pond Maintenance Contract (2025) | 7/1/2025                   | 7/31/2025              | Net 30              |                             |
| Estimate # 103520  |                            |                        |                     |                             |

| <b><u>Invoice Details</u></b>  |             |                 |             |               |
|--|-------------|-----------------|-------------|---------------|
| <b>Description of Services &amp; Items</b>                                 | <b>Unit</b> | <b>Quantity</b> | <b>Rate</b> | <b>Amount</b> |
| #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    |

|   |   |                    |                    |  |
|---|---|--------------------|--------------------|--|
| <div><b>Billing Questions</b><br/><a href="mailto:rhonda.culotta@down2earthinc.com">rhonda.culotta@down2earthinc.com</a><br/>(904) 780-2257<br/><br/>Visit us at <a href="https://dtelandscape.com">https://dtelandscape.com</a> for all other questions or concerns.</div> | 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. |                    |                    |  |
|   | <a href="https://dtelandscape.com/terms-and-conditions/">DTElandscape.propertyserviceportal.com</a>   |                    |                    |  |
|   |   | Subtotal           | \$15,946.18        |  |
|   |   | Sales Tax          | \$0.00             |  |
|   |   | <b>Total</b>       | <b>\$15,946.18</b> |  |
|   |   | Credits/Payments   | (\$0.00)           |  |
|   |   | <b>Balance Due</b> | <b>\$15,946.18</b> |  |

**Down to Earth**  
PO Box 72701  
Cleveland, Ohio 44192-0002  
(321) 263-2700



**Invoice: #148395**  
July 2025

**Customer**

Buckhead Trails Pond Maintenance  
Inframark  
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 # |
|--|--------------|----------|--------|---------------|
| Monthly Irrigation System<br>Inspection Repairs - 7/9/2025 | 7/17/2025    | 8/1/2025 | Net 15 |               |
| Estimate # 123436  |              |          |        |               |

| Invoice Details   |      |          |      |          |
|---|------|----------|------|----------|
| Description of Services & Items                                   | Unit | Quantity | Rate | Amount   |
| #123436 - Monthly Irrigation System Inspection Repairs - 7/9/2025 |      |          |      | \$119.93 |
| Monthly irrigation system inspection repairs made.                |      |          |      |          |

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

| Irrigation Installation  |      |      |         | \$119.93 |
|--|------|------|---------|----------|
| 5004PC30 RAIN BIRD 4" POP-UP PC ROTOR W 3.0 NOZZL (Material)             | Each | 1.00 | \$19.33 | \$19.33  |
| Hunter pro nozzle 12 ft. radius half circle 12 ft. 180 degree (Material) | Each | 1.00 | \$1.96  | \$1.96   |
| Irrigation Labor (Labor)   |      |      |         | \$85.00  |
| PROS-06-SI HUNTER 6IN POPUP. (Material)                                  | Each | 1.00 | \$13.64 | \$13.64  |

**Billing Questions**  
[rhonda.culotta@down2earthinc.com](mailto: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.

<https://dtelandscape.com/terms-and-conditions/>

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

|                    |                 |
|--------------------|-----------------|
| Subtotal           | \$119.93        |
| Sales Tax          | \$0.00          |
| <b>Total</b>       | <b>\$119.93</b> |
| Credits/Payments   | (\$0.00)        |
| <b>Balance Due</b> | <b>\$119.93</b> |



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

153047

**CUSTOMER ID**

C2412

**PO#****DATE**

7/1/2025

**NET TERMS**

Due On Receipt

**DUE DATE**

7/1/2025

**BILL TO**

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

Services provided for the Month of: July 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        |
| <b>Subtotal</b>                |     |     |          |        | <b>6,691.67</b> |

**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.*

*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

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

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



## Inframark: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.: 2371  
Terms: Due on receipt  
Invoice date: 07/09/2025  
Due date: 07/11/2025

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

| #  | Date       | Product or service | Description  | Qty | Rate       | Amount     |
|----|------------|--------------------|--|-----|------------|------------|
| 1. | 06/27/2025 | PS - Lump Sum      | Completion of WUP monitoring & meter reading services - June 27, 2025 Site Visit | 1   | \$1,000.00 | \$1,000.00 |

**Total**

**\$1,000.00**

## 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.: 10002-b  
Terms: Net 30  
Invoice date: 07/01/2025  
Due date: 07/31/2025

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





# 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

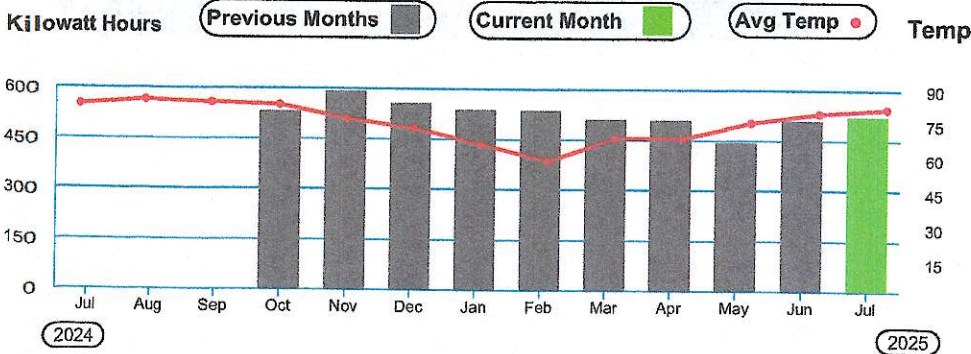
Bill Date 07/08/2025  
 Account # 213648001  
 Member # 219443

TOTAL  
AMOUNT DUE

**\$91.89**

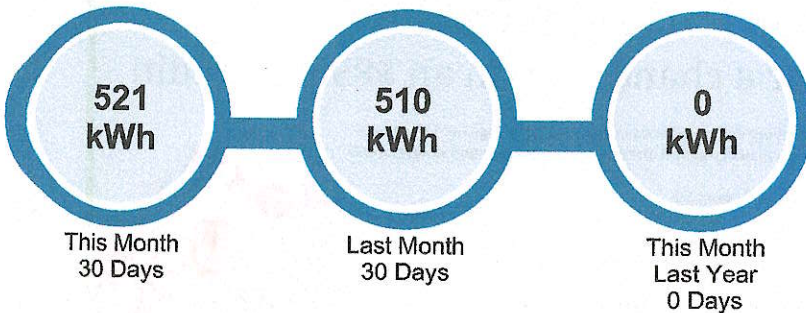
Pay by  
07/29/2025

## Monthly Energy Use

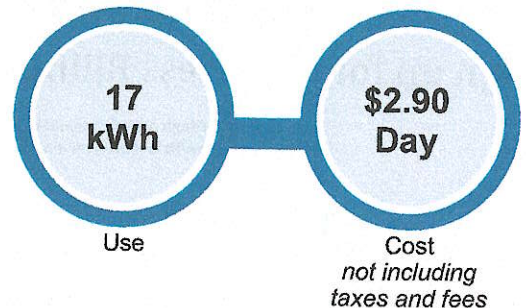


Detailed usage information is available on the SmartHub App or www.preco.coop

## 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.



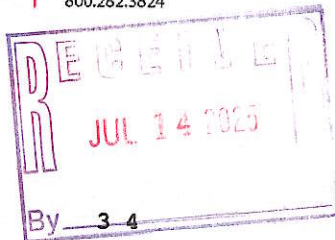
Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310  
 210 Metheny Road  
 Wauchula, Florida 33873  
 800.282.3824

Account # 213648001  
 Service Address 10614 HIDDEN BANKS GLN

**Total Amount Due \$91.89**  
 Pay by 07/29/2025



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

110260213648001000009189000010189070820256





# 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

Agenda Page 37  
 Bill Date 07/08/2025  
 Account # 213648008  
 Member # 219443

TOTAL  
AMOUNT DUE

**\$177.11**

Pay by  
07/29/2025

## Monthly Energy Use

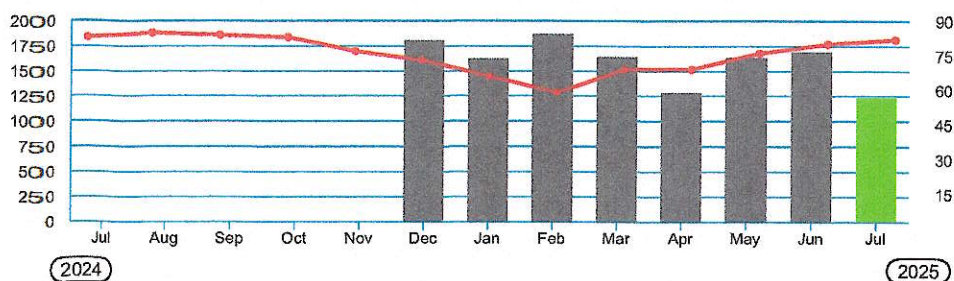
Kilowatt Hours

Previous Months

Current Month

Avg Temp

Temp



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

## Monthly Energy Use Comparison

1,234  
kWh

This Month  
30 Days

1,694  
kWh

Last Month  
30 Days

0  
kWh

This Month  
Last Year  
0 Days

## Your Average Daily Use

41  
kWh

Use

\$5.58  
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 \$177.11**

Pay by 07/29/2025



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

110260213648008000017711000018711070820252





# 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 Agenda Page 38

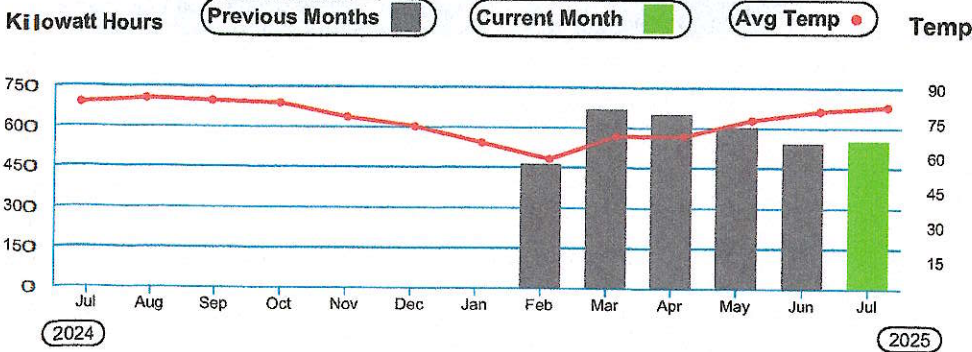
Bill Date 07/08/2025  
 Account # 213648004  
 Member # 219443

TOTAL  
AMOUNT DUE

**\$95.48**

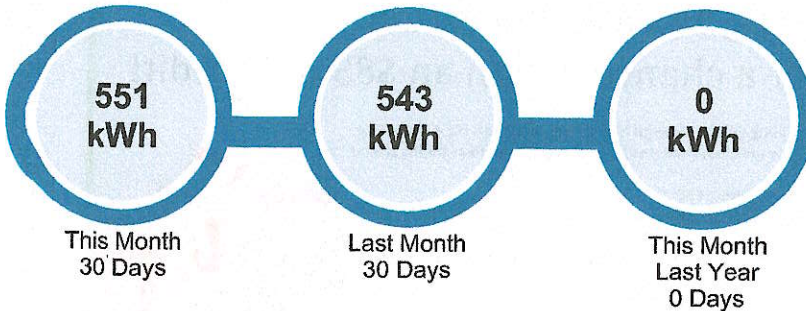
Pay by  
07/29/2025

## Monthly Energy Use

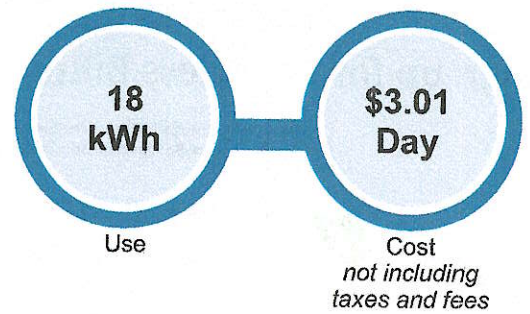


Detailed usage information is available on the SmartHub App or [www.precio.coop](http://www.precio.coop)

## 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 # 213648004  
 Service Address 10711 GENTLE CURRENT WAY

**Total Amount Due \$95.48**

Pay by 07/29/2025



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

110260213648004000009548000010548070820251





# 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.presco.coop](http://www.presco.coop)



BUCKHEAD TRAILS CDD Agenda Page 39

Bill Date 07/08/2025  
 Account # 213648005  
 Member # 219443

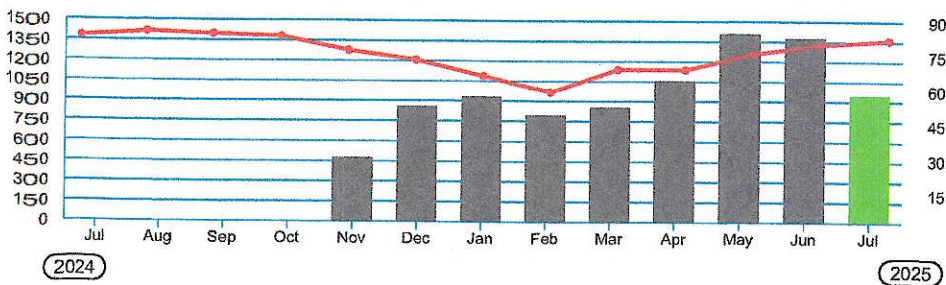
TOTAL  
AMOUNT DUE

**\$142.45**

Pay by  
07/29/2025

## Monthly Energy Use

Kilowatt Hours Previous Months Current Month Avg Temp Temp



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

## Monthly Energy Use Comparison

944  
kWh

This Month  
30 Days

1,376  
kWh

Last Month  
30 Days

0  
kWh

This Month  
Last Year  
0 Days

## Your Average Daily Use

31  
kWh

Use

\$4.49  
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 **\$142.45**  
 Pay by 07/29/2025



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

110260213648005000014245000015245070820253



# 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

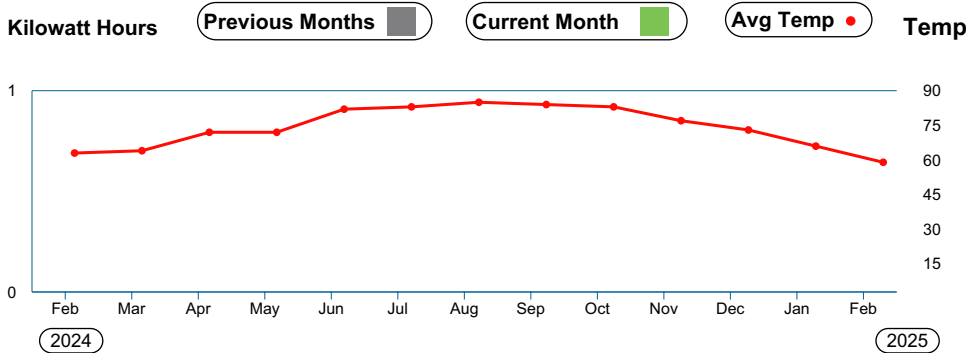
Bill Date 02/05/2025  
 Account # 213648006  
 Member # 219443

TOTAL  
AMOUNT DUE

**\$93.08**

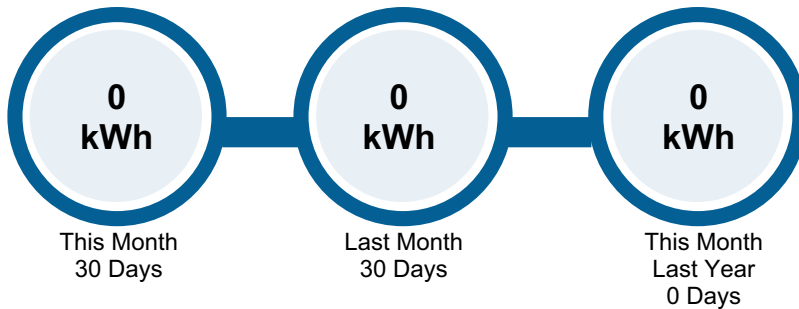
Pay by  
02/26/2025

## Monthly Energy Use

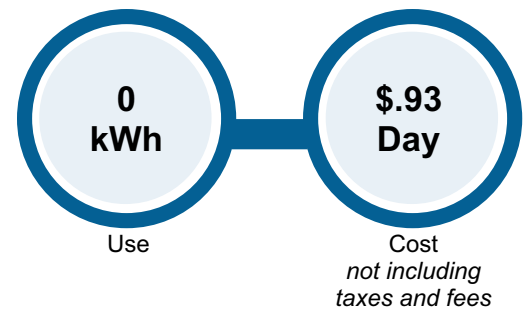


Detailed usage information is available on the SmarHub App or www.preco.coop

## 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**

☐ 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



110260213648006000009308000010308020520251

|                             |  |                                    |                            |
|-----------------------------|--|------------------------------------|----------------------------|
| <b>Account</b><br>213648006 | <b>Service Address</b><br>10980 GENTLE CURRENT WAY | <b>Service Description</b><br>PUMP | <b>Board District</b><br>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        |                |            |          |   | GS-S                         |           |            |
| Payment(s) Made         |                |            |          |   | Facilities Use Charge        |           |            |
| <b>Balance Forward</b>  |                |            |          |   | Kva Min Up Charge            |           |            |
| 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  
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  
SmarterHub 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**  
**Pay by Phone**  
**Outage**  
**Website**

800-282-3824 8am - 5pm M-F  
855-937-1752  
800-282-3824 24/7  
www.precio.coop



BUCKHEAD TRAILS CDD Agenda Page 42

Bill Date  
Account #  
Member #

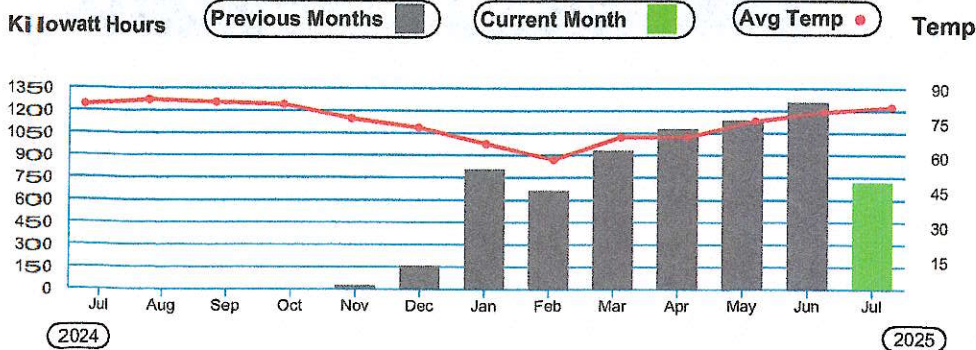
07/08/2025  
213648007  
219443

TOTAL  
AMOUNT DUE

**\$115.09**

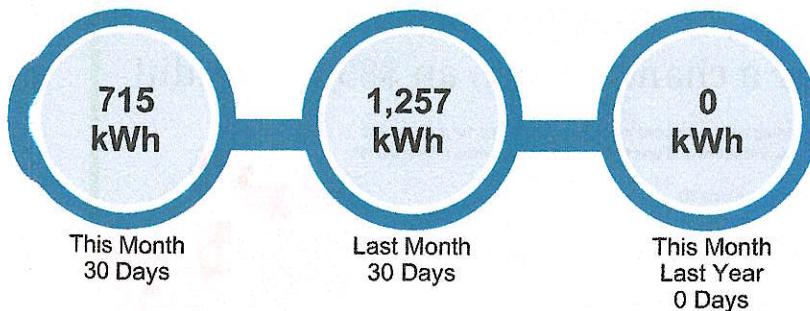
Pay by  
07/29/2025

## Monthly Energy Use

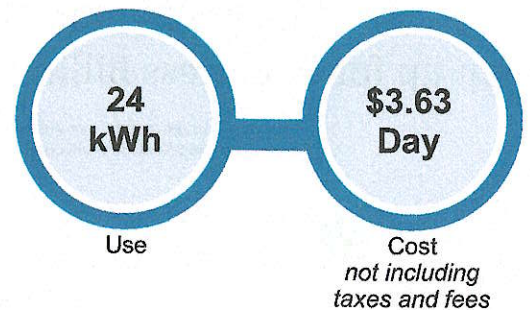


Detailed usage information is available on the SmartHub App or www.precio.coop

## 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 #  
Service Address

213648007  
12965 BENDING CREEK TRL

**Total Amount Due \$115.09**  
Pay by 07/29/2025



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

110260213648007000011509000012509070820257





# 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 Agenda Page 43

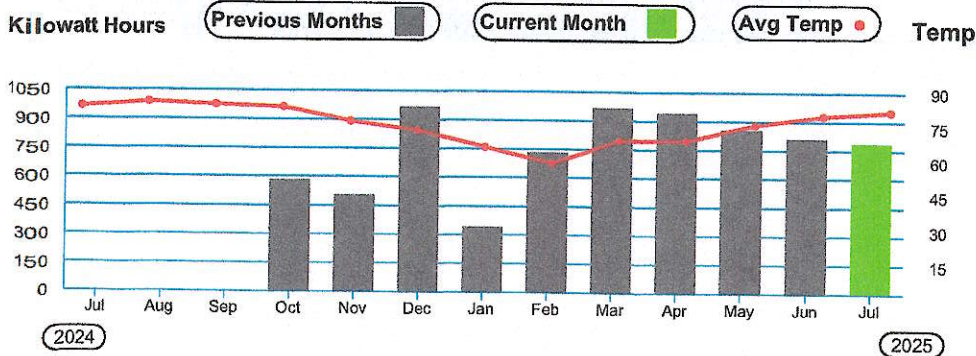
Bill Date 07/08/2025  
 Account # 213648002  
 Member # 219443

TOTAL  
AMOUNT DUE

**\$123.68**

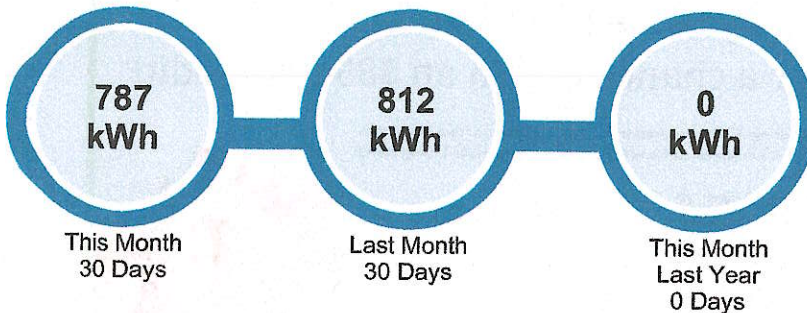
Pay by  
07/29/2025

## Monthly Energy Use

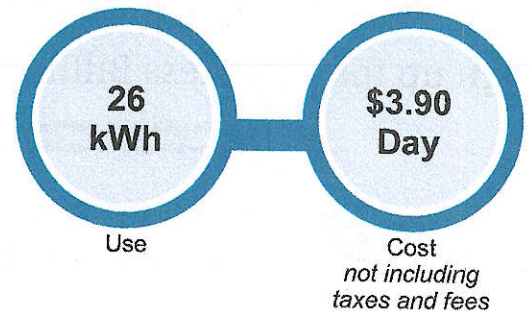


Detailed usage information is available on the SmartHub App or www.preco.coop

## 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 # 213648002  
 Service Address 12817 WANDERLUST PL

**Total Amount Due \$123.68**  
 Pay by 07/29/2025



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

110260213648002000012368000013368070820250





# 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 Agenda Page 44

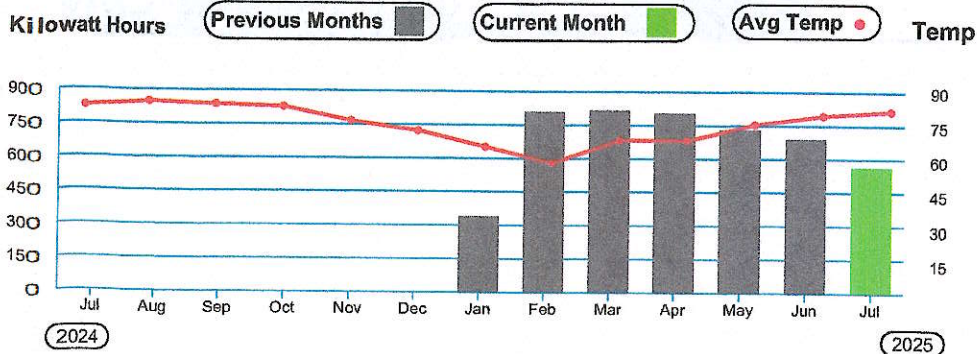
Bill Date 07/08/2025  
 Account # 213648003  
 Member # 219443

TOTAL  
AMOUNT DUE

**\$96.91**

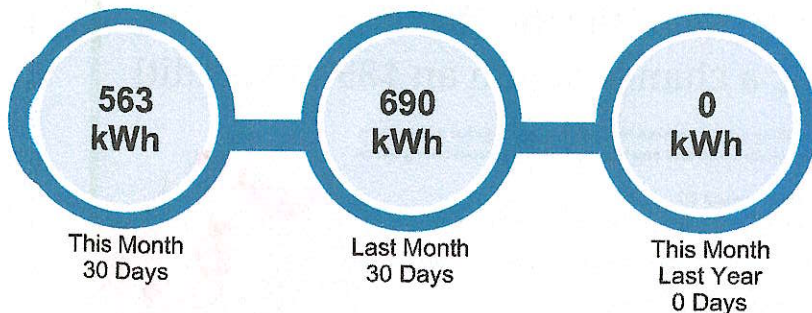
Pay by  
07/29/2025

## Monthly Energy Use

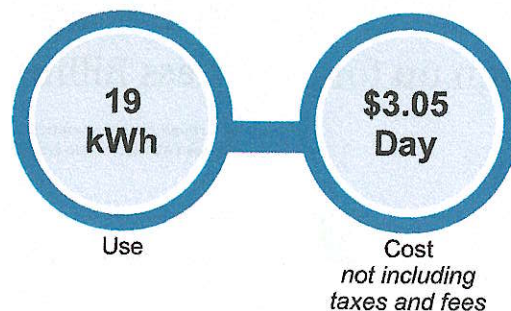


Detailed usage information is available on the SmartHub App or www.preco.coop

## 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 # 213648003  
 Service Address 12715 BENDING CREEK TRL

**Total Amount Due \$96.91**  
 Pay by 07/29/2025



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

110260213648003000009691000010691070820250



**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Buckhead Trails

Board Meeting Date: July 23, 2025

| Name |                   | In Attendance<br>Please X | Paid  |
|------|-------------------|---------------------------|-------|
| 1    | Carlos de la Ossa | X                         | \$200 |
| 2    | Nicholas Dister   |                           | X     |
| 3    | Austin Berns      | X                         | \$200 |
| 4    | Ryan Motko        |                           | X     |
| 5    | Alberto Viera     | X                         | \$200 |

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper

District Manager Signature

7/23/2025

Date

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

District Name: Buckhead Trails

Board Meeting Date: July 23, 2025

|   | Name              | In Attendance<br>Please X | Paid  |
|---|-------------------|---------------------------|-------|
| 1 | Carlos de la Ossa | X                         | \$200 |
| 2 | Nicholas Dister   |                           | X     |
| 3 | Austin Berns      | X                         | \$200 |
| 4 | Ryan Motko        |                           | X     |
| 5 | Alberto Viera     | X                         | \$200 |

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper

District Manager Signature

7/23/2025

Date

# Business Observer

Agenda Page 47

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

## INVOICE

Legal Advertising

Invoice # 25-01251M

Date 07/25/2025

**Attn:**  
Buckhead Trails CDD Inframark  
2005 PAN AM CIRCLE STE 300  
TAMPA FL 33607

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

### Description

### Amount

Serial # 25-01251M  
P.O./Ref.# 36571

\$406.88

### Notice of Public Hearing

**RE:** Meeting on August 27, 2025 at 1:00pm; Buckhead Trails CDD  
**Published:** 7/25/2025

### Important Message

Please include our Serial #  
on your check

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

Paid

()

**Total**

**\$406.88**

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

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

### NOTICE

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

# Business Observer

Agenda Page 48

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

## INVOICE

Legal Advertising

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

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for  
BOARD OF SUPERVISORS

District Name: Buckhead Trails

Board Meeting Date: July 23, 2025

|   | Name              | In Attendance<br>Please X | Paid  |
|---|-------------------|---------------------------|-------|
| 1 | Carlos de la Ossa | X                         | \$200 |
| 2 | Nicholas Dister   |                           | X     |
| 3 | Austin Berns      | X                         | \$200 |
| 4 | Ryan Motko        |                           | X     |
| 5 | Alberto Viera     | X                         | \$200 |

The supervisors present at the above referenced meeting should be compensated accordingly


Approved for payment:

Jayna Cooper

District Manager Signature

7/23/2025

Date

  
  
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: June 2025

|                    |
|--------------------|
| <b>INVOICE#</b>    |
| 154278             |
| <b>CUSTOMER ID</b> |
| C2412              |
| <b>PO#</b>         |

|                  |
|------------------|
| <b>DATE</b>      |
| 7/16/2025        |
| <b>NET TERMS</b> |
| Due On Receipt   |
| <b>DUE DATE</b>  |
| 7/16/2025        |

| DESCRIPTION     | QTY | UOM | RATE | MARKUP | AMOUNT      |
|-----------------|-----|-----|------|--------|-------------|
| Postage         | 2   | Ea  | 0.69 |        | 1.38        |
| <b>Subtotal</b> |     |     |      |        | <b>1.38</b> |

|                  |        |
|------------------|--------|
| <b>Subtotal</b>  | \$1.38 |
| <b>Tax</b>       | \$0.00 |
| <b>Total Due</b> | \$1.38 |

**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.*

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Agenda Page 51

Buckhead Trails CDD

Infarmark

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

July 09, 2025

Client: 001586

Matter: 000001

Invoice #: 26815

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

## SERVICES

| Date                        | Person | Description of Services   | Hours | Amount     |
|-----------------------------|--------|---|-------|------------|
| 6/11/2025                   | LC     | REVIEW BOARD SEATS AND TERMS; REVIEW SUPERVISOR OF ELECTIONS NUMBER OF QUALIFIED VOTERS FOR 2025 AND UPDATE RECORDS RE SAME.  | 0.2   | \$39.00    |
| 6/12/2025                   | JMV    | PREPARE LEGAL NOTICES FOR CDD BOARD MEETING AND PUBLIC HEARING; PREPARE RESOLUTION FOR CDD BOARD MEETING.   | 1.0   | \$405.00   |
| 6/19/2025                   | LC     | RESEARCH RE FUNDING ALLOCATION RESOLUTIONS.   | 0.2   | \$39.00    |
| 6/20/2025                   | KCH    | PREPARE FOR AND ATTEND EPG OPERATIONS MEETING IN PERSON.  | 0.4   | \$150.00   |
| 6/23/2025                   | CAW    | REVIEW 2025/2026 BUDGET, NOTICES OF PUBLIC HEARING, MAILED O/M ASSESSMENT LETTER, RESOLUTION ADOPTING BUDGET, AND RESOLUTION IMPOSING ASSESSMENTS.                    | 0.3   | \$112.50   |
| 6/24/2025                   | AM     | REVISE, FINALIZE AND TRANSMIT FINAL PUBLICATION AD AND RESOLUTIONS WITH INSTRUCTIONS.   | 0.2   | \$39.00    |
| 6/25/2025                   | LC     | REVIEW SPREADSHEET FROM J. COOPER AND CONFIRM SEAT DESIGNATIONS AND TERMS.  | 0.2   | \$39.00    |
| 6/30/2025                   | LC     | REVIEW CORRESPONDENCE FROM J. COOPER REQUESTING INFORMATION ON PROJECTED FIRST GENERAL ELECTION AND PROJECTED TURNOVER DATES; UPDATE J. COOPER'S SPREADSHEET RE SAME. | 0.1   | \$19.50    |
| 6/30/2025                   | KCH    | PREPARE EASEMENT ENCROACHMENT AGREEMENT FOR 10907 GENTLE CURRENT WAY; REVIEW ASSOCIATED PLATS AND ARC APPLICATION.  | 1.0   | \$375.00   |
| Total Professional Services |        |   | 3.6   | \$1,218.00 |

|                        |            |                   |
|------------------------|------------|-------------------|
| Total Services         | \$1,218.00 |                   |
| Total Disbursements    | \$0.00     |                   |
| Total Current Charges  |            | \$1,218.00        |
| Previous Balance       |            | \$1,102.00        |
| <b>PAY THIS AMOUNT</b> |            | <b>\$2,320.00</b> |

*Please Include Invoice Number on all Correspondence*



Outstanding Invoices

| Invoice Number              | Invoice Date  | Services   | Disbursements | Interest | Tax    | Total      |
|-----------------------------|---------------|------------|---------------|----------|--------|------------|
| 26648                       | June 10, 2025 | \$1,102.00 | \$0.00        | \$0.00   | \$0.00 | \$2,320.00 |
| Total Remaining Balance Due |               |            |               |          |        | \$2,320.00 |

AGED ACCOUNTS RECEIVABLE

| 0-30 Days  | 31-60 Days | 61-90 Days | Over 90 Days |
|------------|------------|------------|--------------|
| \$2,320.00 | \$0.00     | \$0.00     | \$0.00       |

# **Buckhead Trails Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
July 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 July 31, 2025  
(In Whole Numbers)

| ACCOUNT DESCRIPTION                          | GENERAL<br>FUND  | SERIES 2022<br>DEBT SERVICE<br>FUND | SERIES 2024<br>DEBT SERVICE<br>FUND | SERIES 2022<br>CAPITAL<br>PROJECTS<br>FUND | SERIES 2024<br>CAPITAL<br>PROJECT<br>FUNDS | GENERAL<br>FIXED ASSETS<br>FUND | GENERAL<br>LONG-TERM<br>DEBT FUND | TOTAL                |
|--|------------------|-------------------------------------|-------------------------------------|--|--|---------------------------------|-----------------------------------|----------------------|
| <b>ASSETS</b>                                |                  |                                     |                                     |  |  |                                 |                                   |                      |
| Cash - Operating Account                     | \$ 3,850         | \$ -                                | \$ -                                | \$ -                                       | \$ -                                       | \$ -                            | \$ -                              | \$ 3,850             |
| Due From Other Funds                         | 2,024            | 1,780                               | -                                   | -  | -  | -                               | -                                 | 3,804                |
| Investments:                                 |                  |                                     |                                     |  |  |                                 |                                   |                      |
| Acq. & Construction - Amenity                | -                | -                                   | -                                   | 844,531                                    | -  | -                               | -                                 | 844,531              |
| Acq. & Construction - Other                  | -                | -                                   | -                                   | -  | 1,241,776                                  | -                               | -                                 | 1,241,776            |
| Acquisition & Construction Account           | -                | -                                   | -                                   | 5  | 1,440                                      | -                               | -                                 | 1,445                |
| Prepayment Account                           | -                | -                                   | 2,101,110                           | -  | -  | -                               | -                                 | 2,101,110            |
| Reserve Fund                                 | -                | 871,128                             | 1,118,399                           | -  | -  | -                               | -                                 | 1,989,527            |
| Revenue Fund                                 | -                | 120,421                             | 127,905                             | -  | -  | -                               | -                                 | 248,326              |
| Fixed Assets                                 |                  |                                     |                                     |  |  |                                 |                                   |                      |
| Construction Work In Process                 | -                | -                                   | -                                   | -  | -  | 17,076,003                      | -                                 | 17,076,003           |
| Amount To Be Provided                        | -                | -                                   | -                                   | -  | -  | -                               | 27,765,000                        | 27,765,000           |
| <b>TOTAL ASSETS</b>                          | <b>\$ 5,874</b>  | <b>\$ 993,329</b>                   | <b>\$ 3,347,414</b>                 | <b>\$ 844,536</b>                          | <b>\$ 1,243,216</b>                        | <b>\$ 17,076,003</b>            | <b>\$ 27,765,000</b>              | <b>\$ 51,275,372</b> |
| <b>LIABILITIES</b>                           |                  |                                     |                                     |  |  |                                 |                                   |                      |
| Accounts Payable                             | \$ 105,895       | \$ -                                | \$ -                                | \$ 254,308                                 | \$ -                                       | \$ -                            | \$ -                              | \$ 360,203           |
| Bonds Payable                                | -                | -                                   | -                                   | -  | -  | -                               | 27,765,000                        | 27,765,000           |
| Due To Other Funds                           | -                | -                                   | -                                   | 3,804                                      | -  | -                               | -                                 | 3,804                |
| <b>TOTAL LIABILITIES</b>                     | <b>105,895</b>   | <b>-</b>                            | <b>-</b>                            | <b>258,112</b>                             | <b>-</b>                                   | <b>-</b>                        | <b>27,765,000</b>                 | <b>28,129,007</b>    |
| <b>FUND BALANCES</b>                         |                  |                                     |                                     |  |  |                                 |                                   |                      |
| Restricted for:                              |                  |                                     |                                     |  |  |                                 |                                   |                      |
| Debt Service                                 | -                | 993,329                             | 3,347,414                           | -  | -  | -                               | -                                 | 4,340,743            |
| Capital Projects                             | -                | -                                   | -                                   | 586,424                                    | 1,243,216                                  | -                               | -                                 | 1,829,640            |
| Unassigned:                                  | (100,021)        | -                                   | -                                   | -  | -  | 17,076,003                      | -                                 | 16,975,982           |
| <b>TOTAL FUND BALANCES</b>                   | <b>(100,021)</b> | <b>993,329</b>                      | <b>3,347,414</b>                    | <b>586,424</b>                             | <b>1,243,216</b>                           | <b>17,076,003</b>               | <b>-</b>                          | <b>23,146,365</b>    |
| <b>TOTAL LIABILITIES &amp; FUND BALANCES</b> | <b>\$ 5,874</b>  | <b>\$ 993,329</b>                   | <b>\$ 3,347,414</b>                 | <b>\$ 844,536</b>                          | <b>\$ 1,243,216</b>                        | <b>\$ 17,076,003</b>            | <b>\$ 27,765,000</b>              | <b>\$ 51,275,372</b> |

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025  
General Fund (001)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION            | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--------------------------------|-----------------------------|------------------------|-----------------------------|--|
| <b>REVENUES</b>                |                             |                        |                             |  |
| Interest - Tax Collector       | \$ -                        | \$ 614                 | \$ 614                      | 0.00%                                  |
| Special Assmnts- Tax Collector | -                           | 155,475                | 155,475                     | 0.00%                                  |
| Special Assmnts- CDD Collected | -                           | 175,823                | 175,823                     | 0.00%                                  |
| Developer Contribution         | 515,745                     | 65,727                 | (450,018)                   | 12.74%                                 |
| Other Miscellaneous Revenues   | -                           | 150                    | 150                         | 0.00%                                  |
| <b>TOTAL REVENUES</b>          | <b>515,745</b>              | <b>397,789</b>         | <b>(117,956)</b>            | <b>77.13%</b>                          |

**EXPENDITURES****Administration**

|                                 |                |                |               |               |
|---------------------------------|----------------|----------------|---------------|---------------|
| Supervisor Fees                 | 12,000         | 5,200          | 6,800         | 43.33%        |
| ProfServ-Administrative         | 4,500          | 3,750          | 750           | 83.33%        |
| ProfServ-Construction           | 9,000          | 4,500          | 4,500         | 50.00%        |
| ProfServ-Dissemination Agent    | 11,500         | 8,533          | 2,967         | 74.20%        |
| Field Management                | -              | 8,156          | (8,156)       | 0.00%         |
| ProfServ-Info Technology        | 600            | 500            | 100           | 83.33%        |
| 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          | 18,091         | (8,591)       | 190.43%       |
| District Engineer               | 9,500          | 12,257         | (2,757)       | 129.02%       |
| District Manager                | 25,000         | 23,500         | 1,500         | 94.00%        |
| Accounting Services             | 9,000          | 7,500          | 1,500         | 83.33%        |
| Auditing Services               | 6,000          | 7,000          | (1,000)       | 116.67%       |
| Website Compliance              | 1,600          | 1,592          | 8             | 99.50%        |
| Postage                         | 500            | 34             | 466           | 6.80%         |
| Rentals & Leases                | 600            | 500            | 100           | 83.33%        |
| 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          | 1,054          | 2,446         | 30.11%        |
| Bank Fees                       | 100            | -              | 100           | 0.00%         |
| Financial & Revenue Collections | 1,200          | 3,750          | (2,550)       | 312.50%       |
| Meeting Expense                 | 1,000          | 146            | 854           | 14.60%        |
| Entry System-Key Fob            | 2,000          | -              | 2,000         | 0.00%         |
| Website Administration          | 1,200          | 1,000          | 200           | 83.33%        |
| 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>120,033</b> | <b>22,516</b> | <b>84.20%</b> |

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025  
General Fund (001)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b><u>Other Physical Environment</u></b>     |                             |                        |                             |  |
| Contracts-Janitorial Services                | 16,000                      | -                      | 16,000                      | 0.00%                                  |
| Contracts-Landscape                          | 150,000                     | 127,462                | 22,538                      | 84.97%                                 |
| Contracts-Aquatic Control                    | 38,000                      | 20,339                 | 17,661                      | 53.52%                                 |
| Contracts-Pools                              | 24,000                      | -                      | 24,000                      | 0.00%                                  |
| Amenity Center Pest Control                  | 1,800                       | -                      | 1,800                       | 0.00%                                  |
| Electricity - Streetlights                   | 50,000                      | 140,701                | (90,701)                    | 281.40%                                |
| 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                      | 22,745                 | (2,745)                     | 113.73%                                |
| R&M-Security Cameras                         | 2,000                       | -                      | 2,000                       | 0.00%                                  |
| Mitigation Maintenance                       | -                           | 64,233                 | (64,233)                    | 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                      | 2,448                  | 7,552                       | 24.48%                                 |
| 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>383,098</b>         | <b>(10,152)</b>             | <b>102.72%</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>503,481</b>         | <b>12,264</b>               | <b>97.62%</b>                          |
| Excess (deficiency) of revenues              |                             |                        |                             |  |
| Over (under) expenditures                    | -                           | (105,692)              | (105,692)                   | 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                   | \$ -                        | \$ (105,692)           | \$ (105,692)                | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b> |                             | <b>5,673</b>           |                             |  |
| <b>FUND BALANCE, ENDING</b>                  |                             | <b>\$ (100,019)</b>    |                             |  |

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025  
Series 2022 Debt Service Fund (200)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b><u>REVENUES</u></b>                       |                             |                        |                             |  |
| Interest - Investments                       | \$ -                        | \$ 37,842              | \$ 37,842                   | 0.00%                                  |
| Special Assmnts- Tax Collector               | -                           | 449,953                | 449,953                     | 0.00%                                  |
| Special Assmnts- CDD Collected               | 868,775                     | 194,644                | (674,131)                   | 22.40%                                 |
| <b>TOTAL REVENUES</b>                        | <b>868,775</b>              | <b>682,439</b>         | <b>(186,336)</b>            | <b>78.55%</b>                          |
| <b><u>EXPENDITURES</u></b>                   |                             |                        |                             |  |
| <b><u>Debt Service</u></b>                   |                             |                        |                             |  |
| Principal Debt Retirement                    | 190,000                     | 190,000                | -                           | 100.00%                                |
| Interest Expense                             | 678,775                     | 683,288                | (4,513)                     | 100.66%                                |
| <b>Total Debt Service</b>                    | <b>868,775</b>              | <b>873,288</b>         | <b>(4,513)</b>              | <b>100.52%</b>                         |
| <b>TOTAL EXPENDITURES</b>                    | <b>868,775</b>              | <b>873,288</b>         | <b>(4,513)</b>              | <b>100.52%</b>                         |
| Excess (deficiency) of revenues              |                             |                        |                             |  |
| Over (under) expenditures                    | -                           | (190,849)              | (190,849)                   | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b> |                             | <b>1,184,178</b>       |                             |  |
| <b>FUND BALANCE, ENDING</b>                  |                             | <b>\$ 993,329</b>      |                             |  |

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025  
Series 2024 Debt Service Fund (203)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b><u>REVENUES</u></b>                       |                             |                        |                             |  |
| Interest - Investments                       | \$ -                        | \$ 56,382              | \$ 56,382                   | 0.00%                                  |
| Special Assmnts- CDD Collected               | 1,117,985                   | 3,141,159              | 2,023,174                   | 280.97%                                |
| <b>TOTAL REVENUES</b>                        | <b>1,117,985</b>            | <b>3,197,541</b>       | <b>2,079,556</b>            | <b>286.01%</b>                         |
| <b><u>EXPENDITURES</u></b>                   |                             |                        |                             |  |
| <b><u>Debt Service</u></b>                   |                             |                        |                             |  |
| Principal Debt Retirement                    | 220,000                     | 220,000                | -                           | 100.00%                                |
| Interest Expense                             | 897,985                     | 988,453                | (90,468)                    | 110.07%                                |
| <b>Total Debt Service</b>                    | <b>1,117,985</b>            | <b>1,208,453</b>       | <b>(90,468)</b>             | <b>108.09%</b>                         |
| <b>TOTAL EXPENDITURES</b>                    | <b>1,117,985</b>            | <b>1,208,453</b>       | <b>(90,468)</b>             | <b>108.09%</b>                         |
| Excess (deficiency) of revenues              |                             |                        |                             |  |
| Over (under) expenditures                    | -                           | 1,989,088              | 1,989,088                   | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b> |                             | <b>1,358,326</b>       |                             |  |
| <b>FUND BALANCE, ENDING</b>                  |                             | <b>\$ 3,347,414</b>    |                             |  |

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025  
Series 2022 Capital Projects Fund (300)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION  | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b><u>REVENUES</u></b>                                       |                             |                        |                             |  |
| Interest - Investments                                       | \$ -                        | \$ 30,191              | \$ 30,191                   | 0.00%                                  |
| <b>TOTAL REVENUES</b>  | <b>-</b>                    | <b>30,191</b>          | <b>30,191</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<br>Over (under) expenditures | -                           | 30,191                 | 30,191                      | 0.00%                                  |
| <b><u>OTHER FINANCING SOURCES (USES)</u></b>                 |                             |                        |                             |  |
| Construction in Progress                                     | -                           | (355,041)              | (355,041)                   | 0.00%                                  |
| <b>TOTAL FINANCING SOURCES (USES)</b>                        | <b>-</b>                    | <b>(355,041)</b>       | <b>(355,041)</b>            | <b>0.00%</b>                           |
| Net change in fund balance                                   | \$ -                        | \$ (324,850)           | \$ (324,850)                | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>                 |                             | <b>911,274</b>         |                             |  |
| <b>FUND BALANCE, ENDING</b>                                  |                             | <b>\$ 586,424</b>      |                             |  |



**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 31, 2025  
Series 2024 Capital Project Funds (303)  
*(In Whole Numbers)*

| ACCOUNT DESCRIPTION                          | ANNUAL<br>ADOPTED<br>BUDGET | YEAR TO DATE<br>ACTUAL | VARIANCE (\$)<br>FAV(UNFAV) | YTD ACTUAL<br>AS A % OF<br>ADOPTED BUD |
|--|-----------------------------|------------------------|-----------------------------|--|
| <b><u>REVENUES</u></b>                       |                             |                        |                             |  |
| Interest - Investments                       | \$ -                        | \$ 147,038             | \$ 147,038                  | 0.00%                                  |
| <b>TOTAL REVENUES</b>                        | <b>-</b>                    | <b>147,038</b>         | <b>147,038</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                    | -                           | 147,038                | 147,038                     | 0.00%                                  |
| <b><u>OTHER FINANCING SOURCES (USES)</u></b> |                             |                        |                             |  |
| Construction in Progress                     | -                           | (7,048,083)            | (7,048,083)                 | 0.00%                                  |
| <b>TOTAL FINANCING SOURCES (USES)</b>        | <b>-</b>                    | <b>(7,048,083)</b>     | <b>(7,048,083)</b>          | <b>0.00%</b>                           |
| Net change in fund balance                   | \$ -                        | \$ (6,901,045)         | \$ (6,901,045)              | 0.00%                                  |
| <b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b> |                             | <b>8,144,261</b>       |                             |  |
| <b>FUND BALANCE, ENDING</b>                  |                             | <b>\$ 1,243,216</b>    |                             |  |

## Buckhead Trails CDD

**Statement Date** 07/31/2025

| Posting Date               | Document Type | Document No. | Vendor                       | Description   | Amount    | Cleared Amount | Difference |
|----------------------------|---------------|--------------|------------------------------|---|-----------|----------------|------------|
| Deposits                   |               |              |                              |   |           |                |            |
| 12/01/2024                 |               | JE000473     |                              | Reve Adj of bank rec                                | 1,002.29  | 1,002.29       | 0.00       |
| 07/30/2025                 |               | JE000684     | Interest - Tax Collector     | Interest - Tax Collector                            | 133.21    | 133.21         | 0.00       |
| 07/30/2025                 |               | JE000685     | Other Miscellaneous Revenues | Deposit-Fence Easement                              | 150.00    | 150.00         | 0.00       |
| Total Deposits             |               |              |                              |   | 1,285.50  | 1,285.50       | 0.00       |
| Checks                     |               |              |                              |   |           |                |            |
| 06/04/2025                 | Payment       | 1243         | INFRAMARK LLC                | Check for Vendor V00007                             | -750.00   | -750.00        | 0.00       |
| 06/19/2025                 | Payment       | 1247         | BUCKHEAD TRAILS CDD          | Check for Vendor V00018                             | -1,657.72 | -1,657.72      | 0.00       |
| 06/24/2025                 | Payment       | 1249         | BUCKHEAD TRAILS CDD          | Check for Vendor V00018                             | -1,687.50 | -1,687.50      | 0.00       |
| 07/16/2025                 | Payment       | 1250         | PEACE RIVER ELECTRIC         | Check for Vendor V00032                             | -935.69   | -935.69        | 0.00       |
| 07/01/2025                 |               | JE000691     | Electricity - Streetlights   | Rev the Rev JE to clear the 2024 outstanding amount | -1,002.29 | -1,002.29      | 0.00       |
| Total Checks               |               |              |                              |   | -6,033.20 | -6,033.20      | 0.00       |
| Adjustments                |               |              |                              |   |           |                |            |
| Total Adjustments          |               |              |                              |   |           |                |            |
| Outstanding Checks         |               |              |                              |   |           |                |            |
| 06/04/2025                 | Payment       | 1245         | RYAN MOTKO                   | Check for Vendor V00015                             |           |                | -200.00    |
| 07/30/2025                 | Payment       | 1251         | BUSINESS OBSERVER            | Check for Vendor V00017                             |           |                | -406.88    |
| Total Outstanding Checks   |               |              |                              |   |           |                | -606.88    |
| Outstanding Deposits       |               |              |                              |   |           |                |            |
| Total Outstanding Deposits |               |              |                              |   |           |                |            |

# Addendum #2 to the Aquatic Management Agreement

This Addendum #2 to the Aquatic Management Agreement (this “**Addendum #2**”) is made and entered into as of August 1, 2025, by and between the **Buckhead Trails Community Development District** (the “**District**”) and **Bayhead Ecological Solutions, LLC**, a Florida limited liability company (the “**Contractor**”).

## Background Information:

The District and the Contractor entered into the Aquatic Management Agreement dated November 1, 2024 (the “**Agreement**”), and that Addendum #1 dated April 1, 2025. 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 add additional common areas to the scope of services and to update the compensation accordingly. The Contractor submitted a proposal for such additional services which have been incorporated into this Addendum #2. The District and the Contractor each has the authority to execute Addendum #2 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum #2 so that this Addendum #2 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:

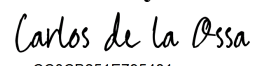
- 1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Addendum #2.
- 2. **Addition to Scope of Services.** Contractor agrees to provide the additional specific maintenance services described in their scope of work, relevant parts of which are attached hereto as **Exhibit A** for the District’s wetland areas depicted in the map included in their scope of work.
- 3. **Additional Compensation for Additional Services.** Contractor shall perform the additional services for total amount of **\$7,828.00**. The District agrees to compensate the Contractor for this additional work in the amount of **\$1,957.00** per event to be paid after each quarterly service.
- 4. **Term.** The term of the Agreement is extended to one year from the date of this Addendum #2 to allow completion of the work in Exhibit A only. No other services in the Agreement or Addendum #1 shall be extended beyond their original timeline.
- 5. **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 Addendum #2 effective as of the date written above.

**Bayhead Ecological Solutions, LLC**

DocuSigned by:  
By:   
Name: Jeffrey Busch  
Title: Principal

**Buckhead Trails  
Community Development District**

  
CC0CB251E795481  
Carlos de la Ossa  
Chair of the Board of Supervisors

# Exhibit A



**BUCKHEAD TRAILS CDD INFRAMARK  
OAKFIELD PHASE 1-2 CREEK BUFFER QUARTERLY MAINTENANCE  
MANATEE COUNTY, FLORIDA**

**SCOPE OF WORK**

**1.0 QUARTERLY HERBACEOUS TREATMENT**

Bayhead will also execute maintenance spray events on all Florida Invasive Species Council (FISC) listed Category I, II or III nuisance exotic or invasive flora/vegetation within the wetland buffer enhancements listed below. These events are priced such that they begin within 90 days after the initial removal event and occur quarterly. These events are also limited to wetland enhancement buffers Creek area for Phase 1 and 2 as defined on the enclosed Oakfield LAKES project map.



Oakfield Lakes  
Phase 1 and 2  
Quarterly  
maintenance  
Area.

**Down to Earth**

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

**Estimate: #122784****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**

Annua installation - July 2025

**Estimated Job Start Date**

July 14, 2025

**Proposed By**

Alexandra Steiner

**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)             |             |                 |             | \$510.00          |
| "Vinca" Installed (E)                          | 1 Gallon    | 300             | \$13.52     | \$4,056.00        |
| Comand Scape Planting Mix                      | Cubic Yard  | 1               | \$133.50    | \$133.50          |
| <b>Irrigation Repairs</b>                      |             |                 |             |                   |
| Irrigation Labor (Hide)                        |             |                 |             | \$255.00          |
| <b>Subtotal</b>                                |             |                 |             | <b>\$4,954.50</b> |
| Estimated Tax                                  |             |                 |             | \$0.00            |
| <b>Job Total</b>                               |             |                 |             | <b>\$4,954.50</b> |

Plant (300) Vinca at monument signs. Vinca are drought and heat resistant and do well in full sun areas.

\*Note we will not remove any healthy, established Impatiens.

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:

**Alexandra Steiner**

Down to Earth

07/07/2025

Date

Agreed & Accepted By:

Signed by:

*Carlos de la Ossa*

7/18/2025

CC0CB254E795481...

Buckhead Trails Pond  
Maintenance

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/>.

## **Sixth Order of Business**



## Buckhead Trails 8/18/25, 10:36 AM

Buckhead Trails CDD, Down To Earth

Monday, August 18, 2025

Prepared For Board Of Supervisors

12 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

Completed

No response/  
Not completed

Scheduled/  
Monitoring



## Item 1- Bending Creek Trl.

Due By: Tuesday, September 2, 2025

Assigned To: Down To Earth

Photos 1–4 show that the monument itself is well maintained. The palm trees to the right of the monument appear stressed. DTE will inspect them to determine the cause. Trim the dead fronds off the Bismarck palm located in the same area.

There are also dead plumbago plants behind the monument near Pond 7 at the Buckhead (north) entrance that need to be removed and replaced (provide proposal if needed)



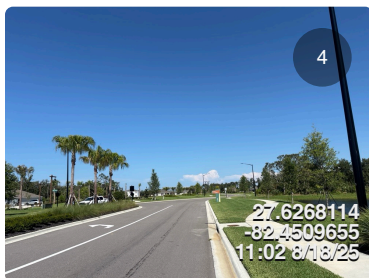
## Item 2- Bending Creek Trl.

Due By: Tuesday, September 2, 2025

Assigned To: Down To Earth

Photos 1–4 show that the turf, palm trees, trees, and plants are all well-maintained, green, and healthy. **One Bismarck palm requires trimming of dead fronds.** Other than that, everything else

is well-maintained.



### Item 3- Buck Eye Rd.

Assigned To: Down To Earth

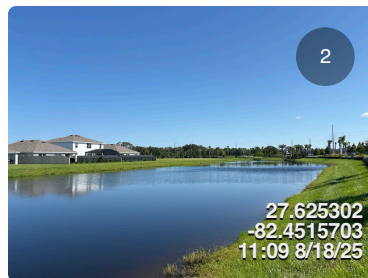
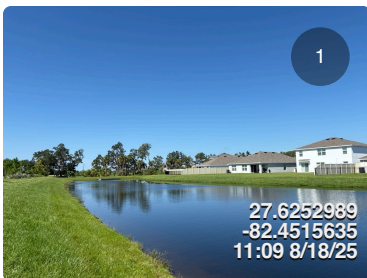
Photos 1–4 show trees, plants, turf, and soft edging are well maintained; the grass looks healthy. Photo 4 shows one dead Sabal palm; Suggs is aware. There are still about 17–18 palms to be replaced, and all replacements are scheduled for the day the Buckeye Road work is completed.



### Item 4- Pond 1

Assigned To: Sitex Aquatics.

The pond is well maintained.



## Item 5- Bending Creek Trl

Due By: Tuesday, September 2, 2025

Assigned To: Down To Earth.

Photos 1–4, taken on Bending Creek TRL, show that the plants, turf, are well maintained.

Photo 2 shows some dead plumbago that needs to be removed and replaced. Provide a proposal if needed.





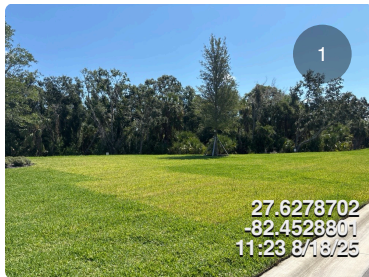
## Item 6- Bending Creek Trl.

Due By: Tuesday, September 2, 2025

Assigned To: Down To Earth

Photos 1 and 2 show that fertility needs improvement, as the turf installed a few months ago appears yellowish compared to the established turf.

Photos 3 and 4, taken along Bending Creek towards Blue Reflection, show that the area is well maintained, nicely trimmed, and the sidewalks are well edged.



## Item 7- Bending Creek Trl & Summer Breeze Ln.

Due By: Tuesday, September 2, 2025

Assigned To: Down To Earth

Photos 1 and 2 on Bending Creek show that the plant material is green and healthy, and the beds are soft-edged. **However, the hedges need pruning and separation for a cleaner appearance.**

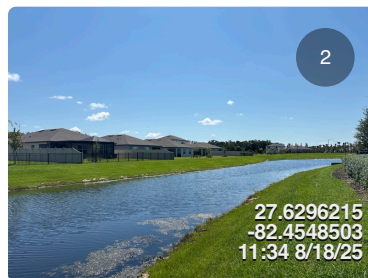
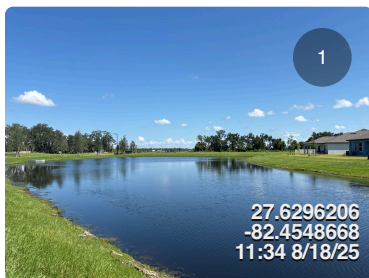
Photos 3 and 4 show another area that is well maintained.



## Item 8- Pond 5

Assigned To: Sitex Aquatics

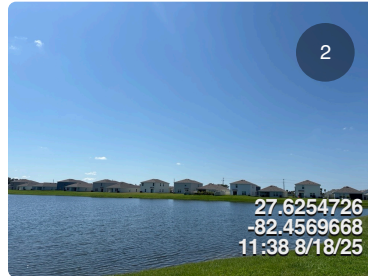
The pond was treated for filamentous algae, which has now died off.



## Item 9- Pond 9

Assigned To: Sitex Aquatics

The pond is well maintained.



## Item 10- Pond 10

Assigned To: Sitex Aquatics

The pond is well maintained.



## Item 11- Hidden Banks.

Due By: Tuesday, September 2, 2025

Assigned To: Down To Earth

Photos 1 through 4 on Hidden Banks and Buckeye Road show that the beds are well maintained and the plants look green and healthy. **However, some Plumbago need to be removed and replaced; provide a proposal if needed.** The Medjool palms in the center island at the entrance are also well maintained.





## Item 12- Buckeye Rd.

Due By: Tuesday, September 2, 2025

Assigned To: Down To Earth

Photos 1–4 show plant material that is green and healthy. Some Sabal palms are dead and are scheduled to be replaced once the work on Buckeye Road is completed. Photo 3 shows some abricola that is showing signs of stress; please inspect and determine the cause. Photo 4 shows green and healthy pine trees along the landscape bed on Buckeye Road.

