

**BUCKHEAD TRAILS
COMMUNITY DEVELOPMENT
DISTRICT**

NOVEMBER 19, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Buckhead Trails Community Development District

Board of Supervisors

Carlos de la Ossa, Chairman
Nicholas Dister, Vice-Chairman
Austin Berns, Assistant Secretary
Ryan Motko, Assistant Secretary
Alberto Viera, Assistant Secretary

District Staff

Brian Lamb, District Secretary
Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Arturo Gandarilla, Field Manager
Rollamay Turkoane District Manager
Jacqueline Gray, Administrative Assistant
Jonathan Sciortino, District Accountant

Regular Meeting Agenda

The Regular Meetings of Buckhead Trails Community Development District will be held on **November 19, 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: 242 062 377 278 6 Passcode: 8QV78CY2
Call in #: [+1 646-838-1601](#) Phone conference ID: 443 559 593#

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

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. BUSINESS ITEMS

- A. Consideration of Fence Easement Encroachment Agreement for 10911 Gentle Current Way
- B. Consideration of Fence Easement Encroachment Agreement for 10828 Hidden Banks Glen
- C. Consideration of Fence Easement Encroachment Agreement for 12733 Wanderlust
- D. Consideration of Resolution 2026-01 Budget amendment
- E. Consideration of School Now Website Proposal
- F. Presentation of FY 2026 Goals and Objectives

4. CONSENT AGENDA

- A. Approval of Meeting Minutes for September 24, 2025
- B. Consideration of Operation and Maintenance Expenditures September 2025
- C. Acceptance of the Financials and Approval of the Check Register for September 2025
- D. Ratification on Grau & Associates Fiscal Year 2025 Audit Engagement Letter

5. STAFF REPORTS

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

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

Prepared by and return to:
Michael L. Broadus, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Parcel No.: 589111659

Easement Encroachment Agreement

This Easement Encroachment Agreement (this “**Agreement**”) is entered into as of _____, 2025 (the “**Effective Date**”), between the **Buckhead Trails Community Development District** (the “**District**”) whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **INVITATION HOMES 7 FLORIDA LP** (the “**Landowner**”), whose mailing address is PO Box 4900, Scottsdale, AZ 85261.

WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 153, BUCKHEAD TRAILS PHASE IIA (the “**Property**”), a subdivision according to the plat thereof recorded at Plat Book 79, Pages 180-193 (the “**Plat**”), of the Public Records of Manatee County, Florida (the “**Plat**”). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Manatee County.
2. **District Easement.** The District has a 12.5’ Public Drainage Easement (the “**Easement**”) on the West North-Westerly side of the Property, as shown on the Plat. Landowner desires to encroach into the Easement by installing a 6-foot-tall tan PVC vinyl privacy fence and a 4-foot-tall black aluminum 3-rail fence as depicted in the Plot Plan submitted (the “**Improvements**”). The Improvements may be installed as long as the Improvements include a gate on both the front and back fences of a minimum width of five (5) feet.
3. **Acknowledgment of Underground Drainage Pipes.** Landowner acknowledges that there are underground drainage pipes in the Easement in which the Improvements will be placed. Landowner agrees that the fence posts for the Improvements will not be installed more than eighteen inches (18”) below ground to avoid the underground drainage pipes. If the fence posts require additional depth below ground for safe installation, the Landowner will require the installer or contractor to prod the ground to determine the exact location of the underground drainage pipe and certify that the fence posts will not conflict with the underground pipe in order to determine the desired depth for the fence posts. The Landowner will instruct the installer or the contractor that any fence post placed over the pipe will have a six-inch (6”) separation space between the top of the pipe and the bottom of the excavated area for installation of the fence posts. Landowner is responsible for locating all other underground utility lines and cables
4. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described

herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the easement area or the use of the easement for public purposes. The Landowner shall be responsible for routine maintenance of the Improvements within the Easement. The Landowner shall allow the District access through the Easement.

5. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners' association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.
6. **Term and Termination.**
 - a. This Agreement shall remain in effect in perpetuity until terminated by either party.
 - b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
 - c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
 - d. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Manatee County.
 - e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
 - f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.
7. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Manatee County improvements or structures located within the Easement; and (4) any claims for injury to any person or damages to any property because of the Improvements.
8. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.
9. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.
10. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

11. **Attorney's Fees**. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
12. **No Title Search**. Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.
13. **Amendments**. This Agreement may only be amended in writing by the parties.
14. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
15. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
16. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

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

[signatures pages to follow]

Witnesses:

**Buckhead Trails
Community Development District**

Print Name: _____

Address: _____

Name: Carlos de la Ossa

Title: Chair of the Board of Supervisors

Print Name: _____

Address: _____

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence on _____, 2025, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Buckhead Trails Community Development District, on behalf of the District, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Print Name

Address

Address

Print Name

Address

INVITATION HOMES 7 FLORIDA LP

Name: _____

Title: _____

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence on _____, 2025, by _____, as _____ for INVITATION HOMES 7 FLORIDA LP, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Prepared by and return to:
Michael L. Broadus, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Parcel No.: 589101359

Encroachment Agreement

This Encroachment Agreement (this “**Agreement**”) is entered into as of _____, 2025 (the “**Effective Date**”), between the **Buckhead Trails Community Development District** (the “**District**”) whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **INVITATION HOMES 7 FLORIDA LP** (the “**Landowner**”), whose mailing address is PO Box 4900, Scottsdale, AZ 85261.

WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 7, BUCKHEAD TRAILS PHASE IIA (the “**Property**”), a subdivision according to the plat thereof recorded at Plat Book 80, Pages 120-130 (the “**Plat**”), of the Public Records of Manatee County, Florida (the “**Plat**”). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Manatee County.
2. **District Boundary Wall.** The District has a boundary wall (the “**Wall**”) along the entire South side of the Property. Landowner desires to encroach upon the Wall by installing a 6-foot-tall tan PVC vinyl privacy fence with gate that will abut the Wall as depicted in the Plot Plan submitted (the “**Improvements**”). The Improvements shall not directly attach to the Wall. With the exception of cleaning and maintenance, the District’s Wall shall remain undisturbed. The Landowner shall not place articles of any kind on the District’s boundary wall.
3. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the Wall area or the use of the Wall. The Landowner shall be responsible for routine maintenance of the Improvements access to the Wall. The Landowner shall allow the District access to the Wall.
4. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners’ association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.

5. **Term and Termination.**

- a. This Agreement shall remain in effect in perpetuity until terminated by either party.
- b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
- c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
- d. Upon termination of this Agreement, the District may record a Notice of Termination of Encroachment Agreement in the official records of the Clerk of the Circuit Court of Manatee County.
- e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
- f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.

6. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Wall or to any District or Manatee County improvements or structures located within the Wall; and (4) any claims for injury to any person or damages to any property because of the Improvements.

7. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.

8. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.

9. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

10. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.

12. **Amendments.** This Agreement may only be amended in writing by the parties.

13. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
14. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
15. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

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

[signatures pages to follow]

Witnesses:

**Buckhead Trails
Community Development District**

Print Name: _____

Address: _____

Name: Carlos de la Ossa

Title: Chair of the Board of Supervisors

Print Name: _____

Address: _____

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence on _____, 2025, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Buckhead Trails Community Development District, on behalf of the District, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Print Name

Address

Address

Print Name

Address

INVITATION HOMES 7 FLORIDA LP

Name: _____

Title: _____

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence on _____, 2025, by _____, as _____ for INVITATION HOMES 7 FLORIDA LP, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Prepared by and return to:
Michael L. Broadus, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Parcel No.: 589118909

Easement Encroachment Agreement

This Easement Encroachment Agreement (this “**Agreement**”) is entered into as of _____, 2025 (the “**Effective Date**”), between the **Buckhead Trails Community Development District** (the “**District**”) whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **BRIAN CHESSLER** (the “**Landowner**”), whose mailing address is 12733 Wanderlust Place, Parrish, FL 34219.

WITNESSETH:

That for and in consideration of the sum of One Hundred and Fifty Dollars and Zero Cents (\$150.00), in hand paid, the receipt and sufficiency of which is hereby acknowledged, and the mutual promises contained herein, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 351, BUCKHEAD TRAILS PHASE III (the “**Property**”), a subdivision according to the plat thereof recorded at Plat Book 80, Pages 1-13 (the “**Plat**”), of the Public Records of Manatee County, Florida (the “**Plat**”). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Manatee County.
2. **District Easement.** The District has a 10’ Public Drainage Easement (the “**Easement**”) on the West North-Westerly side of the Property, as shown on the Plat. Landowner desires to encroach into the Easement by installing a 6-foot-tall tan PVC vinyl privacy fence and a 4-foot-tall black aluminum 3-rail fence as depicted in the Plot Plan submitted (the “**Improvements**”). The Improvements may be installed as long as the Improvements include a gate on both the front and back fences of a minimum width of five (5) feet.
3. **Acknowledgment of Underground Drainage Pipes.** Landowner acknowledges that there are underground drainage pipes in the Easement in which the Improvements will be placed. Landowner agrees that the fence posts for the Improvements will not be installed more than eighteen inches (18”) below ground to avoid the underground drainage pipes. If the fence posts require additional depth below ground for safe installation, the Landowner will require the installer or contractor to prod the ground to determine the exact location of the underground drainage pipe and certify that the fence posts will not conflict with the underground pipe in order to determine the desired depth for the fence posts. The Landowner will instruct the installer or the contractor that any fence post placed over the pipe will have a six-inch (6”) separation space between the top of the pipe and the bottom of the excavated area for installation of the fence posts. Landowner is responsible for locating all other underground utility lines and cables
4. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described

herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the easement area or the use of the easement for public purposes. The Landowner shall be responsible for routine maintenance of the Improvements within the Easement. The Landowner shall allow the District access through the Easement.

5. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners' association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.
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 - b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
 - c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
 - d. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Manatee County.
 - e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
 - f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.
7. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Manatee County improvements or structures located within the Easement; and (4) any claims for injury to any person or damages to any property because of the Improvements.
8. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.
9. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.
10. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.

11. **Attorney's Fees**. In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
12. **No Title Search**. Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.
13. **Amendments**. This Agreement may only be amended in writing by the parties.
14. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
15. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
16. **Entire Agreement**. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party.

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

[signatures pages to follow]

Witnesses:

**Buckhead Trails
Community Development District**

Print Name: _____

Address: _____

Name: Carlos de la Ossa

Title: Chair of the Board of Supervisors

Print Name: _____

Address: _____

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence on _____, 2025, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Buckhead Trails Community Development District, on behalf of the District, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

_____ BRIAN CHESSLER
Title: Landowner

Print Name

Address

Print Name

Address

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence on _____, 2025, by BRIAN CHESSLER, Landowner, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

RESOLUTION 2026-01

**A RESOLUTION AMENDING THE BUCKHEAD TRAILS
COMMUNITY DEVELOPMENT DISTRICT GENERAL
FUND BUDGET FOR FISCAL YEAR 2026**

WHEREAS, the Board of Supervisors, hereinafter referred to as the “Board”, of Buckhead Trails Community Development District, hereinafter referred to as “District”, adopted a General Fund Budget for Fiscal Year 2026, and

WHEREAS, the Board desires to reallocate funds budgeted to reappropriate Revenues and Expenses approved during the Fiscal Year.

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

1. The General Fund Budget is hereby amended in accordance with Exhibit “A” attached.
2. This resolution shall become effective this 19th day of November and be reflected in the District’s Audited Financial Statements for Fiscal Year Ended September 30, 2026.

**Buckhead Trails
Community Development District**

by: _____
Chairman/ Vice Chairman

Attest:

by: _____
Secretary

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>					
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -
Interest - Tax Collector	-	-	-	614	614
Special Assmnts- Tax Collector	-	-	-	155,475	155,475
Special Assmnts- CDD Collected	-	-	-	190,008	190,008
Capital Improvement	-	211,255	211,255	211,255	-
Developer Contribution	515,745	-	515,745	149,495	(366,250)
Other Miscellaneous Revenues	-	-	-	150	150
TOTAL REVENUES	515,745	211,255	727,000	706,997	(20,003)
<u>EXPENDITURES</u>					
<u>Administration</u>					
Supervisor Fees	12,000	-	12,000	7,000	5,000
ProfServ-Administrative	4,500	-	4,500	4,125	375
ProfServ-Construction Accounting	9,000	-	9,000	4,500	4,500
ProfServ-Dissemination Agent	11,500	-	11,500	10,200	1,300
Field Management	-	11,000	11,000	10,822	178
ProfServ-Info Technology	600	-	600	600	-
ProfServ-Recording Secretary	2,400	-	2,400	2,000	400
ProfServ-Trustee Fees	6,500	2,500	9,000	8,762	238
District Counsel	9,500	12,000	21,500	21,133	367
District Engineer	9,500	10,000	19,500	19,257	243
Administrative Services	-	-	-	375	(375)
District Manager	25,000	-	25,000	27,667	(2,667)
Accounting Services	9,000	-	9,000	10,000	(1,000)
Auditing Services	6,000	-	6,000	7,000	(1,000)
Website Compliance	1,600	-	1,600	1,592	8
Postage	500	-	500	35	465
Rentals & Leases	600	(600)	-	600	(600)
Public Officials Insurance	2,574	-	2,574	2,433	141
Insurance -Property & Casualty	20,000	-	20,000	-	20,000
Insurance Deductible	1,000	-	1,000	-	1,000
Legal Advertising	3,500	-	3,500	1,133	2,367
Bank Fees	100	-	100	531	(431)
Financial & Revenue Collections	1,200	-	1,200	4,583	(3,383)
Meeting Expense	1,000	-	1,000	146	854
Entry System-Key Fob	2,000	-	2,000	-	2,000
Website Administration	1,200	-	1,200	1,200	-
Office Supplies	100	-	100	-	100

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Janitorial Supplies	1,500	(1,500)	-	-	-
Dues, Licenses, Subscriptions	175	-	175	654	(479)
Loan Expense	-	-	-	4,500	(4,500)
Total Administration	142,549	33,400	175,949	150,848	25,101
<u>Electric Utility Services</u>					
Utility - Electric	-	1,500	1,500	987	513
Total Electric Utility Services	-	1,500	1,500	987	513
<u>Other Physical Environment</u>					
Contracts-Janitorial Services	16,000	(16,000)	-	-	-
Contracts-Landscape	150,000	-	150,000	143,409	6,591
Contracts-Aquatic Control	38,000	-	38,000	22,229	15,771
Contracts-Pools	24,000	(24,000)	-	-	-
Contracts-Pond Maintenance	-	16,000	16,000	15,946	54
Amenity Center Pest Control	1,800	-	1,800	-	1,800
Electricity - Streetlights	50,000	93,000	143,000	141,649	1,351
Insurance - General Liability	3,146	-	3,146	2,975	171
R&M-Pools	3,000	-	3,000	2,195	805
R&M-Monument, Entrance & Wall	10,000	(10,000)	-	-	-
R&M Landscape	20,000	13,000	33,000	32,056	944
R&M-Security Cameras	2,000	-	2,000	-	2,000
Mitigation Maintenance	-	64,000	64,000	64,233	(233)
Security System Monitoring	6,000	-	6,000	-	6,000
Landscape- Storm Clean Up & Tree Removal	-	-	-	3,900	(3,900)
R&M - Amenity Center	10,000	(10,000)	-	-	-
Sidewalk & Pavement Repair	2,000	(2,000)	-	-	-
Garbage Collection	3,000	(3,000)	-	-	-
Miscellaneous Maintenance	10,000	-	10,000	2,448	7,552
Furniture Repair/Replacement	5,000	(5,000)	-	-	-
Access Control Maintenance & Repair	5,000	(5,000)	-	-	-
Special Events	10,000	(10,000)	-	-	-
Misc-Contingency	-	2,000	2,000	2,000	-
Dog Waste Station Supplies	4,000	(4,000)	-	-	-
Total Other Physical Environment	372,946	99,000	471,946	433,040	38,906
<u>Construction In Progress</u>					
Construction in Progress	-	211,255	211,255	211,255	-
Total Construction In Progress	-	211,255	211,255	211,255	-
<u>Reserves</u>					

Proposed Budget Amendment
For the Period Ending September 30, 2025

ACCOUNT DESCRIPTION	CURRENT BUDGET	PROPOSED AMENDMENT	FINAL BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)
Misc-Contingency	250	100	350	350	-
Total Reserves	250	100	350	350	-
TOTAL EXPENDITURES & RESERVES	515,745	345,255	861,000	796,480	64,520
Excess (deficiency) of revenues					
Over (under) expenditures	-	(134,000)	(134,000)	(89,483)	44,517
OTHER FINANCING SOURCES (USES)					
Loan/Note Proceeds	-	-	-	150,000	150,000
TOTAL FINANCING SOURCES (USES)	-	-	-	150,000	150,000
Net change in fund balance	-	(134,000)	(134,000)	60,517	194,517
FUND BALANCE, BEGINNING (OCT 1, 2024)	5,673	-	5,673	5,673	-
FUND BALANCE, ENDING	\$ 5,673	\$ (134,000)	\$ (128,327)	\$ 66,190	\$ 194,517

Bill To:

Buckhead Trails CDD
Jayna Cooper
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Shipping To:

Buckhead Trails CDD
Jayna Cooper
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Product	Start Date	End Date	QTY	Unit	Unit Price	Discount	Subtotal
Year 1 Products & Services							
SchoolNow CMS	2025-11-14	2026-11-13	1	Number of Schools	\$60.00	\$0.00	\$60.00
SchoolNow ADA	2025-11-14	2026-11-13	1	Number of Schools	\$938.00	\$0.00	\$938.00
SchoolNow Service Fee	2025-11-14	2026-11-13	1	Number of Schools	\$615.00	\$0.00	\$615.00
							\$1,613.00
Professional Services and Set-Up							
SchoolNow Implementation			1	Number of Schools	\$1,512.00	\$0.00	\$1,512.00
							\$1,512.00

Subtotal **\$3,125.00**

Contract Total Value \$3,125.00

Term Summary	
Total Years	Autorenew Term
1.00	12
Successive years are subject to 5% annual uplift, which shall be reflected on renewal quote	

Payment Schedule	
Year	Invoice Due Date
Year 1	Within 30 Days of Invoice
Successive years are subject to 5% annual uplift, which shall be reflected on renewal quote	

Additional Notes:

The initial term of this Agreement (the "Initial Term") shall be the number of years listed in the above table and, if Auto-Renewal Term is indicated in the above table, the Agreement shall automatically renew for successive terms for the number of months indicated in the table (each a "Successive Term" and together with the Initial Term, the "Term") unless either Party provides written notice at least 60 days prior to the end of such Initial or Successive Term or this Agreement is terminated sooner pursuant to Termination section of the Master Services Agreement that governs this Order Form.

Additional Payment Terms

For SchoolStatus Attend, there is an additional \$2,500 SIS change fee if Customer changes SIS during the Subscription/ Order Term. The fee will be due upon SchoolStatus commencing with the implementation of the new SIS.

This Order Form and the pricing contained herein are valid for 60 days from the quote created date above. All payments are to be remitted to SchoolStatus, LLC at P.O. Box 771470 St. Louis, MO 63177-9816.

By signing below, you agree to our [Master Services Agreement](#), the [Data Processing Addendum](#), the [Terms and Conditions](#) below your signature, and (d) the terms of this Order Form ("Agreement"), which together constitute the entirety of our Agreement with your organization, unless (i) Customer has a currently-effective, existing MSA and/or DPA executed by SchoolStatus, in which case such existing MSA will govern rather than (a) and/or such existing DPA will govern rather than (b); or (ii) otherwise set forth herein.

Authorized Representative: Jayna Cooper**Signature:****Title:** _____**Date:** _____

**Buckhead Trails Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of four Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections **Objective:** Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Buckhead Trails Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Buckhead Trails Community Development District

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

The regular meeting of the Board of Supervisors of Buckhead Trails I Community Development District was held on Wednesday, September 24, 2025 at 1:12 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
Nicholas Dister	Vice Chairperson
Alberto Viera	Assistant Secretary
Austin Berns	Assistant Secretary
Ryan Motko	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Wesley Elias	District Manager <i>(via phone)</i>
Rollamay Turkoane	District Manager <i>(via phone)</i>
John Vericker	District Counsel
Tyson Waag	District Engineer
Paul Young	Field Manager

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

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

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

SECOND ORDER OF BUSINESS **Public Comments**

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

THIRD ORDER OF BUSINESS **Business Items**

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS **Consent Agenda**

- A. Approval of Minutes of August 27, 2025 Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures August 2025**
- C. Acceptance of the Financials and Approval of the Check Register for August 2025**
- D. Ratification of Down-to-Earth Estimate #128007 – (\$2,206.56)**

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

FIFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

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. Young reviewed and discussed updates on repaired/replaced and completed items. Discussion ensued.

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 1:16 pm. 5-0

Jayna Cooper
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
Monthly Contract					
DOWN TO EARTH LANDSCAPE & IRRIGATION	9/1/2025	152231	\$15,946.18	\$15,946.18	POND BANK MAINTENANCE SEPTEMBER 2025
INFRAMARK LLC	9/5/2025	158193	\$750.00		ACCOUNTING SERVICES
INFRAMARK LLC	9/5/2025	158193	\$375.00		ADMINISTRATION
INFRAMARK LLC	9/5/2025	158193	\$2,083.33		DISTRICT MANAGEMENT SERVICES
INFRAMARK LLC	9/5/2025	158193	\$50.00		RENTAL & LEASES
INFRAMARK LLC	9/5/2025	158193	\$50.00		TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	9/5/2025	158193	\$100.00		WEBSITE MAINTENANCE / ADMIN
INFRAMARK LLC	9/5/2025	158193	\$833.34		DISSEMINATION SERVICES
INFRAMARK LLC	9/5/2025	158193	\$200.00		RECORDING SECRETARY
INFRAMARK LLC	9/5/2025	158193	\$500.00		CONSTRUCTION ACCOUNTING
INFRAMARK LLC	9/5/2025	158193	\$416.67		FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	9/5/2025	158193	\$1,333.33	\$6,691.67	FIELD MANAGEMENT
PASCON GEOENVIRONMENTAL, INC.	9/9/2025	2422	\$2,000.00	\$2,000.00	WUP MONITORING & METER READING 07/25/25 & 08/29/25
SITEX AQUATICS, LLC	9/1/2025	10223-B	\$945.00	\$945.00	AQUATIC MAINT SEPT 2025
Monthly Contract Subtotal			\$25,582.85	\$25,582.85	
Utilities					
PEACE RIVER ELECTRIC	9/9/2025	090925-8002	\$91.05	\$91.05	ELECTRIC
PEACE RIVER ELECTRIC	9/9/2025	090925-8001	\$64.28	\$64.28	ELECTRIC
PEACE RIVER ELECTRIC	9/9/2025	090925-8004	\$101.10	\$101.10	ELECTRIC
PEACE RIVER ELECTRIC	9/9/2025	090925-8005	\$201.14	\$201.14	ELECTRIC
PEACE RIVER ELECTRIC	9/9/2025	090925-8007	\$163.85	\$163.85	ELECTRIC
PEACE RIVER ELECTRIC	9/9/2025	090925-8008	\$176.75	\$176.75	ELECTRIC
PEACE RIVER ELECTRIC	9/9/2025	090925-8003	\$95.71	\$95.71	ELECTRIC
PEACE RIVER ELECTRIC	9/9/2025	090925-8006	\$93.08	\$93.08	ELECTRIC
Utilities Subtotal			\$986.96	\$986.96	
Regular Services					
ALBERTO VIERA	9/24/2025	AV-092425	\$200.00	\$200.00	BOARD 9/24/25
AUSTIN BERNS	9/24/2025	AB-092425	\$200.00	\$200.00	BOARD 9/24/25
CARLOS DE LA OSSA	9/24/2025	CO-092425	\$200.00	\$200.00	BOARD 9/24/25
EGIS INSURANCE	9/3/2025	28997	\$6,232.00	\$6,232.00	Perpaid Insurance
NICHOLAS J. DISTER	9/24/2025	ND-092425	\$200.00	\$200.00	BOARD 9/24/25
RYAN MOTKO	9/24/2025	RM-092425	\$200.00	\$200.00	BOARD 9/24/25

BUCKHEAD TRAILS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
STRALEY ROBIN VERICKER	9/16/2025	27137	\$2,034.45	\$2,034.45	DISTRICT COUNSEL SERVICES
Regular Services Subtotal			\$9,266.45	\$9,266.45	
Additional Services					
BAYHEAD ECOLOGICAL SOLUTIONS, LLC	8/30/2025	2396	\$2,400.00	\$2,400.00	LANDSCAPE SERVICES -TREE REMOVALS
DOWN TO EARTH LANDSCAPE & IRRIGATION	8/29/2025	153006	\$4,954.50	\$4,954.50	ANNUAL INSTALLATION
DOWN TO EARTH LANDSCAPE & IRRIGATION	9/18/2025	154246	\$2,206.56	\$2,206.56	Plant Replacements SEPTEMBER 2025
DOWN TO EARTH LANDSCAPE & IRRIGATION	9/18/2025	154248	\$8.00	\$8.00	LANDSCAPE IRRIGATION
HORTICULTURE HAULERS, INC.	7/25/2025	91008	\$3,900.00	\$3,900.00	LANDSCAPE SERVICES
INFRAMARK LLC	8/28/2025	157137	\$480.14	\$480.14	EMAIL/POSTAGE
Additional Services Subtotal			\$13,949.20	\$13,949.20	
TOTAL			\$49,785.46	\$49,785.46	

Down to Earth

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



Invoice: #152231

September 2025

Customer

Buckhead Trails Pond Maintenance
Inframark
2005 Pan Am Circle Suite 300

Property / Project Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Tampa, FL 33604

Project/Job

Buckhead Trails Common Area and Pond Maintenance
Contract (2025)
Estimate # 103520

Invoice Date

9/1/2025

Date Due

10/1/2025

Terms

Net 30

Customer PO #**Invoice Details**

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

Billing Questions

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

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

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.
[DTElandscape.propertyserviceportal.com](https://dtelandscape.propertyserviceportal.com)

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.

<https://huntington.billeriq.com/ebpp/DownToEarth/>

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

158193

DATE

9/5/2025

CUSTOMER ID

C2412

NET TERMS

Due On Receipt

PO#**DUE DATE**

9/5/2025

BILL TO

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

Services provided for the Month of: September 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Dissemination Services	2	Ea	416.67		833.34
Recording Secretary	1	Ea	200.00		200.00
Construction Accounting	1	Ea	500.00		500.00
Financial & Revenue Collection	1	Ea	416.67		416.67
Field Management	1	Ea	1,333.33		1,333.33
Subtotal					6,691.67

Subtotal \$6,691.67

Tax \$0.00

Total Due \$6,691.67

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

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

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.: 2422

Terms: Due on receipt

Invoice date: 09/09/2025

Due date: 09/12/2025

Site Name & Location: Oakfield Lakes,
Parrish, FL

PACSCON Number: 2024-2215

Client Number: N/A

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/25/2025	PS - Lump Sum	Completion of WUP monitoring & meter reading services July 25, 2025 Site Visit	1	\$1,000.00	\$1,000.00
2.	08/29/2025	PS - Lump Sum	Completion of WUP monitoring & meter reading services August 29, 2025 Site Visit	1	\$1,000.00	\$1,000.00

Total

\$2,000.00

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.: 10223-b
Terms: Net 30
Invoice date: 09/01/2025
Due date: 10/01/2025

#	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.

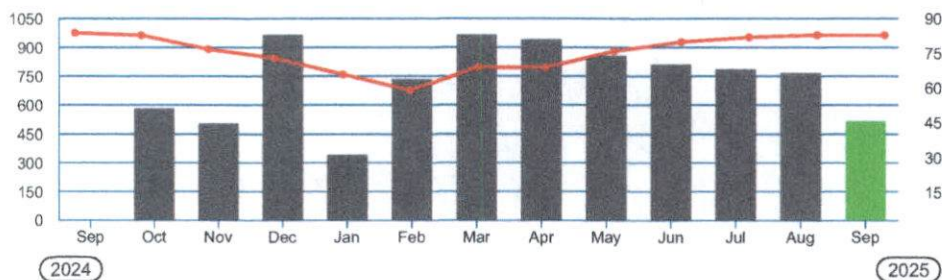
Your Touchstone Energy® Cooperative

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



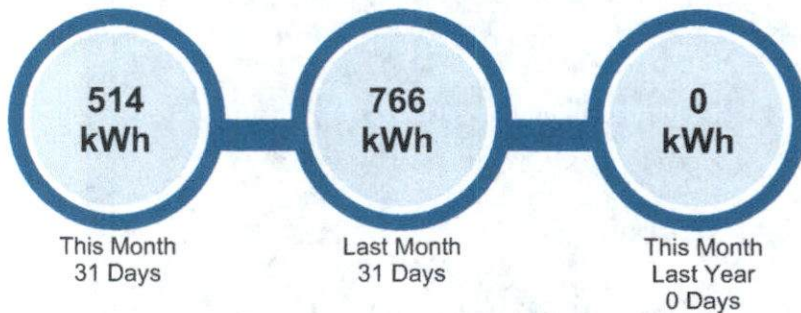
Monthly Energy Use

Kilowatt Hours Previous Months Current Month Avg Temp Temp

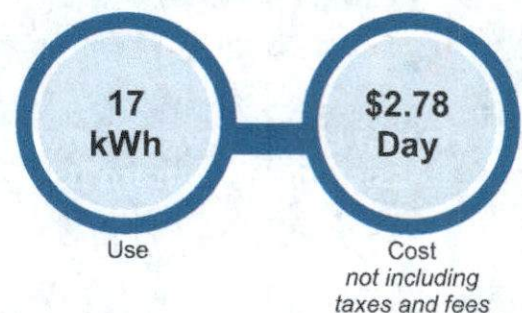


Detailed usage information is available on the SmartHub App or www.preco.coop

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 \$91.05
Pay by 09/30/2025



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

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



Account
213648002

Service Address
12817 WANDERLUST PL

Service Description
LIGHTS-METERING POINT

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
40916278	07/31/2025	08/31/2025	8,256	8,770	1.0	514	2.324
Account Summary					Current Charges		
Previous Balance			\$121.18	Facilities Use Charge		GS-S \$28.00	
Payment(s) Made			-\$121.18	Energy Charge		514 kWh @ 0.121	\$62.19
Balance Forward			\$0.00	CPA		514 kWh @ -0.008	-\$4.11
Current Charges			\$91.05	Property Tax Recovery Fee		\$2.69	
Total Amount Due			\$91.05	Gross Receipts Tax		\$2.28	
				Total Current Charges		\$91.05	
					Total Amount Due \$91.05		

Promise

Florida Low Income Home Energy
Assistance Program (LIHEAP)



Did you get a message about LIHEAP?

- LIHEAP is a federally funded program that helps income-qualified families pay for home heating & cooling costs.
- **FloridaCommerce** partners with local agencies and **Promise** to apply approved assistance directly to your utility bill.
- If you qualify, you'll see the credit applied — you don't send money or personal info to anyone.

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



799366433650001102602136480025

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

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

FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





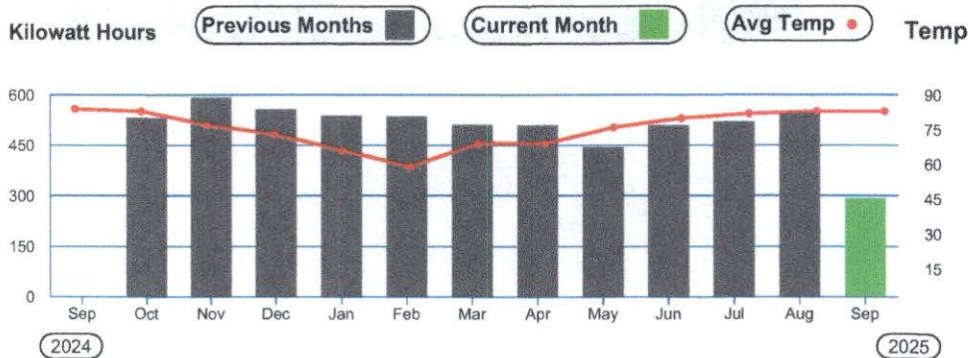
Peace River Electric Cooperative, Inc.

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

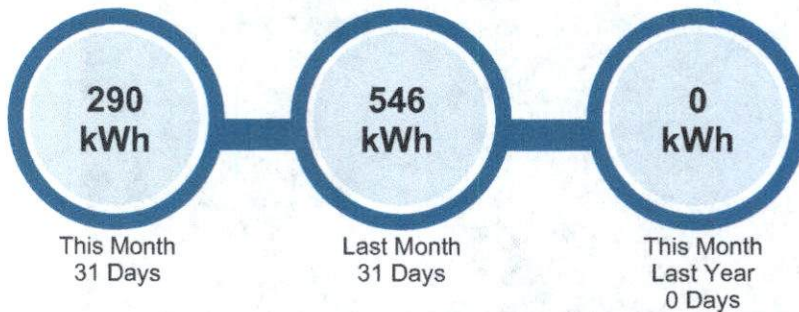


Monthly Energy Use

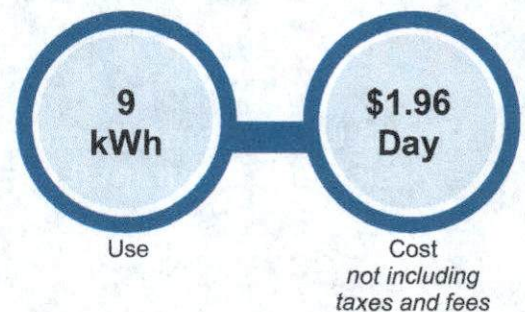


Detailed usage information is available on the SmarHub App or www.precio.coop

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 # 213648001
 Service Address 10614 HIDDEN BANKS GLN

Total Amount Due \$64.28
Pay by 09/30/2025



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

3 5

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



110260213648001000006428000007428090920258

Account
213648001

Service Address
10614 HIDDEN BANKS GLN

Service Description
LIGHTS-METERING POINT

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
40431049	07/31/2025	08/31/2025	5,800	6,090	1.0	290	1.58
Account Summary				Current Charges			GS-S
Previous Balance			\$94.88	Facilities Use Charge			\$28.00
Payment(s) Made			-\$94.88	Energy Charge			290 kWh @ 0.121 \$35.09
Balance Forward			\$0.00	CPA			290 kWh @ -0.008 -\$2.32
Current Charges			\$64.28	Property Tax Recovery Fee			\$1.90
Total Amount Due			\$64.28	Gross Receipts Tax			\$1.61
				Total Current Charges			\$64.28
Total Amount Due							\$64.28

Promise

Florida Low Income Home Energy Assistance Program (LIHEAP)



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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





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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



BUCKHEAD TRAILS CDD

Bill Date
Account #
Member #

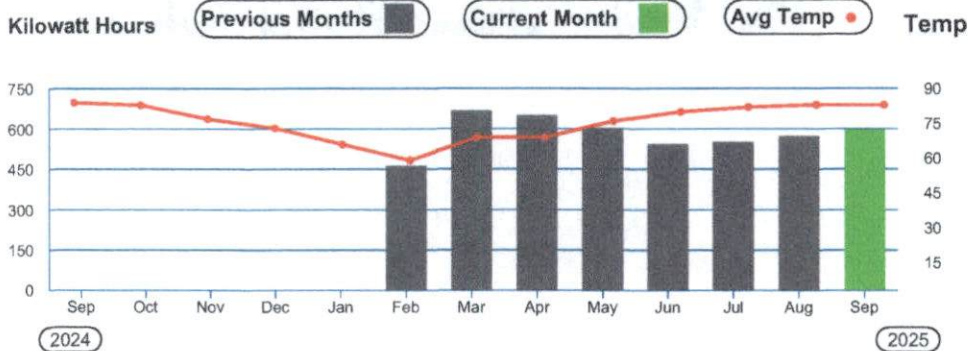
09/09/2025
213648004
219443

TOTAL
AMOUNT DUE

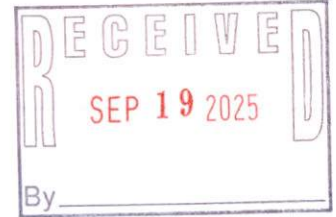
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Pay by
09/30/2025

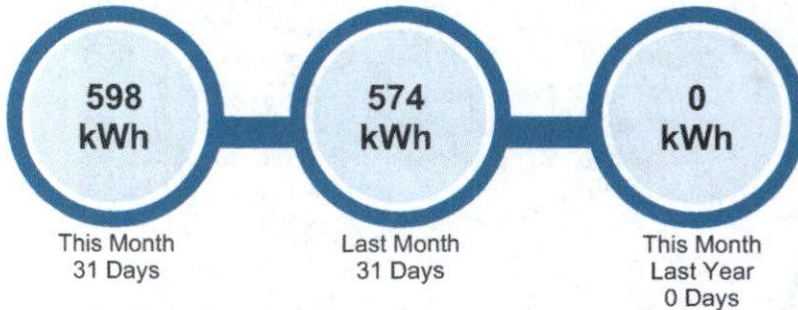
Monthly Energy Use



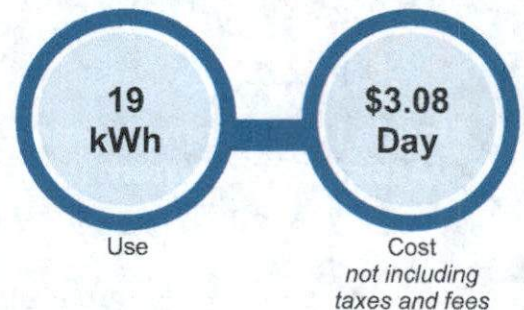
Detailed usage information is available on the SmartHub App or www.precio.coop



Monthly Energy Use Comparison



Your Average Daily Use



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Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648004
Service Address 10711 GENTLE CURRENT WAY

Total Amount Due \$101.10
Pay by 09/30/2025



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



110260213648004000010110000011110090920251

Account
213648004

Service Address
10711 GENTLE CURRENT WAY

Service Description
LIGHTS-METERING POINT

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
33456163	07/31/2025	08/31/2025	4,054	4,652	1.0	598	1.63
Account Summary				Current Charges			
Previous Balance			\$98.23	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$98.23	Energy Charge			598 kWh @ 0.121 \$72.36
Balance Forward			\$0.00	CPA			598 kWh @ -0.008 -\$4.78
Current Charges			\$101.10	Property Tax Recovery Fee			\$2.99
Total Amount Due			\$101.10	Gross Receipts Tax			\$2.53
				Total Current Charges			\$101.10
				Total Amount Due			\$101.10

Promise

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Assistance Program (LIHEAP)



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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





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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
Account #
Member #

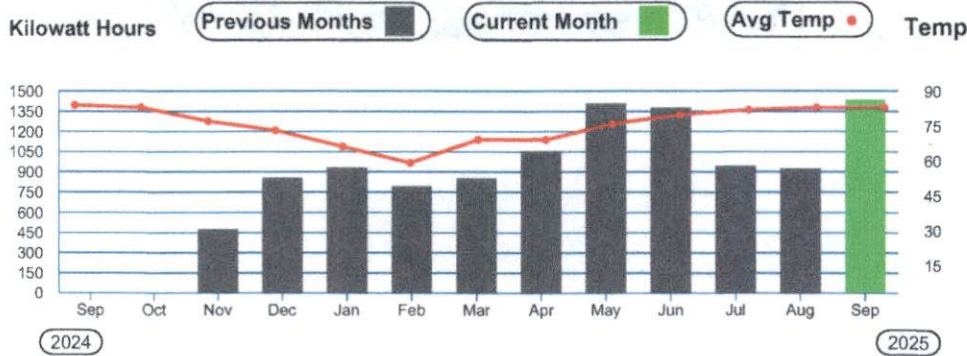
09/09/2025
213648005
219443

TOTAL
AMOUNT DUE

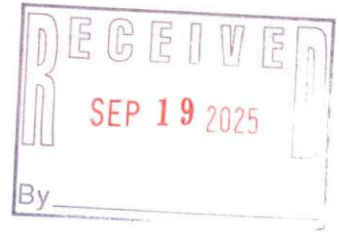
\$201.14

Pay by
09/30/2025

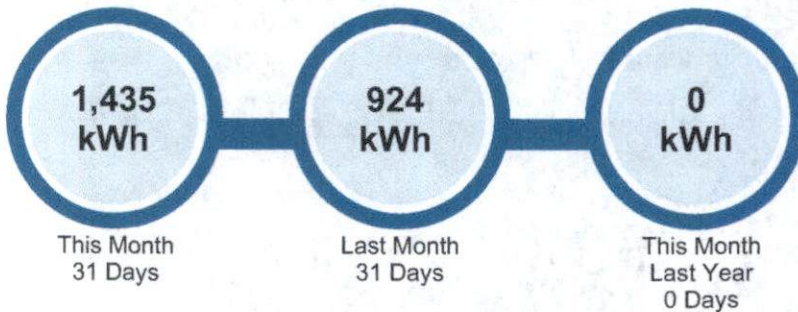
Monthly Energy Use



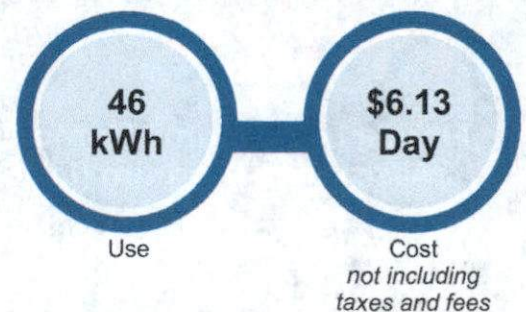
Detailed usage information is available on the SmartHub App or www.preco.coop



Monthly Energy Use Comparison



Your Average Daily Use



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Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account #
Service Address

213648005
12104 HIDDEN VISTA DR

Total Amount Due \$201.14
Pay by 09/30/2025



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



110260213648005000020114000021114090920256

Account
213648005

Service Address
12104 HIDDEN VISTA DR

Service Description
PUMP

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
38697616	07/31/2025	08/31/2025	9,619	11,054	1.0	1,435	5.996
Account Summary			Current Charges				GS-S
Previous Balance			\$140.05				\$28.00
Payment(s) Made			-\$140.05				\$173.64
Balance Forward			\$0.00				1,435 kWh @ 0.121
Current Charges			\$201.14				1,435 kWh @ -0.008
Total Amount Due			\$201.14				-\$11.48
							\$5.95
							Gross Receipts Tax
							\$5.03
			Total Current Charges				\$201.14
			Total Amount Due				\$201.14

Promise

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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





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Your Touchstone Energy® Cooperative

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



BUCKHEAD TRAILS CDD

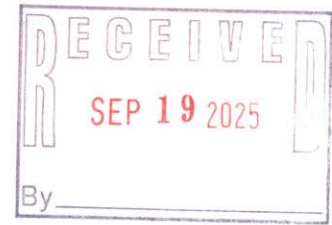
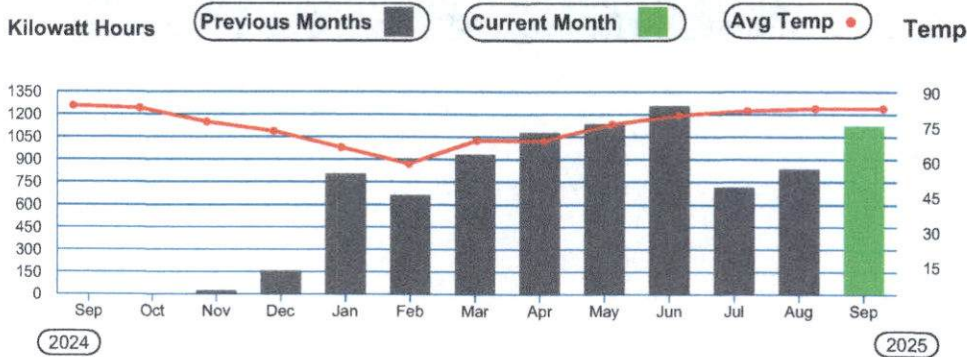
Bill Date 09/09/2025
 Account # 213648007
 Member # 219443

TOTAL
AMOUNT DUE

\$163.85

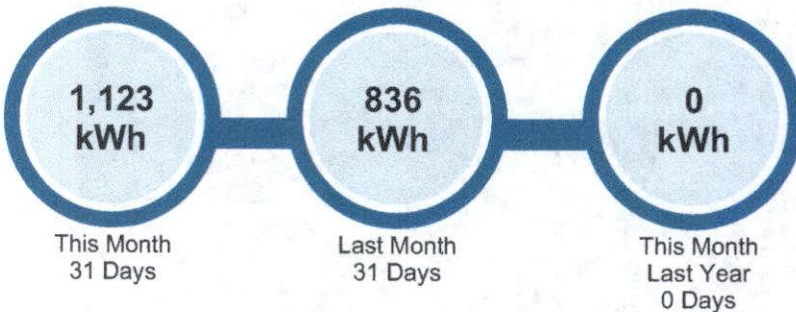
Pay by
09/30/2025

Monthly Energy Use

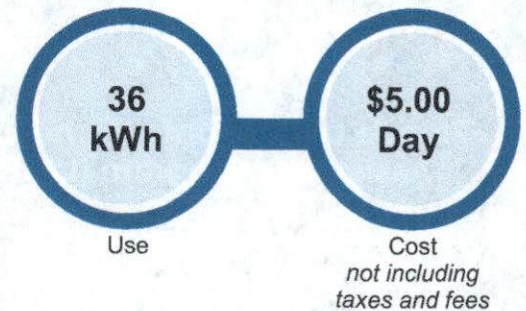


Detailed usage information is available on the SmartHub App or www.precio.coop

Monthly Energy Use Comparison



Your Average Daily Use



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Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 213648007
 Service Address 12965 BENDING CREEK TRL

Total Amount Due \$163.85
 Pay by 09/30/2025



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



110260213648007000016385000017385090920256

Account
213648007

Service Address
12965 BENDING CREEK TRL

Service Description
PUMP

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
40916388	07/31/2025	08/31/2025	7,572	8,695	1.0	1,123	5.659
Account Summary				Current Charges			GS-S
Previous Balance			\$129.54	Facilities Use Charge			\$28.00
Payment(s) Made			-\$129.54	Energy Charge			1,123 kWh @ 0.121 \$135.88
Balance Forward			\$0.00	CPA			1,123 kWh @ -0.008 -\$8.98
Current Charges			\$163.85	Property Tax Recovery Fee			\$4.85
Total Amount Due			\$163.85	Gross Receipts Tax			\$4.10
				Total Current Charges			\$163.85
Total Amount Due						\$163.85	

Promise

Florida Low Income Home Energy
Assistance Program (LIHEAP)



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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





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



BUCKHEAD TRAILS CDD

Bill Date
Account #
Member #

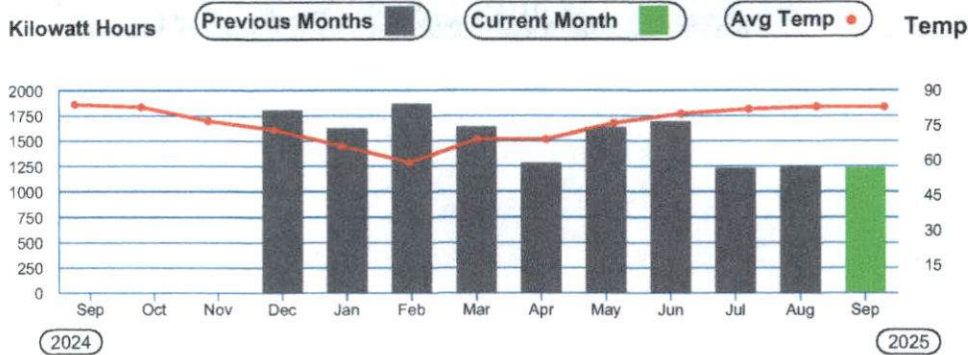
09/09/2025
213648008
219443

TOTAL
AMOUNT DUE

\$176.75

Pay by
09/30/2025

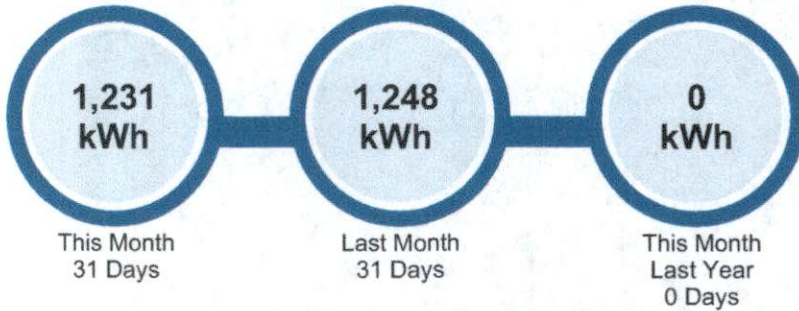
Monthly Energy Use



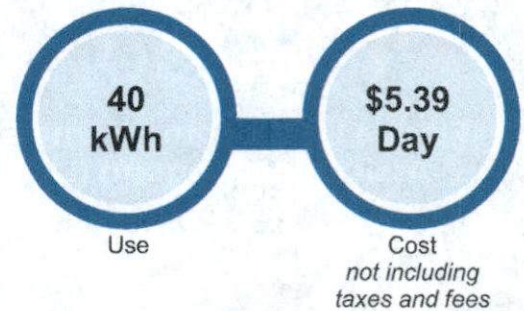
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Monthly Energy Use Comparison



Your Average Daily Use



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Peace River Electric
Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account #
Service Address

213648008
12685 BENDING CREEK TRL

Total Amount Due \$176.75
Pay by 09/30/2025



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



110260213648008000017675000018675090920253

Account
213648008

Service Address
12685 BENDING CREEK TRL

Service Description
PUMP

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
41020260	07/31/2025	08/31/2025	14,030	15,261	1.0	1,231	6.492
Account Summary				Current Charges			GS-S
Previous Balance			\$178.79	Facilities Use Charge			\$28.00
Payment(s) Made			-\$178.79	Energy Charge			1,231 kWh @ 0.121 \$148.95
Balance Forward			\$0.00	CPA			1,231 kWh @ -0.008 -\$9.85
Current Charges			\$176.75	Property Tax Recovery Fee			\$5.23
Total Amount Due			\$176.75	Gross Receipts Tax			\$4.42
				Total Current Charges			\$176.75
Total Amount Due						\$176.75	

Promise

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Assistance Program (LIHEAP)



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FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL





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



BUCKHEAD TRAILS CDD

Bill Date
Account #
Member #

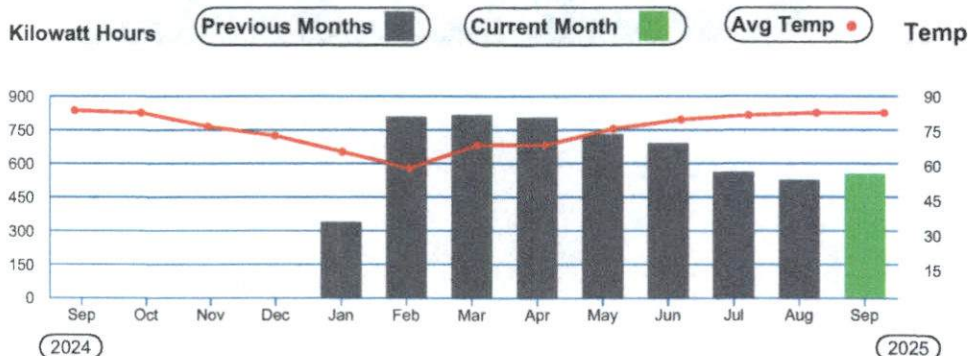
09/09/2025
213648003
219443

TOTAL
AMOUNT DUE

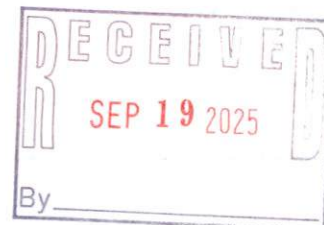
\$95.71

Pay by
09/30/2025

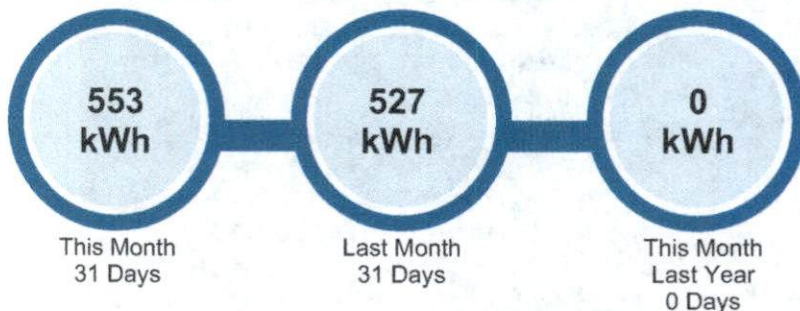
Monthly Energy Use



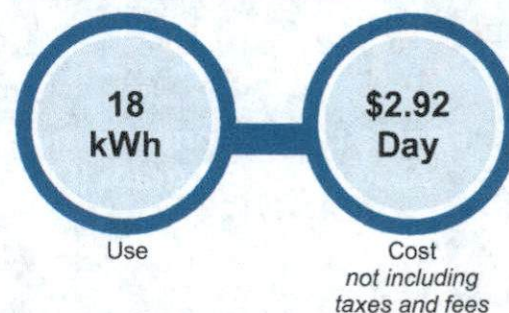
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Monthly Energy Use Comparison



Your Average Daily Use



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Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account #
Service Address

213648003
12715 BENDING CREEK TRL

Total Amount Due \$95.71
Pay by 09/30/2025



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



110260213648003000009571000010571090920251

Board District
8

Previous Balance	\$92.61	Facilities Use Charge	\$28.00
Payment(s) Made	-\$92.61	Energy Charge	553 kWh @ 0.121 \$66.91
Balance Forward	\$0.00	CPA	553 kWh @ -0.008 -\$4.42
Current Charges	\$95.71	Property Tax Recovery Fee	\$2.83
Total Amount Due	\$95.71	Gross Receipts Tax	\$2.39
		Total Current Charges	\$95.71

Promise

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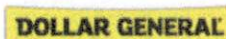
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799366433650001102602136480033

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Your Touchstone Energy® Cooperative

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



BUCKHEAD TRAILS CDD

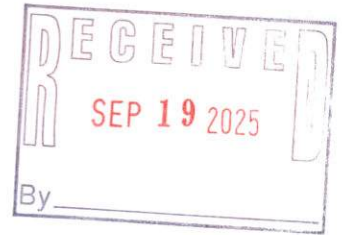
Bill Date 09/09/2025
 Account # 213648006
 Member # 219443

TOTAL
AMOUNT DUE

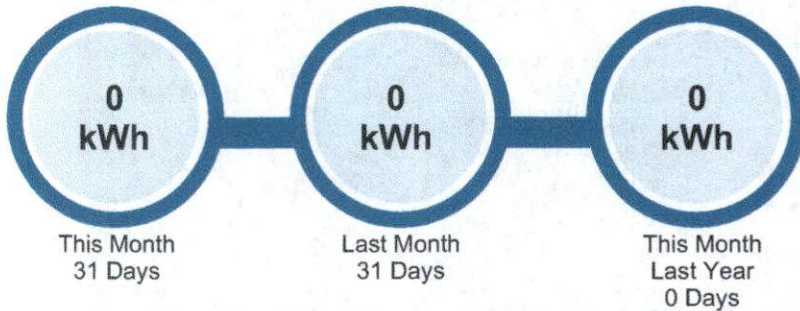
\$93.08

Pay by
09/30/2025

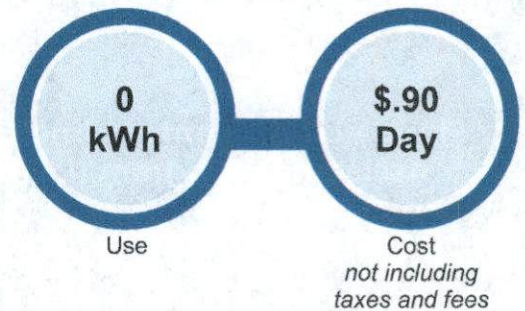
Monthly Energy Use



Monthly Energy Use Comparison



Your Average Daily Use



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Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # 213648006
 Service Address 10980 GENTLE CURRENT WAY

Total Amount Due \$93.08
 Pay by 09/30/2025



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

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



Account		Service Address		Service Description		Board District	
213648006		10980 GENTLE CURRENT WAY		PUMP		8	
Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
41020259	07/31/2025	08/31/2025	0	0	1.0	0	0.0
Account Summary				Current Charges			
Previous Balance			\$93.08	Facilities Use Charge			GS-S \$28.00
Payment(s) Made			-\$93.08	Kva Min Up Charge			\$60.00
Balance Forward			\$0.00	Property Tax Recovery Fee			\$2.75
Current Charges			\$93.08	Gross Receipts Tax			\$2.33
Total Amount Due			\$93.08	Total Current Charges			\$93.08
Total Amount Due						\$93.08	

Promise

Florida Low Income Home Energy Assistance Program (LIHEAP)



Did you get a message about LIHEAP?

- LIHEAP is a federally funded program that helps income-qualified families pay for home heating & cooling costs.
- **FloridaCommerce** partners with local agencies and **Promise** to apply approved assistance directly to your utility bill.
- If you qualify, you'll see the credit applied — you don't send money or personal info to anyone.

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



799366433650001102602136480066

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

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

FAMILY DOLLAR

CVS

Walgreens

DOLLAR GENERAL



Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Buckhead Trails

Board Meeting Date: September 24, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	\$200.00
2	Nick Dister	x	\$200.00
3	Ryan Motko	x	\$200.00
4	Austin Berns	x	\$200.00
5	Alberto Viera	x	\$200.00

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

Approved for payment:

J ayna Cooper

9/25/2025

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Buckhead Trails

Board Meeting Date: September 24, 2025

	Name	In Attendance Please X	Paid
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The supervisors present at the above referenced meeting should be compensated acc

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J ayna Cooper

9/25/2025

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****



INVOICE

Customer	Buckhead Trails Community Development District
Acct #	625
Date	09/03/2025
Customer Service	Christina Wood
Page	1 of 1

Buckhead Trails Community Development District
c/o Inframark
2005 Pan Am Circle, Ste 300
Tampa, FL 33607

Payment Information	
Invoice Summary	\$ 6,232.00
Payment Amount	
Payment for:	Invoice#28997
100125273	

Thank You

Please detach and return with payment



Customer: Buckhead Trails Community Development District

Invoice	Effective	Transaction	Description	Amount
28997	10/01/2025	Renew policy	Policy #100125273 10/01/2025-10/01/2026 Florida Insurance Alliance Package - Renew policy Due Date: 9/3/2025	6,232.00

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total
\$ 6,232.00

Thank You

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349
 TO PAY VIA ACH: Accretive Global Insurance Services LLC
 Routing ACH: 121000358 Account: 1291776914

Remit Payment To: Egis Insurance Advisors	(321)233-9939	Date
P.O. Box 748555		09/03/2025
Atlanta, GA 30374-8555	accounting@egisadvisors.com	

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Buckhead Trails

Board Meeting Date: September 24, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	\$200.00
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The supervisors present at the above referenced meeting should be compensated acc

Approved for payment:

J ayna Cooper

9/25/2025

District Manager Signature

Date

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Buckhead Trails

Board Meeting Date: September 24, 2025

	Name	In Attendance Please X	Paid
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5	Alberto Viera	x	\$200.00

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

Approved for payment:

J ayna Cooper

9/25/2025

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE****

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Buckhead Trails CDD

Infarmark

2005 Pan Am Circle

Suite 300

Tampa, FL 33607

September 16, 2025

Client: 001586

Matter: 000001

Invoice #: 27137

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/7/2025	LC	RESEARCH RE LEGAL ASSESSMENT NOTICES.	0.2	\$39.00
8/11/2025	LC	E-RECORD ENCROACHMENT AGREEMENT BETWEEN THE DISTRICT AND PROPERTY OWNERS AT 10907 GENTLE CURRENT WAY; REVIEW EMMA RE STATUS OF FILING REQUIRED DISCLOSURE REPORTS.	0.4	\$78.00
8/15/2025	KCH	PREPARE FOR AND ATTEND PRE-HURRICANE PREPAREDNESS MEETING VIA TEAMS; PREPARE FOR AND ATTEND MONTHLY OPERATIONS MEETING VIA TEAMS.	0.4	\$150.00
8/20/2025	KCH	PREPARE EASEMENT ENCROACHMENT AGREEMENTS FOR 10823 HIDDEN BANKS AND 10866 GENTLE CURRENT.	2.0	\$750.00
8/26/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$162.00
8/26/2025	KCH	PREPARE EASEMENT ENCROACHMENT AGREEMENT FOR 10858 GENTLE CURRENT WAY; REVIEW EASEMENT ENCROACHMENT APPLICATION FOR 12814 WANDERLUST PLACE; PHONE CALL WITH J. COOPER REGARDING SAME.	1.5	\$562.50
8/27/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$243.00
Total Professional Services			5.5	\$1,984.50

September 16, 2025
Client: 001586
Matter: 000001
Invoice #: 27137

Page: 2

DISBURSEMENTS

Date	Description of Disbursements	Amount
8/12/2025	Simplefile E-Recording- Filing Fee- E-Filling	\$49.95
	Total Disbursements	\$49.95
	Total Services	\$1,984.50
	Total Disbursements	\$49.95
	Total Current Charges	\$2,034.45
	Previous Balance	\$3,327.50
	PAY THIS AMOUNT	\$5,361.95

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	\$3,136.45
26815	July 09, 2025	\$1,218.00	\$0.00	\$0.00	\$0.00	\$3,252.45
26977	August 15, 2025	\$1,007.50	\$0.00	\$0.00	\$0.00	\$3,041.95
Total Remaining Balance Due						\$5,361.95

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,034.45	\$1,007.50	\$1,218.00	\$1,102.00

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.: 2396
Terms: Net 30
Invoice date: 08/30/2025
Due date: 09/29/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	08/29/2025	Services	12732 Wanderlust Place Tree (3 Trees) Removal, Disposal and site clean up.	1	\$2,400.00	\$2,400.00

Total **\$2,400.00**

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

Note to customer

Make all checks payable to Bayhead Ecological Solutions, LLC



PO Box 72701
Cleveland, OH 44192-0002
dtlandscape.com/

INVOICE

Date	Invoice No.
08/29/25	153006
Terms	Due Date
Net 15	09/13/25

BILL TO	PROPERTY
Jayna Cooper Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33604	Buckhead Trails Pond Maintenance 10403 Buckeye Road Ruskin, FL

Amount Due	Enclosed
\$4,954.50	

Please detach top portion and return with your payment.

QTY	ITEM	UNIT PRICE	EXT PRICE	SALES TAX	LINE TOTAL
	#122784 - Annuals installation - July 2025		\$4,954.50	\$0.00	\$4,954.50
	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.				
	LCE025: Tree/Plant Installation		\$4,699.50	\$0.00	\$4,699.50
300.00	"Vinca" Installed (E) (Kit)	\$13.52	\$4,056.00		
1.00	Comand Scape Planting Mix (Material)	\$133.50	\$133.50		
6.00	Site Prep, Removal, & Disposal (E) (Labor)	\$85.00	\$510.00		
	LCE006: Irrigation Repairs		\$255.00	\$0.00	\$255.00
3.00	Irrigation Labor (Hide) (Labor)	\$85.00	\$255.00		
Total			\$4,954.50	\$0.00	\$4,954.50

Down to Earth

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



Invoice: #154246

September 2025

Customer

Buckhead Trails Pond Maintenance
Inframark
2005 Pan Am Circle Suite 300

Property / Project Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Tampa, FL 33604

Project/Job

Replacement Plantings - Sept. 2025
Estimate # 128007

Invoice Date

9/18/2025

Date Due

10/3/2025

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#128007 - Replacement Plantings - Sept. 2025				\$2,206.56

Buckeye Rd:

3 gal:

(21) Plumbago

7 gal:

(4) Plumbago

Bending Creek Tr:

3 gal:

(13) Plumbago, (5) Juniper, (7) Ilex Crenata, (15) Firebush, (5)
Confederate Jasmine

7 gal

(2) Gold Mound

LCE025: Tree/Plant Installation

\$2,206.56

Carissa Holly - Installed (Kit)	3 Gallon	7.00	\$33.84	\$236.88
Confederate Jasmine (variegated) Installed (E) (Kit)	3 Gallon	5.00	\$28.50	\$142.50

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

Dwarf Firebush Installed (E) (Kit)	3 Gallon	15.00	\$28.50	\$427.50
Gold Mound Duranta Installed (E) (Kit)	7 Gallon	2.00	\$94.25	\$188.50
Juniper Installed (E) (Kit)	3 Gallon	5.00	\$28.50	\$142.50
Plumbago Installed (E) (Kit)	7 Gallon	3.00	\$94.25	\$282.75
Plumbago Installed Installed (E) (Kit)	3 Gallon	21.00	\$28.50	\$598.50
Site Prep, Removal, & Disposal (C) (Labor)				\$187.43

Billing Questions

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

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

To view invoices and to make payment by credit card, please click the link below. A processing fee of 2.75% will be added to all credit card payments.
DTELandscape.propertyserviceportal.com

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$2,206.56
Sales Tax	\$0.00
Total	\$2,206.56
Credits/Payments	(\$0.00)
Balance Due	\$2,206.56

**Down to Earth**

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

Estimate: #128007**Customer Address**

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

Billing Address

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

Physical Job Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Job

Replacement Plantings - Sept.
2025

Estimated Job Start Date

October 20, 2025

Proposed By

Alexandra Steiner

Due Date**Estimate Details**

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Plumbago Installed (E)	3 Gallon	21	\$28.50	\$598.50
Plumbago Installed (E)	7 Gallon	3	\$94.25	\$282.75
Juniper Installed (E)	3 Gallon	5	\$28.50	\$142.50
Carissa Holly - Installed	3 Gallon	7	\$33.84	\$236.88
Dwarf Firebush Installed (E)	3 Gallon	15	\$28.50	\$427.50
Confederate Jasmine (variegated) Installed (E)	3 Gallon	5	\$28.50	\$142.50
Gold Mound Duranta Installed (E)	7 Gallon	2	\$94.25	\$188.50
Site Prep, Removal, & Disposal (C)				\$187.43
Subtotal				\$2,206.56
Estimated Tax				\$0.00
Job Total				\$2,206.56

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/>.

Buckeye Rd:

3 gal:

(21) Plumbago

7 gal:

(4) Plumbago

Bending Creek Tr:

3 gal:

(13) Plumbago, (5) Juniper, (7) Ilex Crenata, (15) Firebush, (5) Confederate Jasmine

7 gal

(2) Gold Mound

Proposed By:

Alexandra Steiner
Down to Earth

09/09/2025
Date

Agreed & Accepted By:

Jayna Cooper 9/9/25
Inframark Date

**Down to Earth**

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

Estimate: #128007**Customer Address**

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

Billing Address

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

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10403 Buckeye Road
Ruskin, FL

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2025

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Estimated Tax				\$0.00
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7 gal

(2) Gold Mound

Proposed By:

Alexandra Steiner
Down to Earth

09/09/2025
Date

Agreed & Accepted By:

Jayna Cooper 9/9/25
Inframark Date

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



Invoice: #154248
September 2025

Customer

Buckhead Trails Pond Maintenance
Inframark
2005 Pan Am Circle Suite 300

Property / Project Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Tampa, FL 33604

Project/Job

Invoice Irrigation Form 08.29.2025
Estimate # 127323

Invoice Date

9/18/2025

Date Due

10/3/2025

Terms

Net 15

Customer PO #

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#127323 - Invoice Irrigation Form 08.29.2025				\$8.00
LCE006: Irrigation Repairs				\$8.00
Standard Irrigation Nozzle Replaced (Kit)	Each	1.00	\$8.00	\$8.00

Billing Questions

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

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

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

To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added.
<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$8.00
Sales Tax	\$0.00
Total	\$8.00
Credits/Payments	(\$0.00)
Balance Due	\$8.00

Irrigation Service Report

General Information

Technician: Dleal

Customer: Buckhead Trails Pond Maintenance

Branch: Sarasota

Report Type: Wetcheck Inspection

Controller Name: Timer by West Entrance

Date: Aug. 29, 2025

Programs Needed: Yes

Weather Sensor Checked: No

Weather Sensor Working: No

Controller Status: Working

Controller Make/Model: Hunter ICC2

POC Info: Well

Pump Status Type: Pressurized

Programs

Program Name: Program A

Start Time: 8 p.m.

Seasonal Adjustment: 100

Run Days: tuesday,friday,sunday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Spray	Bubbler	Drip	None	None	Drip	Drip
Program Type	A	A	A			A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	None	None	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 30 mins	0 hrs 20 mins	N/A	N/A	0 hrs 30 mins	0 hrs 25 mins
Checked Filters	Yes	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Spray	Drip	Rotor	Drip	Bubbler	Bubbler	Bubbler
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 20 mins	0 hrs 10 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 25 mins	N/A
Checked Filters	Yes	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Account Manager Contact

Contacted Manager: Yes

Contact Time: 5:12 p.m.

Communication Type: Text

Additional Comments:

INVOICE

Horticulture Haulers Inc.
11315 Carter Rd
Palmetto, FL 34221

horticulturehaulersinc@gmail.com
+1 (941) 842-4285



Bill to
Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Ship to
Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607

Invoice details
Invoice no.: 91008
Terms: Net 30
Invoice date: 07/25/2025
Due date: 08/24/2025

Job Location: Buckhead (106th Ave)

#	Product or service	Description	Qty	Rate	Amount
1.	Tree Removal	Hardwood - Oak Removal - This service includes carefully and safely removing hardwood tree that is posing a risk to your property or is no longer healthy. Our team uses proper equipment and techniques to ensure the tree is removed with minimal disruption to your yard and surrounding areas. We also handle all cleanup, so your property is left clear and safe. Please note, the stump will not be removed or ground as part of this service. We will cut flush to the ground.	3	\$1,300.00	\$3,900.00

Ways to pay



Total \$3,900.00

Overdue 08/24/2025

View and pay



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

157137

DATE

8/28/2025

CUSTOMER ID

C2412

NET TERMS

Due On Receipt

PO#**DUE DATE**

8/28/2025

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
Eric Davidson- 6-23-25 DNH*GODADDY#379107052 : email renewals: \$479.40	1	Ea	479.40		479.40
Postage	1	Ea	0.74		0.74
Subtotal					480.14

Subtotal

\$480.14

Tax

\$0.00

Total Due

\$480.14

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

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

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

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

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

Buckhead Trails Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 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 September 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2022 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECT FUNDS	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
<u>ASSETS</u>								
Cash - Operating Account	\$ 48,991	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 48,991
Cash In Bank	145,887	-	-	-	-	-	-	145,887
Due From Other Funds	2,024	1,780	-	-	-	-	-	3,804
Investments:								
Acq. & Construction - Amenity	-	-	-	850,154	-	-	-	850,154
Acq. & Construction - Other	-	-	-	-	494,188	-	-	494,188
Acquisition & Construction Account	-	-	-	5	1,450	-	-	1,455
Prepayment Account	-	-	4,629,899	-	-	-	-	4,629,899
Reserve Fund	-	871,128	973,413	-	-	-	-	1,844,541
Revenue Fund	-	127,021	233,433	-	-	-	-	360,454
Fixed Assets								
Construction Work In Process	-	-	-	-	-	17,076,003	-	17,076,003
Amount To Be Provided	-	-	-	-	-	-	25,825,000	25,825,000
TOTAL ASSETS	\$ 196,902	\$ 999,929	\$ 5,836,745	\$ 850,159	\$ 495,638	\$ 17,076,003	\$ 25,825,000	\$ 51,280,376
<u>LIABILITIES</u>								
Accounts Payable	\$ 140,428	\$ -	\$ -	\$ 254,308	\$ -	\$ -	\$ -	\$ 394,736
Loan Payable - Valley LOC	-	-	-	-	-	-	150,000	150,000
Bonds Payable	-	-	-	-	-	-	25,675,000	25,675,000
Due To Other Funds	-	-	-	3,804	-	-	-	3,804
TOTAL LIABILITIES	140,428	-	-	258,112	-	-	25,825,000	26,223,540
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	999,929	5,836,745	-	-	-	-	6,836,674
Capital Projects	-	-	-	592,047	495,638	-	-	1,087,685
Unassigned:	56,474	-	-	-	-	17,076,003	-	17,132,477
TOTAL FUND BALANCES	56,474	999,929	5,836,745	592,047	495,638	17,076,003	-	25,056,836
TOTAL LIABILITIES & FUND BALANCES	\$ 196,902	\$ 999,929	\$ 5,836,745	\$ 850,159	\$ 495,638	\$ 17,076,003	\$ 25,825,000	\$ 51,280,376

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 334	\$ 334	0.00%
Interest - Tax Collector	-	614	614	0.00%
Special Assmnts- Tax Collector	-	155,475	155,475	0.00%
Special Assmnts- CDD Collected	-	190,008	190,008	0.00%
Developer Contribution	515,745	149,495	(366,250)	28.99%
Other Miscellaneous Revenues	-	600	600	0.00%
TOTAL REVENUES	515,745	496,526	(19,219)	96.27%

EXPENDITURES

Administration

Supervisor Fees	12,000	7,000	5,000	58.33%
ProfServ-Administrative	4,500	4,500	-	100.00%
ProfServ-Construction Accounting	9,000	4,500	4,500	50.00%
ProfServ-Dissemination Agent	11,500	10,200	1,300	88.70%
Field Management	-	10,822	(10,822)	0.00%
ProfServ-Info Technology	600	600	-	100.00%
ProfServ-Recording Secretary	2,400	2,000	400	83.33%
ProfServ-Trustee Fees	6,500	8,762	(2,262)	134.80%
District Counsel	9,500	21,133	(11,633)	222.45%
District Engineer	9,500	19,257	(9,757)	202.71%
District Manager	25,000	27,667	(2,667)	110.67%
Accounting Services	9,000	10,000	(1,000)	111.11%
Auditing Services	6,000	7,000	(1,000)	116.67%
Website Compliance	1,600	1,592	8	99.50%
Postage	500	194	306	38.80%
Rentals & Leases	600	600	-	100.00%
Public Officials Insurance	2,574	5,171	(2,597)	200.89%
Insurance -Property & Casualty	20,000	-	20,000	0.00%
Insurance Deductible	1,000	-	1,000	0.00%
Legal Advertising	3,500	1,133	2,367	32.37%
Bank Fees	100	761	(661)	761.00%
Financial & Revenue Collections	1,200	4,583	(3,383)	381.92%
Meeting Expense	1,000	281	719	28.10%
Entry System-Key Fob	2,000	-	2,000	0.00%
Website Administration	1,200	1,200	-	100.00%
Office Supplies	100	-	100	0.00%
Janitorial Supplies	1,500	-	1,500	0.00%
Dues, Licenses, Subscriptions	175	654	(479)	373.71%
Loan Expense	-	4,500	(4,500)	0.00%
Total Administration	142,549	154,110	(11,561)	108.11%

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Contracts-Janitorial Services	16,000	-	16,000	0.00%
Contracts-Landscape	150,000	147,309	2,691	98.21%
Contracts-Aquatic Control	38,000	24,229	13,771	63.76%
Contracts-Pools	24,000	-	24,000	0.00%
Contracts-Pond Maintenance	-	15,946	(15,946)	0.00%
Amenity Center Pest Control	1,800	-	1,800	0.00%
Electricity - Streetlights	50,000	142,636	(92,636)	285.27%
Insurance - General Liability	3,146	6,469	(3,323)	205.63%
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	35,800	(15,800)	179.00%
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%
Total Other Physical Environment	372,946	441,265	(68,319)	118.32%
<u>Contingency</u>				
Misc-Contingency	250	350	(100)	140.00%
Total Contingency	250	350	(100)	140.00%
TOTAL EXPENDITURES	515,745	595,725	(79,980)	115.51%

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Excess (deficiency) of revenues				
Over (under) expenditures	-	(99,199)	(99,199)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Capital Improvement	-	211,255	211,255	0.00%
Loan/Note Proceeds	-	150,000	150,000	0.00%
Construction in Progress	-	(211,255)	(211,255)	0.00%
TOTAL FINANCING SOURCES (USES)	-	150,000	150,000	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 50,801</u>	<u>\$ 50,801</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		5,673		
FUND BALANCE, ENDING		<u>\$ 56,474</u>		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
Series 2022 Debt Service Fund (200)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 44,442	\$ 44,442	0.00%
Special Assmnts- Tax Collector	-	449,953	449,953	0.00%
Special Assmnts- CDD Collected	868,775	194,644	(674,131)	22.40%
TOTAL REVENUES	868,775	689,039	(179,736)	79.31%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	190,000	190,000	-	100.00%
Interest Expense	678,775	683,288	(4,513)	100.66%
Total Debt Service	868,775	873,288	(4,513)	100.52%
TOTAL EXPENDITURES	868,775	873,288	(4,513)	100.52%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(184,249)	(184,249)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,184,178		
FUND BALANCE, ENDING		\$ 999,929		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
Series 2024 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 75,253	\$ 75,253	0.00%
Special Assmnts- CDD Collected	1,117,985	7,731,158	6,613,173	691.53%
TOTAL REVENUES	1,117,985	7,806,411	6,688,426	698.26%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	220,000	2,310,000	(2,090,000)	1050.00%
Interest Expense	897,985	1,017,992	(120,007)	113.36%
Total Debt Service	1,117,985	3,327,992	(2,210,007)	297.68%
TOTAL EXPENDITURES	1,117,985	3,327,992	(2,210,007)	297.68%
Excess (deficiency) of revenues				
Over (under) expenditures	-	4,478,419	4,478,419	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,358,326		
FUND BALANCE, ENDING		\$ 5,836,745		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
Series 2022 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 35,814	\$ 35,814	0.00%
TOTAL REVENUES	-	35,814	35,814	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	35,814	35,814	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Construction in Progress	-	(355,041)	(355,041)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(355,041)	(355,041)	0.00%
Net change in fund balance	\$ -	\$ (319,227)	\$ (319,227)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		911,274		
FUND BALANCE, ENDING		\$ 592,047		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 2025
Series 2024 Capital Project Funds (303)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 154,123	\$ 154,123	0.00%
TOTAL REVENUES	-	154,123	154,123	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	154,123	154,123	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Construction in Progress	-	(7,802,746)	(7,802,746)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(7,802,746)	(7,802,746)	0.00%
Net change in fund balance	\$ -	\$ (7,648,623)	\$ (7,648,623)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		8,144,261		
FUND BALANCE, ENDING		\$ 495,638		

Bank Account Statement

Buckhead Trails CDD

Bank Account No. 7209
Statement No. 09-25

Statement Date 09/30/2025

G/L Account No. 101002 Balance	145,887.22	Statement Balance	145,887.22
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	145,887.22	Subtotal	145,887.22
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	145,887.22	Ending Balance	145,887.22

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
09/17/2025		JE000737	Loan/Note Proceeds	Valley Bank LOC Loan Proceeds	145,500.00	145,500.00	0.00
09/30/2025		JE000768	Interest - Investments	Interest Income	237.22	237.22	0.00
09/26/2025		JE000769	Other Miscellaneous Revenues	Deposit	150.00	150.00	0.00
Total Deposits					145,887.22	145,887.22	0.00
Checks							
Total Checks							0.00
							0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

Bank Account Statement

Buckhead Trails CDD

Bank Account No. 2256

Statement No. 09-25

Statement Date 09/30/2025

G/L Account No. 101001 Balance	48,990.82	Statement Balance	56,609.78
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	56,609.78
Subtotal	48,990.82	Outstanding Checks	-7,618.96
Negative Adjustments	0.00	Ending Balance	48,990.82
Ending G/L Balance	48,990.82		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
09/15/2025		JE000736	Developer Contribution	EPG Funding CK#2070	41,884.16	41,884.16	0.00
09/16/2025		JE000740	Miscellaneous Revenues	Deposit- Easement Fee	150.00	150.00	0.00
09/11/2025		JE000741	Miscellaneous Revenues	Fence Easement Deposit	150.00	150.00	0.00
09/30/2025		JE000742	Interest - Investments	Interest Income	97.74	97.74	0.00
Total Deposits					42,281.90	42,281.90	0.00
Checks							
							0.00
08/28/2025	Payment	1258	TAMPA ELECTRIC	Check for Vendor V00038	-33,582.00	-33,582.00	0.00
08/28/2025	Payment	1260	AUSTIN BERNIS	Check for Vendor V00022	-200.00	-200.00	0.00
08/28/2025	Payment	1262	NICHOLAS J. DISTER	Check for Vendor V00014	-200.00	-200.00	0.00
09/22/2025	Payment	1263	BAYHEAD ECOLOGICAL SOLUTIONS, LLC	Check for Vendor V00041	-8,222.00	-8,222.00	0.00
09/26/2025	Payment	1264	ALBERTO VIERA	Check for Vendor V00012	-200.00	-200.00	0.00
09/26/2025	Payment	1265	AUSTIN BERNIS	Check for Vendor V00022	-200.00	-200.00	0.00
09/26/2025	Payment	1266	CARLOS DE LA OSSA	Check for Vendor V00013	-200.00	-200.00	0.00
09/22/2025		JE000743	Bank Fees	Bank Fees	-229.66	-229.66	0.00
Total Checks					-43,033.66	-43,033.66	0.00

Adjustments

Total Adjustments

Outstanding Checks

09/26/2025	Payment	1267	NICHOLAS J. DISTER	Check for Vendor V00014			-200.00
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Bank Account Statement

Buckhead Trails CDD

Bank Account No.2256

Statement No.09-25

Statement Date09/30/2025

09/26/2025	Payment	1268	RYAN MOTKO	Check for Vendor V00015	-200.00
09/29/2025	Payment	1269	EGIS INSURANCE	Check for Vendor V00009	-6,232.00
09/29/2025	Payment	1270	PEACE RIVER ELECTRIC	Check for Vendor V00032	-986.96
Total Outstanding Checks					-7,618.96

Outstanding Deposits

Total Outstanding Deposits

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1263	09/22/25	BAYHEAD ECOLOGICAL SOLUTIONS, LLC	2265	Quarterly Buffer Maintenance	Contracts-Aquatic Control	534067-53908	\$2,890.00
001	1263	09/22/25	BAYHEAD ECOLOGICAL SOLUTIONS, LLC	2279	QUARTERLY BUFFER MAINTENANCE	Contracts-Aquatic Control	534067-53908	\$975.00
001	1263	09/22/25	BAYHEAD ECOLOGICAL SOLUTIONS, LLC	2358	BUFFER QUARTERLY MAINTENANCE	R&M Landscape	546259-53908	\$1,957.00
001	1263	09/22/25	BAYHEAD ECOLOGICAL SOLUTIONS, LLC	2396	LANDSCAPE MAINTENANCE AUGUST 2025	LANDSCAPE SERVICES -TREE REMOVALS	546259-53908	\$2,400.00
001	1264	09/26/25	ALBERTO VIERA	AV-092425	BOARD 9/24/25	Supervisor Fees	511100-51101	\$200.00
001	1265	09/26/25	AUSTIN BERNIS	AB-092425	BOARD 9/24/25	Supervisor Fees	511100-51101	\$200.00
001	1266	09/26/25	CARLOS DE LA OSSA	CO-092425	BOARD 9/24/25	Supervisor Fees	511100-51101	\$200.00
001	1267	09/26/25	NICHOLAS J. DISTER	ND-092425	BOARD 9/24/25	Supervisor Fees	511100-51101	\$200.00
001	1268	09/26/25	RYAN MOTKO	RM-092425	BOARD 9/24/25	Supervisor Fees	511100-51101	\$200.00
001	1269	09/29/25	EGIS INSURANCE	28997	INSURANCE-POLICY# 100125273 10/01/25-10/01/26	Perpaid Insurance	155000	\$6,232.00
001	1270	09/29/25	PEACE RIVER ELECTRIC	090925-8002	ELECTRIC 07/31/25-08/31/25	ELECTRIC	543041-53100	\$91.05
001	1270	09/29/25	PEACE RIVER ELECTRIC	090925-8001	ELECTRIC 07/31/25-08/31/25	ELECTRIC	543041-53100	\$64.28
001	1270	09/29/25	PEACE RIVER ELECTRIC	090925-8004	ELECTRIC 07/31/25-08/31/25	ELECTRIC	543041-53100	\$101.10
001	1270	09/29/25	PEACE RIVER ELECTRIC	090925-8005	ELECTRIC 07/31/25-08/31/25	ELECTRIC	543041-53100	\$201.14
001	1270	09/29/25	PEACE RIVER ELECTRIC	090925-8007	ELECTRIC 07/31/25-08/31/25	ELECTRIC	543041-53100	\$163.85
001	1270	09/29/25	PEACE RIVER ELECTRIC	090925-8008	ELECTRIC 07/31/25-08/31/25	ELECTRIC	543041-53100	\$176.75
001	1270	09/29/25	PEACE RIVER ELECTRIC	090925-8003	ELECTRIC 07/31/25-08/31/25	ELECTRIC	543041-53100	\$95.71
001	1270	09/29/25	PEACE RIVER ELECTRIC	090925-8006	ELECTRIC 07/31/25-08/31/25	ELECTRIC	543041-53100	\$93.08
Fund Total								\$16,440.96

Total Checks Paid	\$16,440.96
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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

Buckhead Trails Community Development District

4

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,

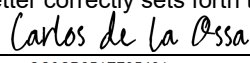
Grau & Associates



Antonio J. Grau

RESPONSE:

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

Signed by:
By: 
CC0CB251E795481...

Title: Chair

Date: 10/28/2025



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



BUCKHEAD TRAILS CDD

FIELD INSPECTION REPORT-NOVEMBER- DOWN TO EARTH

Monday, November 3, 2025

Prepared For Board Of Supervisors

11 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

Green - Completed

Red – Item has not been addressed

Orange - Monitoring / In progress

Item 1- Bending Creek Trl

Due By: Tuesday, November 18, 2025

Assigned To: Down To Earth

BENDING CREEK TRL & BUCKEYE RD

- . Entrance monument flowers look great. They are blooming.
- . Trim the dead off the palm tree located by the water tank behind the monument.
- . Inspect the holly trees, as one has brown and dead branches that need to be removed.
- . Bismarck Palm also needs the dead trimmed off.
- . Turf fertility looks okay. Due to the seasonal change, turf is losing some color, which is normal.



Item 2- Bending Creek Trl

Assigned To: Down To Earth

BENDING CREEK TRL TO GENTLE CURRENT WAY

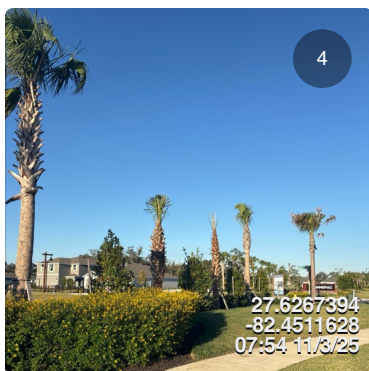
. The center island plant material, including the palm trees, is healthy and well-maintained.

. Turf fertility is appropriate and showing consistent color for the season.

GENTLE CURRENT WAY TO BUCKEYE RD (EXIT SIDE)

. Turf is in healthy condition with uniform coverage.

. Plant material, including recently replaced palm trees, is properly maintained and thriving.



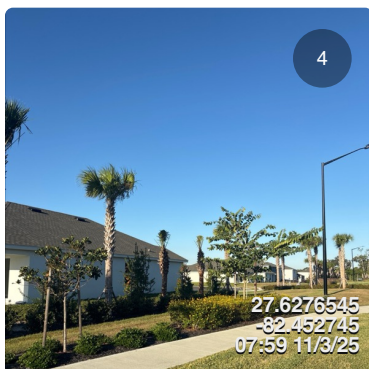
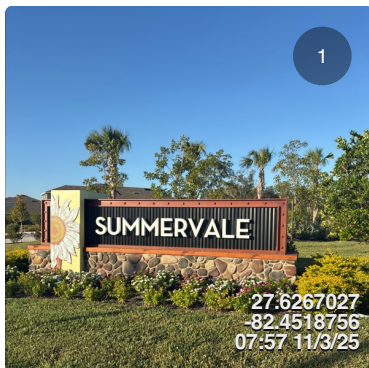
Item 3- Gentle Current Way To Blue Reflection

Due By: Tuesday, November 18, 2025

Assigned To: Down To Earth

GENTLE CURRENT WAY TO BLUE REFLECTION

- . The monument is well-maintained and the flowers are healthy and blooming.
- . Sidewalks are neatly edged, clean, and free of weeds.
- . Landscape beds along the sidewalk toward Blue Reflection are well-kept and thriving.
- . Turf fertility is appropriate and shows consistent growth. Due to seasonal change, some color variation is normal.
- . Some areas show minor hotspots. Down to Earth will inspect and determine the cause.
- . All palm trees and plant material beds are properly maintained. Beds are being soft-edged.
- . Overall, this area is well-maintained and presents a clean, professional appearance.

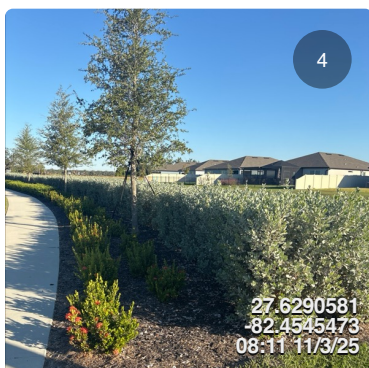
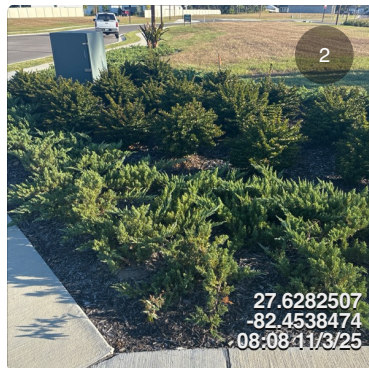


Item 4- Blue Reflection To Summer Breeze

Assigned To: Down To Earth

BLUE REFLECTION TO SUMMER BREEZE

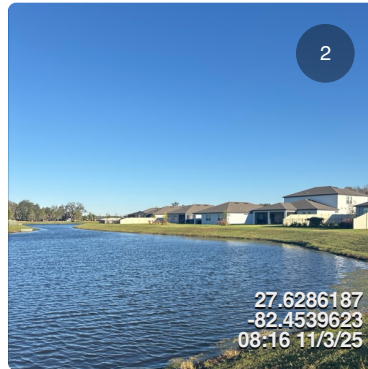
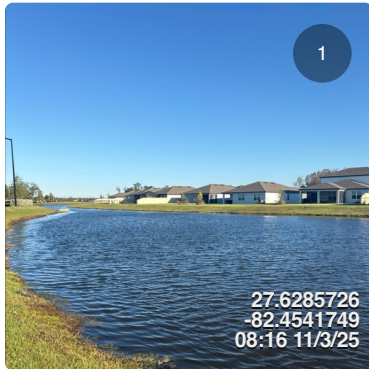
- . The monument at Blue Reflection is well-maintained, with healthy plant material showing vibrant color.
- . Plant material heading toward Summer Breeze is properly maintained and thriving.
- . Sidewalks are neatly edged, clean, and free of debris.
- . Ornamental grasses across from Blue Reflection display strong color, and the flowers are blooming.
- . Sable palms are healthy and properly maintained.
- . Turf fertility is appropriate and consistent. Seasonal changes may result in minor color variation, which is expected.



Item 5- Pond

Assigned To: Sitex Aquatics

Pond five was treated for filamentous algae, which has now died off.



Item 6- Perimeter Bed

Assigned To: Down To Earth

SAPPHIRE TO BREEZE COVE – PERIMETER LANDSCAPE BED

. The perimeter landscape bed running from the back of Sapphire to the Bending Creek entrance is in well-maintained condition.

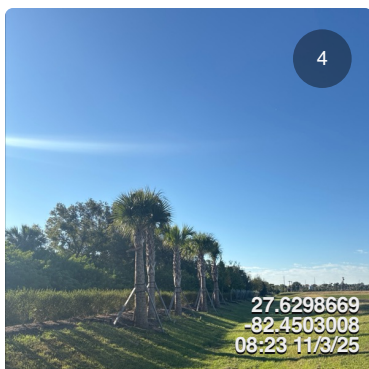
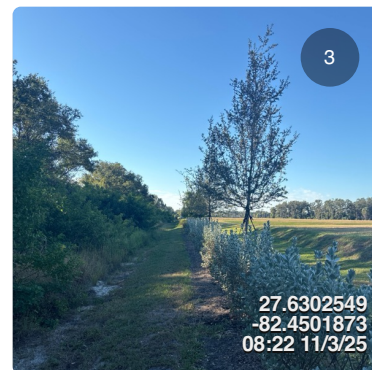
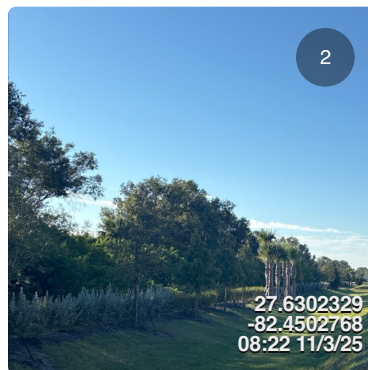
. Plant material throughout the bed is healthy and thriving.

. Beds are softly edged and properly maintained.

. Trees along the bed are healthy and in good condition.

. Down to Earth is maintaining the back of the property, keeping the area clean and the wood line clear.

. Sabal palms are healthy and properly maintained.

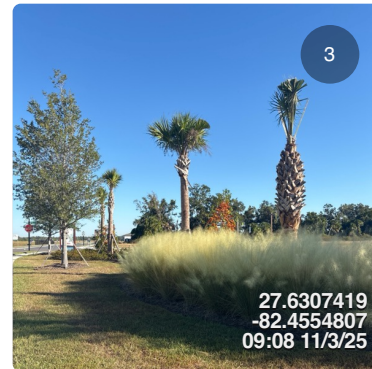
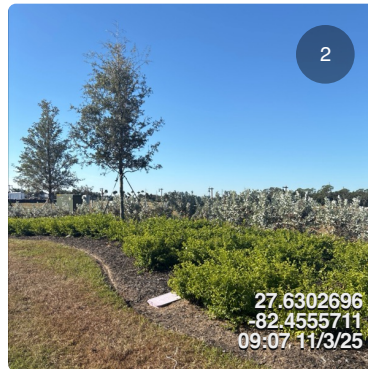


Item 7- Bending Creek Trl

Assigned To: Down To Earth

SUMMER BREEZE TO SAPPHIRE BREEZE

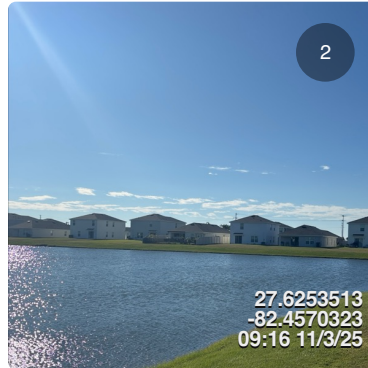
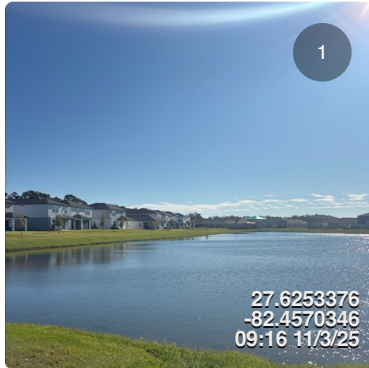
- . Plant material throughout the area is healthy and thriving.
- . Ornamental grasses are vibrant and flowering as expected.
- . Sidewalks are neatly edged, clean, and free of weeds.
- . Sabal palms and oak trees are healthy and properly maintained.
- . Turf fertility is appropriate and consistent.
- . Overall, this area is well-maintained and presents a professional, clean appearance.



Item 8- Pond

Assigned To: Sitex Aquatics

Pond 9 is well maintained



Item 9- Hidden Vista

Due By: Tuesday, November 18, 2025

Assigned To: Down To Earth

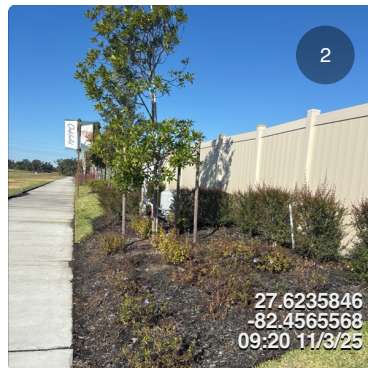
HIDDEN VISTA & BUCKEYE ROAD

. The monument is well-maintained, and plant material is healthy and vibrant.

. Along the sidewalk heading toward Buckeye Road, plant material is generally healthy and properly maintained.

. Some dead Plumbago material needs to be removed to maintain overall plant health and appearance.

. Sidewalks are neatly edged, clean, and well-maintained.



Item 10- Hidden Vista Dr.

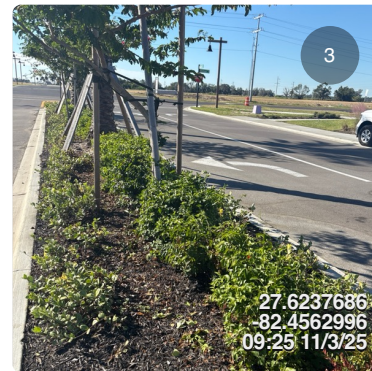
Assigned To: Down To Earth

HIDDEN VISTA – CENTER ISLAND (ENTRANCE TOWARD HIDDEN BANKS, GLN)

. All plant material in the center island is healthy, vibrant, and well-maintained.

. Palm trees are healthy, properly maintained, and thriving.

. Trees throughout the island are healthy and well-maintained.



Item 11- Buckeye Rd

Due By: Tuesday, November 18, 2025

Assigned To: Down To Earth

HIDDEN VISTA TO BENDING CREEK – LANDSCAPE BED

- . The monument is well-maintained and presents a clean appearance.
- . Plant material along the fence is healthy, vibrant, and properly maintained.
- . Ornamental grasses are healthy and displaying a strong bloom.
- . Some dead Plumbago plants need to be removed to maintain overall plant health and appearance.
- . Overall, the landscape beds and plant material are well-maintained and thriving.

