

Buckhead Trails Community Development District

**January 28, 2026
Agenda Package**

TEAMS MEETING INFORMATION

MEETING ID: 242 062 377 278 6 PASSCODE: 8QV78CY2
[JOIN THE MEETING NOW](#)

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33067

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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

Regular Meeting Agenda

The Regular Meetings of Buckhead Trails Community Development District will be held on **January 28, 2026, 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 the Annual Arbitrage Proposal Special Assessment Bonds, Series 2022
- B. Consideration of the Annual Arbitrage Proposal Special Assessment Bonds, Series 2024
- C. Consideration of the Easement Encroachment Agreement for 10745 Hidden Banks Glen
- D. Consideration of Resolution 2026-02; Designation of Officers
- E. Consideration of Resolution 2026-03 Rules & Regulations (Under Separate Cover)
- F. Consideration of Resolution 2026-04 Towing Policy (Under Separate Cover)

4. CONSENT AGENDA

- A. Approval of Meeting Minutes for November 19, 2025
- B. Consideration of Operation and Maintenance Expenditures for October, November & December 2025
- C. Acceptance of the Financials and Approval of the Check Register for October, November & December 2025
- D. Ratification of the Down to Earth Landscape & Irrigation Palm Replacement Proposal # 131748
- E. Ratification on Bayhead Ecological Solutions Oakfield Lakes Buffer Tree Removal Proposal
- F. Ratification on Bayhead Ecological Solutions Oakfield Lakes Conservation Area Prune Proposal
- G. Ratification on the Easement Encroachment Agreement for 12120 Wild Blue Place
- H. Ratification of the Down to Earth Landscape & Irrigation Annual Installation Proposal #137823
- I. Ratification of the Down to Earth Landscape & Irrigation Replacement Planting Proposal # 129002
- J. Ratification of the Down to Earth Landscape & Irrigation Mulch Proposal #138248
- K. Ratification of the Addendum for the Sitex Aquatics Agreement
- L. Acceptance of FY 2025 Audit

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

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

November 12, 2025

Buckhead Trails Community Development District
c/o Jayna Cooper, District Manager
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Re: Proposal – Annual Arbitrage Calculations – Buckhead Trails CDD – \$12,530,000 Special Assessment Bonds, Series 2022 (Series 2022 Project) (the “2022 Series”)

Dear Buckhead Trails Community Development District:

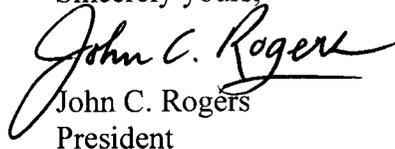
Arbitrage Rebate Counselors hereby contracts with Buckhead Trails Community Development District to provide annual arbitrage calculations for the above-referenced 2022 Series.

The annual arbitrage calculations for the 2022 Series will cover the one-year period July 22, 2022 to July 22, 2023, and each successive one-year period thereafter ending on July 22nd.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analysis, (6) preparing arbitrage opinion letter, and (7) assisting with arrangements for paying any arbitrage due.

Our fee to prepare each annual arbitrage calculation for the 2022 Series is \$400.00. Buckhead Trails CDD may terminate this contract at any time at its discretion.

Sincerely yours,


John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

32 Whitemarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

November 12, 2025

Buckhead Trails Community Development District
c/o Jayna Cooper, District Manager
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Re: Proposal – Annual Arbitrage Calculations – Buckhead Trails CDD – \$16,000,000 Special Assessment Bonds, Series 2024 (Series 2024 Project) (the “2024 Series”)

Dear Buckhead Trails Community Development District:

Arbitrage Rebate Counselors hereby contracts with Buckhead Trails Community Development District to provide annual arbitrage calculations for the above-referenced 2024 Series.

The annual arbitrage calculations for the 2024 Series will cover the one-year period March 27, 2024 to March 27, 2025, and each successive one-year period thereafter ending on March 27th.

Services to be provided include: (1) obtaining all relevant records, (2) compiling a computerized record of all project investments, interest earnings and disbursements, (3) calculating bond yield, (4) computing arbitrage liability, (5) performing “spending exceptions” analysis, (6) preparing arbitrage opinion letter, and (7) assisting with arrangements for paying any arbitrage due.

Our fee to prepare each annual arbitrage calculation for the 2024 Series is \$400.00. Buckhead Trails CDD may terminate this contract at any time at its discretion.

Sincerely yours,


John C. Rogers
President

Acknowledged and accepted:

Signed: _____
Name: _____
Title: _____
Date: _____

32 Whitemarsh Road, Ardmore, PA 19003 Tel. 610-764-7998 Email: jcrogers279@gmail.com

Prepared by and return to:
Kathryn C. Hopkinson, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Parcel No.: 589101959

Easement Encroachment Agreement

This Easement Encroachment Agreement (this “**Agreement**”) is entered into as of _____, 202__ (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 10745 Hidden Banks Glen, 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 19, BUCKHEAD TRAILS PHASE IA (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 Easement.** The District has a 10’ Public Drainage Easement (the “**Easement**”) on the Eastern side of the Property, as shown on the Plat. Landowner desires to encroach into the Easement by installing a 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 _____

The foregoing instrument was acknowledged before me by means of physical presence on _____, 202__, 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

Print Name

Address

Name: _____, as
Authorized Representative for INVITATION
HOMES 7 FLORIDA, LP, its _____

STATE OF _____
COUNTY OF _____

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

Notary Public Signature

Notary Stamp

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Chapter 190, *Florida Statutes*, the Board of Supervisors (“**Board**”), shall organize by electing one of its members as Chair and by electing a Secretary, and such other officers as the Board may deem necessary.

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

1. District Officers. The District officers are as follows:

- Carlos De la Ossa is appointed Chairperson.
- Nick Dister is appointed Vice Chairman.
- Brian Lamb is appointed Secretary.
- Eric Davidson is appointed Treasurer.
- Jayna Cooper is appointed Assistant Secretary.
- Rollamay Turkoane is appointed Assistant Secretary.
- Ryan Motko is appointed Assistant Secretary.
- Austin Berns is appointed Assistant Secretary.
- Alberto Viera is appointed Assistant Secretary.

Conflicts. All Resolutions or parts of Resolutions in conflict herewith are hereby repealed to the extent of such conflict.

2. Effective Date. This Resolution shall become effective immediately upon its adoption.

Adopted this 28th day of January, 2026.

Attest:

Buckhead Trails Community Development District

Secretary/Assistant Secretary

Chair of the Board of Supervisors

47 **E. Consideration of School Now Website Proposal**

48

49 On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor,
50 School Now Website Proposal, was approved. 4-0

51

52 **F. Presentation of FY 2026 Goals and Objectives**

53

54 On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor,
55 FY 2026 Goals and Objectives, was approved. 4-0

56

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

58

A. Approval of Meeting Minutes for September 24, 2025

59

B. Consideration of Operation and Maintenance Expenditures September 2025

60

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

61

62

D. Ratification on Grau & Associates Fiscal Year 2025 Audit Engagement Letter

63

64 On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor,
65 the Consent Agenda, was approved. 4-0

66

67 **FIFTH ORDER OF BUSINESS** **Staff Reports**

68

A. District Counsel

69

B. District Accountant

70

C. District Engineer

71

D. District Manager

72

There being no reports, the next item followed.

73

i. Community Inspections Report

74

The Community Inspections Report was presented, a copy of which was included
75 in the agenda package. Mr. Gandarilla discussed updates on pending/completed items.

76

77 **SIXTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**

78

Comments

79

There being none, the next order of business followed.

80

81 **SEVENTH ORDER OF BUSINESS** **Adjournment**

82

There being no further business,

83

84 On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor,
85 the meeting was adjourned at 1:05 pm. 4-0

86

87

88

89 _____
Jayna Cooper
90 District Manager

89 _____
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					
BAYHEAD ECOLOGICAL SOLUTIONS, LLC	10/1/2025	2446	\$1,957.00	\$1,957.00	QUARTERLY MITIGATION MAINTENANCE
BAYHEAD ECOLOGICAL SOLUTIONS, LLC	10/1/2025	2428	\$2,890.00	\$2,890.00	Mitigation Maintenance
BAYHEAD ECOLOGICAL SOLUTIONS, LLC	10/1/2025	2445	\$975.00	\$975.00	Quarterly Maintenance Amenity
DOWN TO EARTH LANDSCAPE & IRRIGATION	10/1/2025	155078	\$15,946.18	\$15,946.18	Landscape Contract October 2025
INFRAMARK LLC	10/15/2025	160884	\$750.00		ACCOUNTING SERVICES
INFRAMARK LLC	10/15/2025	160884	\$375.00		ADMINISTRATION
INFRAMARK LLC	10/15/2025	160884	\$2,083.33		DISTRICT MANAGEMENT
INFRAMARK LLC	10/15/2025	160884	\$50.00		RENTAL & LEASES
INFRAMARK LLC	10/15/2025	160884	\$50.00		TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	10/15/2025	160884	\$100.00		WEBSITE ADMIN
INFRAMARK LLC	10/15/2025	160884	\$833.34		DISSEMINATION SERVICES
INFRAMARK LLC	10/15/2025	160884	\$200.00		RECORDING SECRETARY
INFRAMARK LLC	10/15/2025	160884	\$500.00		CONSTRUCTION ACCOUNTING
INFRAMARK LLC	10/15/2025	160884	\$416.67		FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	10/15/2025	160884	\$1,333.33	\$6,691.67	FIELD MANAGEMENT
PASCON GEOENVIRONMENTAL, INC.	10/24/2025	2466	\$1,000.00	\$1,000.00	WUP MONITORING & METER READING
SITEX AQUATICS, LLC	10/1/2025	10335-B	\$945.00	\$945.00	AQUATIC MAINTENANCE
Monthly Contract Subtotal			\$30,404.85	\$30,404.85	
Variable Contract					
STRALEY ROBIN VERICKER	9/30/2025	27314	\$1,603.90	\$1,603.90	DISTRICT COUNSEL SERVICES
Variable Contract Subtotal			\$1,603.90	\$1,603.90	
Utilities					
PEACE RIVER ELECTRIC	10/7/2025	100725-8005	\$172.62	\$172.62	ELECTRIC
PEACE RIVER ELECTRIC	10/7/2025	100725-8003	\$110.29	\$110.29	ELECTRIC
PEACE RIVER ELECTRIC	10/7/2025	100725-8002	\$158.39	\$158.39	ELECTRIC
PEACE RIVER ELECTRIC	10/7/2025	100725-8004	\$113.65	\$113.65	ELECTRIC
PEACE RIVER ELECTRIC	10/7/2025	100725-8007	\$152.12	\$152.12	ELECTRIC
PEACE RIVER ELECTRIC	10/7/2025	100725-8008	\$210.48	\$210.48	ELECTRIC

BUCKHEAD TRAILS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
PEACE RIVER ELECTRIC	10/7/2025	100725-8001	\$80.37	\$80.37	ELECTRIC
PEACE RIVER ELECTRIC	10/7/2025	100725-8006	\$103.08	\$103.08	ELECTRIC
TAMPA ELECTRIC	10/8/2025	5000045889	\$10,094.00	\$10,094.00	Electric - Streetlight Agreement
TAMPA ELECTRIC	10/8/2025	5000045891	\$1,100.00	\$1,100.00	ELECTRIC STREET LIGHTING
TAMPA ELECTRIC	10/8/2025	5000045892	\$1,100.00	\$1,100.00	ELECTRIC STREET LIGHTING
TAMPA ELECTRIC	10/8/2025	5000045894	\$1,100.00	\$1,100.00	ELECTRIC STREET LIGHTING
TAMPA ELECTRIC	10/8/2025	5000045888	\$10,094.00	\$10,094.00	ELECTRIC STREET LIGHTING
TAMPA ELECTRIC	10/8/2025	5000045890	\$10,094.00	\$10,094.00	ELECTRIC STREET LIGHTING
TAMPA ELECTRIC	10/8/2025	5000045893	\$1,100.00	\$1,100.00	ELECTRIC STREET LIGHTING
TAMPA ELECTRIC	10/8/2025	5000045887	\$10,094.00	\$10,094.00	ELECTRIC STREET LIGHTING
Utilities Subtotal			\$45,877.00	\$45,877.00	
Regular Services					
FLORIDA COMMERCE	10/1/2025	93297	\$175.00	\$175.00	DISTRICT FILING FEES
INFRAMARK LLC	9/22/2025	159235	\$158.60	\$158.60	POSTAGE
INFRAMARK LLC	10/24/2025	161775	\$2.22	\$2.22	POSTAGE
U.S. BANK	8/25/2025	7869630	\$4,256.13	\$4,256.13	TRUSTEE FEES
U.S. BANK	8/25/2025	7871731	\$250.00	\$250.00	TRUSTEE FEES
Regular Services Subtotal			\$4,841.95	\$4,841.95	
Additional Services					
ALBERTO VIERA - REIMB	9/26/2025	092625-	\$135.28	\$135.28	MEETING EXPENSE
COASTAL FENCE SERVICES, LLC	9/11/2025	30	\$450.00	\$450.00	FENCE REPAIRS
DOWN TO EARTH LANDSCAPE & IRRIGATION	9/29/2025	155853	\$1,418.32	\$1,418.32	JUNE 2025-SOD REPLACEMENT
DOWN TO EARTH LANDSCAPE & IRRIGATION	9/29/2025	155854	\$111.00	\$111.00	IRRIGATION REPAIRS
DOWN TO EARTH LANDSCAPE & IRRIGATION	10/28/2025	157931	\$266.81	\$266.81	IRRIGATION REPAIRS
DOWN TO EARTH LANDSCAPE & IRRIGATION	10/28/2025	157930	\$3,765.00	\$3,765.00	IRRIGATION REPAIRS
Additional Services Subtotal			\$6,146.41	\$6,146.41	
TOTAL			\$88,874.11	\$88,874.11	

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.: 2446
Terms: Net 30
Invoice date: 10/01/2025
Due date: 10/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Oakfield Phase 1-2 Creek Buffer Quarterly Maintenance	1	\$1,957.00	\$1,957.00

Total \$1,957.00

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

Note to customer

Make all checks payable to Bayhead Ecological Solutions, LLC

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.: 2428
Terms: Net 30
Invoice date: 10/01/2025
Due date: 10/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	C: 0099EPG\003-Buckhead Trail CDD Inframark\Quarterly Maintenance	1	\$2,890.00	\$2,890.00

Total **\$2,890.00**

Ways to pay

BANK

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

Note to customer

Make all checks payable to Bayhead Ecological Solutions, LLC

[View and pay](#)

INVOICE

BAYHEAD ECOLOGICAL SOLUTIONS LLC
PO Box 1256
Palm Harbor, FL 34682

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



Bill to
Buckhead Trail CDD Inframark

Ship to
Buckhead Trail CDD Inframark

Invoice details

Invoice no.: 2445
Terms: Net 30
Invoice date: 10/01/2025
Due date: 10/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Amenities Center\ Quarterly Maintenance	1	\$975.00	\$975.00

Total **\$975.00**

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

Note to customer

Make all checks payable to Bayhead Ecological Solutions, LLC

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



Invoice: #155078

October 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

10/1/2025

Date Due

10/31/2025

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

<p>Billing Questions rhonda.culotta@down2earthinc.com (904) 780-2257</p> <p>Visit us at https://dtelandscape.com for all other questions or concerns.</p>	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	Subtotal	\$15,946.18
	To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added. https://huntington.billeri.com/ebpp/DownToEarth/	Sales Tax	\$0.00
		Total	\$15,946.18
		Credits/Payments	(\$0.00)
		Balance Due	\$15,946.18

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

160884

DATE

10/15/2025

BILL TO

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

CUSTOMER ID

C2412

NET TERMS

Due On Receipt

PO#**DUE DATE**

10/15/2025

Services provided for the Month of: October 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
2654 Cypress Ridge Blvd., Suite 101
Wesley Chapel, FL 33544

Invoice details

Invoice no.: 2466
Terms: Due on receipt
Invoice date: 10/24/2025
Due date: 10/27/2025

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

#	Date	Product or service	Description	Qty	Rate	Amount
1.	09/26/2025	PS - Lump Sum	Completion of WUP monitoring & meter reading services September 26, 2025 Site Visit & SWFWMD Data Reporting	1	\$1,000.00	\$1,000.00

Total **\$1,000.00**

Ways to pay

BANK

Please remit payment to:

4517 George Road, Suite 220
Tampa, FL 33634

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

Note to customer

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

[View and pay](#)

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



Bill to

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

Invoice details

Invoice no.: 10335-b
Terms: Net 30
Invoice date: 10/01/2025
Due date: 10/31/2025

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

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

October 07, 2025

Client: 001586

Matter: 000001

Invoice #: 27314

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
9/9/2025	JMV	PREPARE FOR AND ATTEND CONFERENCE CALL; PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.6	\$243.00
9/9/2025	CAW	PREPARE FOR AND ATTEND PHONE CONFERENCE REGARDING STATUS OF OUTSTANDING ITEMS.	0.1	\$37.50
9/15/2025	MS	RECEIVE, REVIEW, AND PROCESS EASEMENT ENCROACHMENT AGREEMENT THROUGH THE COUNTY E-RECORDING SYSTEM; RECEIVE AND PROCESS RECORDED AGREEMENT.	0.7	\$136.50
9/19/2025	KCH	ATTEND CDD OPERATIONS MEETING VIA MICROSOFT TEAMS.	0.2	\$75.00
9/23/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$162.00
9/23/2025	AM	CONFERENCE CALL WITH K. HOPKINSON RE RESOLUTION; DRAFT AND FINALIZE RESOLUTION AUTHORIZING BOUNDARY AMENDMENT; CREATE CORRESPONDENCE TO C. DE LA OSSA RE SAME; UPDATE SPREADSHEETS.	2.0	\$390.00
9/23/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
9/24/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING; REVIEW EMAILS AND DOCUMENTS.	0.6	\$243.00
9/29/2025	LC	E-RECORD EASEMENT ENCROACHMENT AGREEMENT BETWEEN THE DISTRICT AND K. ALDRIDGE RE 10858 GENTLE CURRENT WAY FOR FENCE; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE RECORDED AGREEMENT.	0.3	\$58.50
Total Professional Services			5.3	\$1,495.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
9/16/2025	Simplefile E-Recording- Filing Fee- E-Filing	\$57.75
9/30/2025	Simplefile E-Recording- Filing Fee- E-Filing	\$50.65
	Total Disbursements	\$108.40
	Total Services	\$1,495.50
	Total Disbursements	\$108.40
	Total Current Charges	\$1,603.90
	Previous Balance	\$5,361.95
	PAY THIS AMOUNT	\$6,965.85

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26648	June 10, 2025	\$1,102.00	\$0.00	\$0.00	\$0.00	\$2,705.90
26815	July 09, 2025	\$1,218.00	\$0.00	\$0.00	\$0.00	\$2,821.90
26977	August 15, 2025	\$1,007.50	\$0.00	\$0.00	\$0.00	\$2,611.40
27137	September 16, 2025	\$1,984.50	\$49.95	\$0.00	\$0.00	\$3,638.35
Total Remaining Balance Due						\$6,965.85

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$3,638.35	\$1,007.50	\$1,218.00	\$1,102.00



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



BUCKHEAD TRAILS CDD

Bill Date 10/07/2025
Account # 213648005
Member # 219443

TOTAL AMOUNT DUE

\$172.62

Pay by 10/28/2025

Monthly Energy Use



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

Monthly Energy Use Comparison

1,103 kWh

This Month
31 Days

1,435 kWh

Last Month
31 Days

4 kWh

This Month
Last Year
26 Days

Your Average Daily Use

36 kWh

Use

\$4.96 Day

Cost
not including
taxes and fees

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



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648005
Service Address 12104 HIDDEN VISTA DR

Total Amount Due \$172.62

Pay by 10/28/2025



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

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



Account
213648005

Service Address
12104 HIDDEN VISTA DR

Service Description
PUMP

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
38697616	08/31/2025	10/01/2025	11,054	12,157	1.0	1,103	6.0
Account Summary				Current Charges			GS-S
Previous Balance			\$201.14	Facilities Use Charge			\$28.00
Payment(s) Made			-\$201.14	Energy Charge	1,103 kWh @ 0.121		\$133.46
Late Fee			\$10.00	CPA	1,103 kWh @ -0.007		-\$7.72
Balance Forward			\$10.00	Property Tax Recovery Fee			\$4.81
Current Charges			\$162.62	Gross Receipts Tax			\$4.07
Total Amount Due			\$172.62	Total Current Charges			\$162.62
Total Amount Due							\$172.62



- Learn how to spot and report phishing attempts
- Create strong, unique passwords
- Enable multi-factor authentication when available
- Update software regularly

Peace River Electric Cooperative, Inc.

CYBER SECURITY

October is National Cyber Security Awareness Month. Educate yourself and your family on the best way to stay safe online.

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



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





Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

BUCKHEAD TRAILS CDD

Bill Date | 10/07/2025
Account # | 213648003
Member # | 219443

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

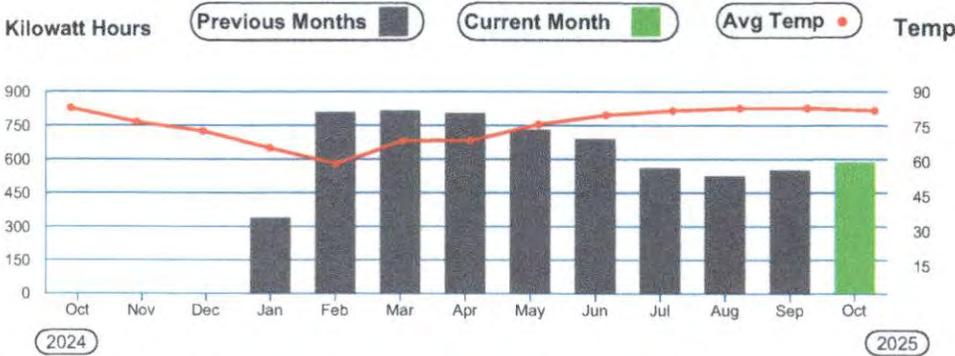


TOTAL AMOUNT DUE

\$110.29

Pay by **10/28/2025**

Monthly Energy Use



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

Monthly Energy Use Comparison

586 kWh

This Month
31 Days

553 kWh

Last Month
31 Days

0 kWh

This Month
Last Year
0 Days

Your Average Daily Use

19 kWh

Use

\$3.06 Day

Cost
not including
taxes and fees

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



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648003
Service Address 12715 BENDING CREEK TRL

Total Amount Due \$110.29
Pay by 10/28/2025



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
213648003

Service Address
12715 BENDING CREEK TRL

Service Description
LIGHTS-METERING POINT

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
41019858	08/31/2025	10/01/2025	5,837	6,423	1.0	586	1.542
Account Summary			Current Charges			GS-S	
Previous Balance			\$95.71	Facilities Use Charge			\$28.00
Payment(s) Made			-\$95.71	Energy Charge		586 kWh @ 0.121	\$70.91
Late Fee			\$10.00	CPA		586 kWh @ -0.007	-\$4.10
Balance Forward			\$10.00	Property Tax Recovery Fee			\$2.97
Current Charges			\$100.29	Gross Receipts Tax			\$2.51
Total Amount Due			\$110.29	Total Current Charges			\$100.29
Total Amount Due						\$110.29	



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Peace River Electric Cooperative, Inc.

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Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

BUCKHEAD TRAILS CDD

Bill Date 10/07/2025
Account # 213648002
Member # 219443

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



TOTAL AMOUNT DUE

\$158.39

Pay by 10/28/2025

Monthly Energy Use



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

Monthly Energy Use Comparison

985 kWh This Month 31 Days

514 kWh Last Month 31 Days

579 kWh This Month Last Year 35 Days

Your Average Daily Use

32 kWh Use

\$4.53 Day Cost not including taxes and fees

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



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648002
Service Address 12817 WANDERLUST PL

Total Amount Due \$158.39
Pay by 10/28/2025



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	08/31/2025	10/01/2025	8,770	9,755	1.0	985	2,342
Account Summary							
Previous Balance			\$91.05				
Payment(s) Made			-\$91.05				
Late Fee			\$10.00				
Balance Forward			\$10.00				
Current Charges			\$148.39				
Total Amount Due			\$158.39				
			Current Charges				GS-S
			Facilities Use Charge				\$28.00
			Energy Charge		985 kWh @ 0.121		\$119.19
			CPA		985 kWh @ -0.007		-\$6.90
			Property Tax Recovery Fee				\$4.39
			Gross Receipts Tax				\$3.71
			Total Current Charges				\$148.39
Total Amount Due							\$158.39



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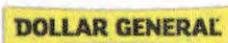



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Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

BUCKHEAD TRAILS CDD

Bill Date 10/07/2025
Account # 213648004
Member # 219443

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

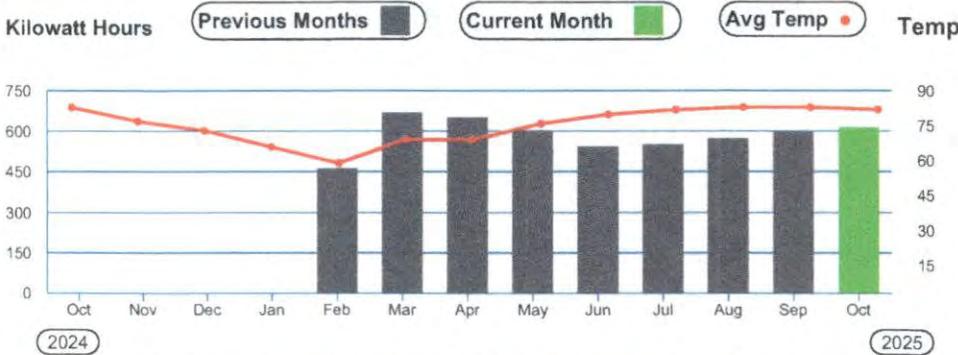


TOTAL AMOUNT DUE

\$113.65

Pay by 10/28/2025

Monthly Energy Use



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

Monthly Energy Use Comparison

614 kWh This Month 31 Days

598 kWh Last Month 31 Days

0 kWh This Month Last Year 0 Days

Your Average Daily Use

20 kWh Use

\$3.16 Day Cost not including taxes and fees

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



Peace River Electric Cooperative, Inc.
Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648004
Service Address 10711 GENTLE CURRENT WAY

Total Amount Due \$113.65
Pay by 10/28/2025



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

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



Account
213648004

Service Address
10711 GENTLE CURRENT WAY

Service Description
LIGHTS-METERING POINT

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
33456163	08/31/2025	10/01/2025	4,652	5,266	1.0	614	1.602
Account Summary							
Previous Balance			\$101.10	Current Charges			GS-S
Payment(s) Made			-\$101.10	Facilities Use Charge			\$28.00
Late Fee			\$10.00	Energy Charge	614 kWh @ 0.121		\$74.29
Balance Forward			\$10.00	CPA	614 kWh @ -0.007		-\$4.30
Current Charges			\$103.65	Property Tax Recovery Fee			\$3.07
Total Amount Due			\$113.65	Gross Receipts Tax			\$2.59
				Total Current Charges			\$103.65
Total Amount Due							\$113.65



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Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

BUCKHEAD TRAILS CDD

Bill Date 10/07/2025
Account # 213648007
Member # 219443

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

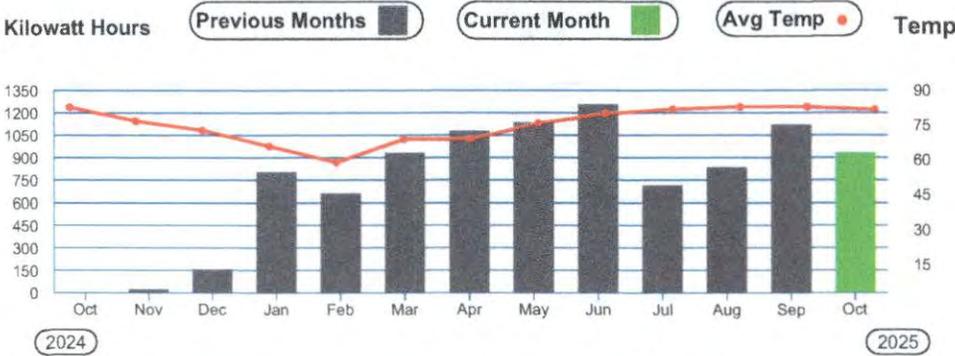


TOTAL AMOUNT DUE

\$152.12

Pay by
10/28/2025

Monthly Energy Use



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

Monthly Energy Use Comparison

933 kWh

This Month
31 Days

1,123 kWh

Last Month
31 Days

0 kWh

This Month
Last Year
0 Days

Your Average Daily Use

30 kWh

Use

\$4.33 Day

Cost
not including taxes and fees

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



Peace River Electric Cooperative, Inc.
Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648007
Service Address 12965 BENDING CREEK TRL

Total Amount Due \$152.12
Pay by 10/28/2025



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
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	08/31/2025	10/01/2025	8,695	9,628	1.0	933	5.659
Account Summary				Current Charges			GS-S
Previous Balance			\$163.85	Facilities Use Charge			\$28.00
Payment(s) Made			-\$163.85	Energy Charge 933 kWh @ 0.121			\$112.89
Late Fee			\$10.00	CPA 933 kWh @ -0.007			-\$6.53
Balance Forward			\$10.00	Property Tax Recovery Fee			\$4.21
Current Charges			\$142.12	Gross Receipts Tax			\$3.55
Total Amount Due			\$152.12	Total Current Charges			\$142.12
Total Amount Due						\$152.12	



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 Peace River Electric Cooperative, Inc.

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Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

BUCKHEAD TRAILS CDD

Bill Date 10/07/2025
Account # 213648008
Member # 219443

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



TOTAL AMOUNT DUE

\$210.48

Pay by 10/28/2025

Monthly Energy Use



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

Monthly Energy Use Comparison

1,417 kWh This Month 31 Days

1,231 kWh Last Month 31 Days

0 kWh This Month Last Year 0 Days

Your Average Daily Use

46 kWh Use

\$6.11 Day Cost not including taxes and fees

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

Peace River Electric Cooperative, Inc.
Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648008
Service Address 12685 BENDING CREEK TRL

Total Amount Due \$210.48
Pay by 10/28/2025



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

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



Account
213648008

Service Address
12685 BENDING CREEK TRL

Service Description
PUMP

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
41020260	08/31/2025	10/01/2025	15,261	16,678	1.0	1,417	5,726
Account Summary				Current Charges			GS-S
Previous Balance			\$176.75	Facilities Use Charge			\$28.00
Payment(s) Made			-\$176.75	Energy Charge	1,417 kWh @ 0.121		\$171.46
Late Fee			\$10.00	CPA	1,417 kWh @ -0.007		-\$9.92
Balance Forward			\$10.00	Property Tax Recovery Fee			\$5.93
Current Charges			\$200.48	Gross Receipts Tax			\$5.01
Total Amount Due			\$210.48	Total Current Charges			\$200.48
Total Amount Due							\$210.48



- Learn how to spot and report phishing attempts
- Create strong, unique passwords
- Enable multi-factor authentication when available
- Update software regularly



CYBER SECURITY

October is **National Cyber Security Awareness Month**. Educate yourself and your family on the best way to stay safe online.

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




799366433650001102602136480082

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

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










Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

BUCKHEAD TRAILS CDD

Bill Date | 10/07/2025
Account # | 213648001
Member # | 219443

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



TOTAL AMOUNT DUE

\$80.37

Pay by
10/28/2025

Monthly Energy Use



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

Monthly Energy Use Comparison

338 kWh

This Month
31 Days

290 kWh

Last Month
31 Days

532 kWh

This Month
Last Year
35 Days

Your Average Daily Use

11 kWh

Use

\$2.15

Day

Cost
not including
taxes and fees

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



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648001
Service Address 10614 HIDDEN BANKS GLN

Total Amount Due \$80.37
Pay by 10/28/2025



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

3 4

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



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	08/31/2025	10/01/2025	6,090	6,428	1.0	338	1,623	
Account Summary							GS-S	
Previous Balance			\$64.28				\$28.00	
Payment(s) Made			-\$64.28				\$40.90	
Late Fee			\$10.00				-\$2.37	
Balance Forward			\$10.00				\$2.08	
Current Charges			\$70.37				\$1.76	
Total Amount Due			\$80.37				\$70.37	
Current Charges								
						338 kWh @ 0.121	\$40.90	
						338 kWh @ -0.007	-\$2.37	
							\$2.08	
							\$1.76	
							\$70.37	
Total Current Charges								
Total Amount Due								\$80.37



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Peace River Electric Cooperative, Inc.

CYBER SECURITY

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799366433650001102602136480017

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

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










Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

BUCKHEAD TRAILS CDD

Bill Date | 10/07/2025
Account # | 213648006
Member # | 219443

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



TOTAL AMOUNT DUE

\$103.08

Pay by 10/28/2025

Monthly Energy Use



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

Monthly Energy Use Comparison

0 kWh | 0 kWh | 0 kWh

This Month 31 Days | Last Month 31 Days | This Month Last Year 0 Days

Your Average Daily Use

0 kWh | \$.90 Day

Use | Cost not including taxes and fees

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



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # | 213648006
Service Address | 10980 GENTLE CURRENT WAY

Total Amount Due \$103.08
Pay by 10/28/2025



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

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



Account
213648006

Service Address
10980 GENTLE CURRENT WAY

Service Description
PUMP

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
41020259	08/31/2025	10/01/2025	0	0	1.0	0	0.0
Account Summary			Current Charges			GS-S	
Previous Balance			\$93.08	Facilities Use Charge		\$28.00	
Payment(s) Made			-\$93.08	Kva Min Up Charge		\$60.00	
Late Fee			\$10.00	Property Tax Recovery Fee		\$2.75	
Balance Forward			\$10.00	Gross Receipts Tax		\$2.33	
Current Charges			\$93.08	Total Current Charges		\$93.08	
Total Amount Due			\$103.08	Total Amount Due			\$103.08



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CYBER SECURITY

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799366433650001102602136480066

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










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

Phone: 813-228-4111

**** Invoice ****

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

Invoice#: 5000045889
Contract#: 300000377
 Terms: NT30

Invoice Date: 10/08/2025
Due Date: 11/07/2025

Billing Period:
 07/30/2025-08/29/2025

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

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

PLEASE ATTACH SLIP TO CHECK

BUCKHEAD TRAILS I CDD

Please Mail Check Payable To :

Wire Transfer Details:

Total: \$10,094.00
Invoice#: 5000045889
 Customer Number: 13466

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

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



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

Phone: 813-228-4111

**** Invoice ****

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

Invoice#: 5000045891
Contract#: 300000379
 Terms: NT30

Invoice Date: 10/08/2025
Due Date: 11/07/2025

Billing Period:
 05/28/2025-06/27/2025

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

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

Page :1

PLEASE ATTACH SLIP TO CHECK

BUCKHEAD TRAILS I CDD

Please Mail Check Payable To :

Wire Transfer Details:

Total: \$1,100.00
Invoice#: 5000045891
 Customer Number: 13466

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

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



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

Phone: 813-228-4111

**** Invoice ****

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

Invoice#: 5000045892
Contract#: 300000379
 Terms: NT30

Invoice Date: 10/08/2025
Due Date: 11/07/2025

Billing Period:
 06/28/2025-07/27/2025

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

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

Page :1

PLEASE ATTACH SLIP TO CHECK

BUCKHEAD TRAILS I CDD

Please Mail Check Payable To :

Wire Transfer Details:

Total: \$1,100.00
Invoice#: 5000045892
 Customer Number: 13466

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

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



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

Phone: 813-228-4111

**** Invoice ****

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

Invoice#: 5000045894
Contract#: 300000379
 Terms: NT30

Invoice Date: 10/08/2025
Due Date: 11/07/2025

Billing Period:
 08/28/2025-09/27/2025

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

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

PLEASE ATTACH SLIP TO CHECK

BUCKHEAD TRAILS I CDD

Please Mail Check Payable To :

Wire Transfer Details:

Total: \$1,100.00
Invoice#: 5000045894
 Customer Number: 13466

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

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



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

Phone: 813-228-4111

**** Invoice ****

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

Invoice#: 5000045888
Contract#: 300000377
 Terms: NT30

Invoice Date: 10/08/2025
Due Date: 11/07/2025

Billing Period:
 06/29/2025-07/29/2025

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

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

PLEASE ATTACH SLIP TO CHECK

BUCKHEAD TRAILS I CDD

Please Mail Check Payable To :

Wire Transfer Details:

Total: \$10,094.00
Invoice#: 5000045888
 Customer Number: 13466

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

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



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

Phone: 813-228-4111

**** Invoice ****

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

Invoice#: 5000045890
Contract#: 300000377
 Terms: NT30

Invoice Date: 10/08/2025
Due Date: 11/07/2025

Billing Period:
 08/30/2025-09/28/2025

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

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

PLEASE ATTACH SLIP TO CHECK

BUCKHEAD TRAILS I CDD

Please Mail Check Payable To :

Wire Transfer Details:

Total: \$10,094.00
Invoice#: 5000045890
 Customer Number: 13466

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

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



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

Phone: 813-228-4111

**** Invoice ****

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

Invoice#: 5000045893
Contract#: 300000379
 Terms: NT30

Invoice Date: 10/08/2025
Due Date: 11/07/2025

Billing Period:
 07/28/2025-08/27/2025

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

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

PLEASE ATTACH SLIP TO CHECK

BUCKHEAD TRAILS I CDD

Please Mail Check Payable To :

Wire Transfer Details:

Total: \$1,100.00
Invoice#: 5000045893
 Customer Number: 13466

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

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



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

Phone: 813-228-4111

**** Invoice ****

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

Invoice#: 5000045887
Contract#: 300000377
 Terms: NT30

Invoice Date: 10/08/2025
Due Date: 11/07/2025

Billing Period:
 05/30/2025-06/28/2025

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

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

PLEASE ATTACH SLIP TO CHECK

BUCKHEAD TRAILS I CDD

Please Mail Check Payable To :

Wire Transfer Details:

Total: \$10,094.00
Invoice#: 5000045887
 Customer Number: 13466

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

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

FloridaCommerce, Special District Accountability Program

check mailed separately

Fiscal Year 2025 - 2026 Special District State Fee Invoice and Profile Update

Required by sections 189.064 and 189.018, Florida Statutes, and Chapter 73C-24, Florida Administrative Code

Date Invoiced: 10/01/2025				Invoice No: 93297
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2025: \$175.00

STEP 1: Review the following profile and make any needed changes.

1. Special District's Name, Registered Agent's Name and Registered Office Address:

Buckhead Trails Community Development District

Mr. Brian K. Lamb
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607



- 2. Telephone: 941-306-4730 Ext:
- 3. Fax: 941-306-4832
- 4. Email: brian.lamb@inframark.com
- 5. Status: Independent
- 6. Governing Body: Elected
- 7. Website Address: www.buckheadtrailsccd.org
- 8. County(ies): Manatee
- 9. Special Purpose(s): Community Development
- 10. Boundary Map on File: 12/09/2022
- 11. Creation Document on File: 09/22/2015
- 12. Date Established: 03/13/2015
- 13. Creation Method: Local Ordinance
- 14. Local Governing Authority: Manatee County
- 15. Creation Document(s): County Ordinances 15-13 and 22-59
- 16. Statutory Authority: Chapter 190, Florida Statutes
- 17. Authority to Issue Bonds: Yes
- 18. Revenue Source(s): Assessments

STEP 2: Sign and date to certify accuracy and completeness.

By signing and dating below, I do hereby certify that the profile above (changes noted if necessary) is accurate and complete:

Registered Agent's Signature: *Brian K. Lamb* Date 10/7/2025

STEP 3: Pay the annual state fee or certify eligibility for zero annual fee.

a. Pay the Annual Fee: Pay the annual fee by following the instructions at www.FloridaJobs.org/SpecialDistrictFee.

b. Or, Certify Eligibility for the Zero Fee: By initialing both of the following items, I, the above signed registered agent, do hereby certify that to the best of my knowledge and belief, **BOTH** of the following statements and those on any submissions to the Department are true, correct, complete, and made in good faith. I understand that any information I give may be verified.

1. This special district is not a component unit of a general purpose local government as determined by the special district and its Certified Public Accountant; and,

2. This special district is in compliance with its Fiscal Year 2023 - 2024 Annual Financial Report (AFR) filing requirement with the Florida Department of Financial Services (DFS) and that AFR reflects \$3,000 or less in annual revenues or, is a special district not required to file a Fiscal Year 2023 - 2024 AFR with DFS and has included an income statement with this document verifying \$3,000 or less in revenues for the current fiscal year.

Department Use Only: Approved: Denied: Reason: _____

STEP 4: Make a copy of this document for your records.

STEP 5: Email this document to SpecialDistricts@Commerce.fl.gov or mail it to FloridaCommerce, Bureau of Budget Management, 107 East Madison Street, MSC #120, Tallahassee, FL 32399-4124. Direct questions to 850.717.8430.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

159235

DATE

9/22/2025

BILL TO

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

CUSTOMER ID

C2412

NET TERMS

Due On Receipt

PO#**DUE DATE**

9/22/2025

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Mail notices sent on 8-6-25 \$156.38	1	Ea	156.38		156.38
Postage	3	Ea	0.74		2.22
Subtotal					158.60

Subtotal	\$158.60
Tax	\$0.00
Total Due	\$158.60

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

161775

DATE

10/24/2025

BILL TO

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

CUSTOMER ID

C2412

NET TERMS

Due On Receipt

PO#**DUE DATE**

10/24/2025

Services provided for the Month of: **September 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	3	Ea	0.74		2.22
Subtotal					2.22

Subtotal	\$2.22
Tax	\$0.00
Total Due	\$2.22

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.



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7869630



000001252 02 SP 106481495141306 P

Buckhead Trails Communitydev Dist
ATTN Buckhead Trails CDD
C/O Inframark
2005 Pan AM Circle Ste 300
Tampa, FL 33607





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

Invoice Number: 7869630
Account Number: 224735000
Invoice Date: 08/25/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Buckhead Trails Communitydev Dist
ATTN Buckhead Trails CDD
C/O Inframark
2005 Pan AM Circle Ste 300
Tampa, FL 33607

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENTDISTRICT SPECIAL ASSESSMENTBONDSSERIES
2022REVENUE FUND**

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

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

**BUCKHEAD TRAILS COMMUNITY
DEVELOPMENTDISTRICT SPECIAL
ASSESSMENTBONDSSERIES 2022REVENUE FUND**

Invoice Number: 7869630
Account Number: 224735000
Current Due: \$4,256.13

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

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 224735000
Invoice # 7869630
Attn: Fee Dept St. Paul

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





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

Invoice Number: 7869630
 Invoice Date: 08/25/2025
 Account Number: 224735000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

BUCKHEAD TRAILS COMMUNITY
 DEVELOPMENTDISTRICT SPECIAL
 ASSESSMENTBONDSSERIES 2022REVENUE FUND

Accounts Included 224735000 224735001 224735002 224735003 224735004 224735005
 In This Relationship: 224735006 224735007

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 08/01/2025 - 07/31/2026				\$3,950.00
Incidental Expenses 08/01/2025 to 07/31/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.





MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7871731



000002289 02 SP 106481495142343 P

Buckhead Trails Communitydev Dist
ATTN Buckhead Trails CDD
C/O Inframark
2005 Pan AM Circle Ste 300
Tampa, FL 33607





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

Invoice Number: 7871731
Account Number: 261005000
Invoice Date: 08/25/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Buckhead Trails Communitydev Dist
ATTN Buckhead Trails CDD
C/O Inframark
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States
BUCKHEAD TRAILS COMMUNITYDEVELOPMENT CONSTRUCTION FUNDCUSTODYCUSTODY FUND

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$250.00

All invoices are due upon receipt.

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

**BUCKHEAD TRAILS COMMUNITYDEVELOPMENT
CONSTRUCTION FUNDCUSTODYCUSTODY FUND**

Invoice Number: 7871731
Account Number: 261005000
Current Due: \$250.00

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

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 261005000
Invoice # 7871731
Attn: Fee Dept St. Paul

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





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

Invoice Number: 7871731
 Invoice Date: 08/25/2025
 Account Number: 261005000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

BUCKHEAD TRAILS COMMUNITYDEVELOPMENT
 CONSTRUCTION FUNDCUSTODYCUSTODY FUND

Accounts Included 261005000
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04050 Custodian	1.00	250.00	100.00%	\$250.00
Subtotal Administration Fees - In Advance 08/01/2025 - 07/31/2026				\$250.00
TOTAL AMOUNT DUE				\$250.00



Buckhead CDD Mileage Reimbursement				
Date	Miles	Milleage rate	Total	Notes
6/25/2025	76	0.445	33.82	cdd meeting
7/23/2025	76	0.445	33.82	cdd meeting
8/27/2025	76	0.445	33.82	cdd meeting
9/24/2025	76	0.445	33.82	cdd meeting
Total			135.28	
Alberto Viera 3013 W. Braddock St Tampa FL 33607				

Coastal Fence Services LLC
6101 Ike Smith Rd
Plant City, Florida 33565
United States

813-394-1444
www.coastalfence.co

Invoice

BILL TO BUCKHEAD TRAILS CDD
Inframark - Oakfield Trails CDD
Arturo Gandarilla
2005 Pan Am Circle
suite 300
Tampa, Florida 33607
United States

656-245-3775
agandarilla@inframark.com

Invoice Number: 30
P.O./S.O. Number: 12732 Wanderlust Pl.
Parrish
Invoice Date: September 11, 2025
Payment Due: September 11, 2025
Amount Due (USD): \$450.00

 [Pay Securely Online](#)

Items	Quantity	Price	Amount
Fence Repair replace black aluminum fence panel with tree damage	1	\$450.00	\$450.00
Total:			\$450.00
Amount Due (USD):			\$450.00

[Pay Securely Online](#)

link.waveapps.com/9ep6r5-3wkcx

Notes / Terms

Failure to pay on the agreed term will result in interest fees. Any form of non-payment voids any warranty. A 3% service fee will be applied to card payments.

Clarifications

1. Finish grade by others. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.



2. Fencing/railing totals are approximate. Field measurements will be used at the close of the project to determine the exact amounts used and the price will be adjusted accordingly. There is no warranty for acts of God or damage by others.
3. Clean up of site limited to debris and waste generated by this contractor only.
4. If existing lines are not marked prior to install additional costs will incur due to additional labor costs or time traveled.
5. Proposal is based on quantities shown graphically on the plans.
6. This proposal is based on quantities indicated on the site plan. Quantities indicated on the plan may differ from actual quantities used on site. If Plan quantity is different we will need to adjust our final invoice to reflect those differences (plus or minus) using same unit prices. If plans contain material not listed in order to complete the scope we will need to adjust our invoice accordingly.
7. All materials required for this job are subject to market availability and due to high demand may result in adjusted prices to reflect true cost of goods at the time.
8. Customer is solely responsible for all underground obstructions, including without limitation utility & communication lines, lime rock, and construction debris. Coastal Fence reserves the right to pass on to the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this proposal.
9. These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.
10. Utilities: 3-5 business days are required to obtain mark out of underground utilities prior to work commencement if required (811 Locate Service).
11. Coastal Fence is not responsible for the contents of the material list developed by others. Several materials may not be available locally and alternatives may have to be proceeded with.
12. Additional requests outside the proposal require approved change orders from customers.

Exclusions

- 1 . Any work or items not specifically included are excluded.
- 2 . Finish grade and additional soil - if needed - not in proposal.
- 3 . Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.
- 4 . Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.
- 5 . Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.
- 6 . Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically inspections are needed and additional work is needed.
- 7 . Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.

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



Invoice: #155853

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

Sod replacement - Summervale sign June 2025
 Estimate # 121654

Invoice Date

9/29/2025

Date Due

10/14/2025

Terms

Net 15

Customer PO #

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount

#121654 - Sod replacement - Summervale sign June 2025				\$1,418.32
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As discussed, replace sod at Summervale sign, and use any leftover, miscellaneous pieces elsewhere near front entrance.

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				\$1,333.32
Site Prep, Removal, & Disposal (E) (Labor)				\$680.00
St. Augustine "Floritam" sod (400) installed (E) (Kit)	Pallet	1.00	\$653.32	\$653.32
LCE006: Irrigation Repairs				\$85.00
Irrigation Labor (Hide) (Labor)				\$85.00

<p>Billing Questions rhonda.culotta@down2earthinc.com (904) 780-2257</p> <p>Visit us at https://dtelandscape.com for all other questions or concerns.</p>	<p>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.property-service-portal.com</p> <p>To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added. https://huntington.billieriq.com/ebpp/DownToEarth/</p>	<table border="1"> <tr> <td>Subtotal</td> <td>\$1,418.32</td> </tr> <tr> <td>Sales Tax</td> <td>\$0.00</td> </tr> <tr> <td>Total</td> <td>\$1,418.32</td> </tr> <tr> <td>Credits/Payments</td> <td>(\$0.00)</td> </tr> <tr> <td>Balance Due</td> <td>\$1,418.32</td> </tr> </table>	Subtotal	\$1,418.32	Sales Tax	\$0.00	Total	\$1,418.32	Credits/Payments	(\$0.00)	Balance Due	\$1,418.32
	Subtotal	\$1,418.32										
	Sales Tax	\$0.00										
	Total	\$1,418.32										
	Credits/Payments	(\$0.00)										
Balance Due	\$1,418.32											

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



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

Estimate: #121654

Customer Address

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

Billing Address

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

Physical Job Address

Buckhead Trails Pond Maintenance
 10403 Buckeye Road
 Ruskin, FL

Job

Sod replacement - Summervale
 sign June 2025

Estimated Job Start Date

July 7, 2025

Proposed By

Alexandra Steiner

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$680.00
St. Augustine "Floratam" sod (400) installed (E)	Pallet	1	\$653.32	\$653.32
Irrigation Repairs				
Irrigation Labor (Hide)				\$85.00
			Subtotal	\$1,418.32
			Estimated Tax	\$0.00
			Job Total	\$1,418.32

As discussed, replace sod at Summervale sign, and use any leftover, miscellaneous pieces elsewhere near front entrance.

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

Proposed By:

Agreed & Accepted By:

Alexandra Steiner
 Down to Earth

06/25/2025
 Date

Jayna Cooper
 Buckhead Trails Pond
 Maintenance

6/30/25
 Date

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



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

Estimate: #121654

Customer Address

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

Billing Address

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

Physical Job Address

Buckhead Trails Pond Maintenance
 10403 Buckeye Road
 Ruskin, FL

Job

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 sign June 2025

Estimated Job Start Date

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Alexandra Steiner

Due Date

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Irrigation Labor (Hide)				\$85.00
			Subtotal	\$1,418.32
			Estimated Tax	\$0.00
			Job Total	\$1,418.32

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Proposed By:

Agreed & Accepted By:

Alexandra Steiner
 Down to Earth

06/25/2025
 Date

Jayna Cooper
 Buckhead Trails Pond
 Maintenance

6/30/25
 Date

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

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



Invoice: #155854

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 09.15.2025
 Estimate # 128579

Invoice Date

9/29/2025

Date Due

10/14/2025

Terms

Net 15

Customer PO #

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#128579 - Invoice Irrigation Form 09.15.2025				\$111.00
LCE006: Irrigation Repairs				\$111.00
4" Irrigation Rotor Repaired/ Replaced/ Relocated (Kit)	Each	1.00	\$45.00	\$45.00
6" Irrigation Spray Head Repaired/Replaced/Relocated (Kit)	Each	1.00	\$40.00	\$40.00
Drip Line Fittings (Kit)	Each	6.00	\$3.00	\$18.00
Standard Irrigation Nozzle Replaced (Kit)	Each	1.00	\$8.00	\$8.00

<p>Billing Questions rhonda.culotta@down2earthinc.com (904) 780-2257</p> <p>Visit us at https://dtelandscape.com for all other questions or concerns.</p>	<p>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.property-service-portal.com</p> <p>To make payment by ACH (electronic check payments), please click the link below. No processing fee will be added. https://huntington.billeri.com/ebpp/DownToEarth/</p>	<table border="0"> <tr> <td>Subtotal</td> <td>\$111.00</td> </tr> <tr> <td>Sales Tax</td> <td>\$0.00</td> </tr> <tr> <td>Total</td> <td>\$111.00</td> </tr> <tr> <td>Credits/Payments</td> <td>(\$0.00)</td> </tr> <tr> <td>Balance Due</td> <td>\$111.00</td> </tr> </table>	Subtotal	\$111.00	Sales Tax	\$0.00	Total	\$111.00	Credits/Payments	(\$0.00)	Balance Due	\$111.00
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	Sales Tax	\$0.00										
	Total	\$111.00										
	Credits/Payments	(\$0.00)										
Balance Due	\$111.00											

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

Irrigation Service Report

General Information

Technician: Dleal

Customer: Buckhead Trails Pond Maintenance

Branch: Sarasota

Report Type: Wetcheck Inspection

Controller Name: Timer By Mailboxes

Date: Sept. 15, 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: 4 a.m.

Seasonal Adjustment: 100

Run Days: tuesday,thursday,saturday

Irrigation Zones

Attribute	1	2	3	4	5	6
Zone Type	Spray	Bubbler	Drip	Spray	Bubbler	Spray
Program Type		A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None
Run Days	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No
Zone Runtime	0 hrs 15 mins	0 hrs 30 mins	0 hrs 30 mins	0 hrs 15 mins	0 hrs 25 mins	0 hrs 15 mins
Checked Filters	Yes	No	No	Yes	No	Yes
Clogged Nozzles	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No
Zone Repair Items	Billable Items: 1. Irrigation Spray Head Repaired/Replaced/Relocated Item Type: 6" Qty: 1 2. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 2	<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: 11:07 a.m.

Communication Type: Text

Additional Comments:

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: Sept. 15, 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	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 4	<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>	Billable Items: 1. Irrigation Rotor Repaired/Replaced/Relocated Item Type: 4" Qty: 1	<i>No repair items available</i>			

Account Manager Contact

Contacted Manager: Yes

Contact Time: 11:09 a.m.

Communication Type: Text

Additional Comments:

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: Sept. 15, 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	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 4	<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>	Billable Items: 1. Irrigation Rotor Repaired/Replaced/Relocated Item Type: 4" Qty: 1	<i>No repair items available</i>			

Account Manager Contact

Contacted Manager: Yes

Contact Time: 11:09 a.m.

Communication Type: Text

Additional Comments:

Down to Earth Landscape & Irrigation

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



Invoice: #157931

October 2025

Customer

Buckhead Trails Pond Maintenance
 Inframark
 2005 Pan Am Circle Suite 300

Tampa, FL 33604

Property / Project Address

Buckhead Trails Pond Maintenance
 10403 Buckeye Road
 Ruskin, FL

Project/Job

Irrigation Service Call - Stuck Valve and Lateral Line
 Repairs
 Estimate # 131316

Invoice Date

10/28/2025

Date Due

11/12/2025

Terms

Net 15

Customer PO #**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#131316 - Irrigation Service Call - Stuck Valve and Lateral Line Repairs				\$266.81

Got a text from Alexandra about a possible stuck valve at Buckhead the other day. Ryan was in the area and went and closed the stuck valve. He reported two leaks/breaks in the areas where we installed new heads and sod. I went there yesterday to discover that there were two lateral line breaks that were not part of our project to get that zone working again on the right side of the entrance. I dug them up and repaired both breaks.

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

LCE005: Irrigation Installation				\$266.81
1" CL200 PVC (sold per foot) (Material)	Foot	3.00	\$0.89	\$2.68
1" SCH 40 PVC CAP SLIP (Material)	Each	2.00	\$1.43	\$2.86
1" SCH 40 PVC COUPER SLIP 429-010 10/EA Loc:02B1A. (Material)	Each	1.00	\$1.30	\$1.30
1" SCH40 PVC ELBOW SLIP 406-010 10/EA Loc:023b. (Material)	Each	3.00	\$1.66	\$4.97
Irrigation Labor (Labor)				\$255.00

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.com/propertyserviceportal.com)

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

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

Subtotal	\$266.81
Sales Tax	\$0.00
Total	\$266.81
Credits/Payments	(\$0.00)
Balance Due	\$266.81

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

Down to Earth Landscape & Irrigation

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



Invoice: #157930

October 2025

Customer

Buckhead Trails Pond Maintenance
Inframark
2005 Pan Am Circle Suite 300

Tampa, FL 33604

Property / Project Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Project/Job

Repair of Irrigation for new sod installation OCT 25'
Estimate # 129972

Invoice Date

10/28/2025

Date Due

11/12/2025

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#129972 - Repair of Irrigation for new sod installation OCT 25'				\$3,765.00

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

LCE005: Irrigation Installation				\$3,765.00
Irrigation Labor (Hide) (Labor)				\$3000.00
Miscellaneous Irrigation Parts (Material)	Each	1.00	\$765.00	\$765.00

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

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

Subtotal	\$3,765.00
Sales Tax	\$0.00
Total	\$3,765.00
Credits/Payments	(\$0.00)
Balance Due	\$3,765.00



Down to Earth Landscape & Irrigation

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

Estimate: #129972

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

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Repair of Irrigation for new sod installation OCT 25'	October 3, 2025	Sean Malo	

Estimate Details

<u>Description of Services & Materials</u>	<u>Unit</u>	<u>Quantity</u>	<u>Rate</u>	<u>Amount</u>
Irrigation Installation				
Irrigation Labor (Hide)				\$3,000.00
Miscellaneous Irrigation Parts	Each	1	\$765.00	\$765.00
			Subtotal	\$3,765.00
			Estimated Tax	\$0.00
			Job Total	\$3,765.00

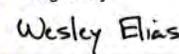
Estimates require a 50% deposit to order and schedule any approved work.

Proposed By:

Sean Malo
Down to Earth

10/02/2025
Date

Agreed & Accepted By:

Signed by:

Wesley Elias
 6808EDC0628348D...
 Inframark

10/3/2025
Date

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

BUCKHEAD TRAILS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
DOWN TO EARTH LANDSCAPE & IRRIGATION	11/6/2025	159139	\$208.00			IRRIGATION SERVICES
DOWN TO EARTH LANDSCAPE & IRRIGATION	11/1/2025	158289	\$15,946.18			NOV 25-LANDSCAPE MAINTENANCE
DOWN TO EARTH LANDSCAPE & IRRIGATION	11/20/2025	159953	\$172.00		\$16,326.18	IRRIGATION SERVICES
INFRAMARK LLC	11/11/2025	163566	\$750.00			ACCOUNTING SERVICES
INFRAMARK LLC	11/11/2025	163566	\$375.00			ADMINISTRATION
INFRAMARK LLC	11/11/2025	163566	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	11/11/2025	163566	\$50.00			RENTAL & LEASES
INFRAMARK LLC	11/11/2025	163566	\$50.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	11/11/2025	163566	\$100.00			WEBSITE ADMIN
INFRAMARK LLC	11/11/2025	163566	\$833.34			DISSEMINATION SERVICES
INFRAMARK LLC	11/11/2025	163566	\$500.00			CONSTRUCTION ACCOUNTING
INFRAMARK LLC	11/11/2025	163566	\$1,333.33			FIELD MANAGEMENT
INFRAMARK LLC	11/11/2025	163566	\$416.67			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	11/11/2025	163566	\$200.00		\$6,691.67	RECORDING SECRETARY
SITEX AQUATICS, LLC	11/1/2025	10352-B	\$945.00			AQUATIC MAINTENANCE
Monthly Contract Subtotal			\$23,962.85			
Variable Contract						
STRALEY ROBIN VERICKER	11/14/2025	27455	\$520.15			PROFESSIONAL SERVICES
Variable Contract Subtotal			\$520.15			
Utilities						
PEACE RIVER ELECTRIC	11/13/2025	213648009 DEP ACH	\$2,500.00			DEPOSIT ELECTRIC NEW SERVICE
PEACE RIVER ELECTRIC	11/5/2025	110525-8008	\$192.01			ELECTRIC
PEACE RIVER ELECTRIC	11/5/2025	110525-8007	\$98.09			ELECTRIC
PEACE RIVER ELECTRIC	11/5/2025	110525-8003	\$102.72			ELECTRIC
PEACE RIVER ELECTRIC	11/5/2025	110525-8004	\$84.36			ELECTRIC
PEACE RIVER ELECTRIC	11/5/2025	110525-8005	\$125.96			ELECTRIC

BUCKHEAD TRAILS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
PEACE RIVER ELECTRIC	11/5/2025	110525-8006	\$93.08			ELECTRIC
PEACE RIVER ELECTRIC	11/5/2025	110525-8002	\$152.72			ELECTRIC
PEACE RIVER ELECTRIC	11/5/2025	110525-8001	\$110.14		\$3,459.08	ELECTRIC
Utilities Subtotal			\$3,459.08			
Regular Services						
ALBERTO VIERA	11/19/2025	AV-111925	\$200.00			BOARD 11/19/25
AUSTIN BERNS	11/19/2025	AB-111925	\$200.00			BOARD 11/19/25
BUSINESS OBSERVER	10/31/2025	25-02034M	\$70.00			NOTICE OF PUBLIC HEARING
CARLOS DE LA OSSA	11/19/2025	CO-111925	\$200.00			BOARD 11/19/25
DISCLOSURE TECHNOLOGY SERVICES, LLC	10/24/2025	1467	\$5,000.00			OCT 25-DTS-CDA SAAS 1YR SUPSCRIPTION
GRAU AND ASSOCIATES	11/4/2025	28203	\$2,000.00			AUDIT SERVICES
NICHOLAS J. DISTER	11/19/2025	ND-111925	\$200.00			BOARD 11/19/25
Regular Services Subtotal			\$7,870.00			
Additional Services						
BUCKHEAD TRAILS CDD	10/29/2025	10292025 - 01	\$1,192.70			SERIES FY26 UNUSED FY25 REVENUE
BUCKHEAD TRAILS CDD	10/29/2025	10292025 - 01	\$325.00	\$1,517.70	\$1,517.70	SERIES 2024 FY26 UNUSED FY25 REVENUE
Additional Services Subtotal			\$1,517.70			
Miscellaneous						
VOID	11/11/2025	VOID	\$0.01			Postage and Freight
Miscellaneous Subtotal			\$0.01			
TOTAL			\$37,329.79			

Down to Earth Landscape & Irrigation

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



Invoice: #159139

November 2025

Customer

Buckhead Trails Pond Maintenance
Inframark
2005 Pan Am Circle Suite 300

Tampa, FL 33604

Property / Project Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Project/Job

Invoice Irrigation Form 10.30.2025
Estimate # 132039

Invoice Date

11/6/2025

Date Due

11/21/2025

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#132039 - Invoice Irrigation Form 10.30.2025				\$208.00
LCE006: Irrigation Repairs				\$208.00
6" Irrigation Spray Head Repaired/Replaced/Relocated (Kit)	Each	1.00	\$40.00	\$40.00
Standard Irrigation Nozzle Replaced (Kit)	Each	21.00	\$8.00	\$168.00

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

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

Subtotal	\$208.00
Sales Tax	\$0.00
Total	\$208.00
Credits/Payments	(\$0.00)
Balance Due	\$208.00

Irrigation Service Report

General Information

Technician: Smalo

Customer: Buckhead Trails Pond Maintenance

Branch: Sarasota

Report Type: Monthly Wet Check

Controller Name: Timer by Pump on Bending Creek

Date: Oct. 30, 2025

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ACC2

POC Info: Well

Pump Status Type: Submersible

Programs

Program Name: Program A

Start Time: 7 p.m.

Seasonal Adjustment:

Run Days: monday,wednesday,friday

Program Name: Program B

Start Time: 7 p.m.

Seasonal Adjustment:

Run Days: tuesday,thursday,saturday

Irrigation Zones

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

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Spray	Spray	Drip	Spray	Bubbler	Spray	Drip
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 25 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	Yes	No	No	No	No	Yes	No
Head Adjusted	Yes	No	No	No	No	Yes	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 Spray Head Repaired/Replaced/Relocated Item Type: 6" Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 4	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 5	<i>No repair items available</i>

Irrigation Zones

Attribute	15	16	17	18	19	20	21
Zone Type	Drip	Bubbler	Spray	Spray	Spray	Drip	Spray
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	N/A	0 hrs 20 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 25 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	Yes	Yes	No	Yes
Head Adjusted	No	No	No	Yes	Yes	No	Yes
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>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 4	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 4	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 1

Irrigation Zones

Attribute	22	23	24	25	26	27	28
Zone Type	Rotor	Spray	Bubbler	Drip	Drip	Drip	Spray
Program Type	A	A	A	B	B	B	B
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 50 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 25 mins			
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	29	30	31	32	33	34	35
Zone Type	Spray	Spray	Spray	Drip	Drip	Drip	Spray
Program Type	B	B	B	B	B	B	B
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 25 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 25 mins
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	36	37	38	39	40	41	42
Zone Type	Drip	Rotor	Drip	Drip	Spray	Spray	Drip
Program Type	B	B	B	B	B	B	B
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 20 mins	0 hrs 50 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 20 mins
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	43	44	45	46
Zone Type	Drip	Spray	Spray	Spray
Program Type	B	B	B	B
Run Time Schedule	None	None	None	None
Run Days	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 25 mins
Checked Filters	No	No	No	No
Clogged Nozzles	No	No	No	No
Head Adjusted	No	No	No	No
Billable Repairs	No	No	No	No
Proposed Repairs	No	No	No	No
Zone Repair Items	<i>No repair items available</i>			

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: Spoke

Additional Comments:

Irrigation Service Report

General Information

Technician: Smalo

Customer: Buckhead Trails Pond Maintenance

Branch: Sarasota

Report Type: Monthly Wet Check

Controller Name: Timer by Pump on Bending Creek

Date: Oct. 30, 2025

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ACC2

POC Info: Well

Pump Status Type: Submersible

Programs

Program Name: Program A

Start Time: 7 p.m.

Seasonal Adjustment:

Run Days: monday,wednesday,friday

Program Name: Program B

Start Time: 7 p.m.

Seasonal Adjustment:

Run Days: tuesday,thursday,saturday

Irrigation Zones

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

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Spray	Spray	Drip	Spray	Bubbler	Spray	Drip
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 25 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	Yes	No	No	No	No	Yes	No
Head Adjusted	Yes	No	No	No	No	Yes	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 Spray Head Repaired/Replaced/Relocated Item Type: 6" Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 4	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 5	<i>No repair items available</i>

Irrigation Zones

Attribute	15	16	17	18	19	20	21
Zone Type	Drip	Bubbler	Spray	Spray	Spray	Drip	Spray
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	N/A	0 hrs 20 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 25 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	Yes	Yes	No	Yes
Head Adjusted	No	No	No	Yes	Yes	No	Yes
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>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 4	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 4	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 1

Irrigation Zones

Attribute	22	23	24	25	26	27	28
Zone Type	Rotor	Spray	Bubbler	Drip	Drip	Drip	Spray
Program Type	A	A	A	B	B	B	B
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 50 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 25 mins			
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	29	30	31	32	33	34	35
Zone Type	Spray	Spray	Spray	Drip	Drip	Drip	Spray
Program Type	B	B	B	B	B	B	B
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 25 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 25 mins
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	36	37	38	39	40	41	42
Zone Type	Drip	Rotor	Drip	Drip	Spray	Spray	Drip
Program Type	B	B	B	B	B	B	B
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 20 mins	0 hrs 50 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 20 mins
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	43	44	45	46
Zone Type	Drip	Spray	Spray	Spray
Program Type	B	B	B	B
Run Time Schedule	None	None	None	None
Run Days	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 25 mins
Checked Filters	No	No	No	No
Clogged Nozzles	No	No	No	No
Head Adjusted	No	No	No	No
Billable Repairs	No	No	No	No
Proposed Repairs	No	No	No	No
Zone Repair Items	<i>No repair items available</i>			

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: Spoke

Additional Comments:

Down to Earth Landscape & Irrigation

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



Invoice: #158289

November 2025

Customer

Buckhead Trails Pond Maintenance
Inframark
2005 Pan Am Circle Suite 300

Tampa, FL 33604

Property / Project Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Project/Job

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

Invoice Date

11/1/2025

Date Due

12/1/2025

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

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

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

Down to Earth Landscape & Irrigation

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



Invoice: #159953

November 2025

Customer

Buckhead Trails Pond Maintenance
Inframark
2005 Pan Am Circle Suite 300

Tampa, FL 33604

Property / Project Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Project/Job

Invoice Irrigation Form 11.12.2025
Estimate # 133304

Invoice Date

11/20/2025

Date Due

12/5/2025

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#133304 - Invoice Irrigation Form 11.12.2025				\$172.00
LCE006: Irrigation Repairs				\$172.00
4" Irrigation Rotor Repaired/ Replaced/ Relocated (Kit)	Each	1.00	\$45.00	\$45.00
6" Irrigation Spray Head Repaired/Replaced/Relocated (Kit)	Each	1.00	\$40.00	\$40.00
Drip Line (Kit)	Foot	2.00	\$2.50	\$5.00
Drip Line Fittings (Kit)	Each	6.00	\$3.00	\$18.00
Standard Irrigation Nozzle Replaced (Kit)	Each	8.00	\$8.00	\$64.00

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.billeri.com/ebpp/DownToEarth/>

Subtotal	\$172.00
Sales Tax	\$0.00
Total	\$172.00
Credits/Payments	(\$0.00)
Balance Due	\$172.00

Irrigation Service Report

General Information

Technician: Smalo

Customer: Buckhead Trails Pond Maintenance

Branch: Sarasota

Report Type: Monthly Wet Check

Controller Name: Timer by Pump on Bending Creek

Date: Nov. 12, 2025

Programs Needed: No

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ACC2

POC Info: Well

Pump Status Type: Submersible

Programs

Program Name: Program A

Start Time: 7 p.m.

Seasonal Adjustment:

Run Days: monday,wednesday,friday

Program Name: Program B

Start Time: 7 p.m.

Seasonal Adjustment:

Run Days: tuesday,thursday,saturday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Drip	Bubbler	Drip	Spray	Drip	Spray	Spray
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 20 mins	N/A	0 hrs 20 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 25 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	Yes
Head Adjusted	No	No	No	No	No	No	Yes
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>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 2	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 1

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Spray	Spray	Drip	Spray	Bubbler	Spray	Drip
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 25 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	Yes	No	No	No	No	Yes	No
Head Adjusted	Yes	No	No	No	No	Yes	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: 2	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 4	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	15	16	17	18	19	20	21
Zone Type	Drip	Bubbler	Spray	Spray	Spray	Drip	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	N/A	0 hrs 20 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 25 mins
Checked Filters	No						
Clogged Nozzles	No	No	No	Yes	Yes	No	Yes
Head Adjusted	No	No	No	Yes	Yes	No	Yes
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	22	23	24	25	26	27	28
Zone Type	Rotor	Spray	Bubbler	Drip	Drip	Drip	Spray
Program Type	A	A	A	B	B	B	B
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 50 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 25 mins			
Checked Filters	No	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 Rotor Repaired/Replaced/Relocated Item Type: 4" Qty: 1	<i>No repair items available</i>					

Irrigation Zones

Attribute	29	30	31	32	33	34	35
Zone Type	Spray	Spray	Spray	Drip	Drip	Drip	Spray
Program Type	B	B	B	B	B	B	B
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 25 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 25 mins
Checked Filters	No	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. Drip Line Item Type: Fittings Used Qty: 2	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Feet Used Qty: 2 2. Drip Line Item Type: Fittings Used Qty: 2	<i>No repair items available</i>			

Irrigation Zones

Attribute	36	37	38	39	40	41	42
Zone Type	Drip	Rotor	Drip	Drip	Spray	Spray	Drip
Program Type	B	B	B	B	B	B	B
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 20 mins	0 hrs 50 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 20 mins
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	43	44	45	46
Zone Type	Drip	Spray	Spray	Spray
Program Type	B	B	B	B
Run Time Schedule	None	None	None	None
Run Days	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 25 mins
Checked Filters	No	No	No	No
Clogged Nozzles	No	No	No	No
Head Adjusted	No	No	No	No
Billable Repairs	No	No	No	No
Proposed Repairs	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	Billable Items: 1. Irrigation Spray Head Repaired/Replaced/Relocated Item Type: 6" Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: Text

Additional Comments:

Irrigation Service Report

General Information

Technician: Smalo

Customer: Buckhead Trails Pond Maintenance

Branch: Sarasota

Report Type: Monthly Wet Check

Controller Name: Timer by Pump on Bending Creek

Date: Nov. 12, 2025

Programs Needed: No

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ACC2

POC Info: Well

Pump Status Type: Submersible

Programs

Program Name: Program A

Start Time: 7 p.m.

Seasonal Adjustment:

Run Days: monday,wednesday,friday

Program Name: Program B

Start Time: 7 p.m.

Seasonal Adjustment:

Run Days: tuesday,thursday,saturday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Drip	Bubbler	Drip	Spray	Drip	Spray	Spray
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 20 mins	N/A	0 hrs 20 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 25 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	Yes
Head Adjusted	No	No	No	No	No	No	Yes
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>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 2	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 1

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Spray	Spray	Drip	Spray	Bubbler	Spray	Drip
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 25 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	Yes	No	No	No	No	Yes	No
Head Adjusted	Yes	No	No	No	No	Yes	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: 2	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 4	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	15	16	17	18	19	20	21
Zone Type	Drip	Bubbler	Spray	Spray	Spray	Drip	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	N/A	0 hrs 20 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 25 mins
Checked Filters	No						
Clogged Nozzles	No	No	No	Yes	Yes	No	Yes
Head Adjusted	No	No	No	Yes	Yes	No	Yes
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	22	23	24	25	26	27	28
Zone Type	Rotor	Spray	Bubbler	Drip	Drip	Drip	Spray
Program Type	A	A	A	B	B	B	B
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 50 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 25 mins			
Checked Filters	No	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 Rotor Repaired/Replaced/Relocated Item Type: 4" Qty: 1	<i>No repair items available</i>					

Irrigation Zones

Attribute	29	30	31	32	33	34	35
Zone Type	Spray	Spray	Spray	Drip	Drip	Drip	Spray
Program Type	B	B	B	B	B	B	B
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 25 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 25 mins
Checked Filters	No	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. Drip Line Item Type: Fittings Used Qty: 2	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Feet Used Qty: 2 2. Drip Line Item Type: Fittings Used Qty: 2	<i>No repair items available</i>			

Irrigation Zones

Attribute	36	37	38	39	40	41	42
Zone Type	Drip	Rotor	Drip	Drip	Spray	Spray	Drip
Program Type	B	B	B	B	B	B	B
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 20 mins	0 hrs 50 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 20 mins
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	43	44	45	46
Zone Type	Drip	Spray	Spray	Spray
Program Type	B	B	B	B
Run Time Schedule	None	None	None	None
Run Days	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 25 mins
Checked Filters	No	No	No	No
Clogged Nozzles	No	No	No	No
Head Adjusted	No	No	No	No
Billable Repairs	No	No	No	No
Proposed Repairs	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	Billable Items: 1. Irrigation Spray Head Repaired/Replaced/Relocated Item Type: 6" Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: Text

Additional Comments:



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
163566

DATE
11/11/2025

CUSTOMER ID
C2412

NET TERMS
Due On Receipt

PO#

DUE DATE
11/11/2025

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

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
Construction Accounting	1	Ea	500.00		500.00
Dissemination Services	2	Ea	416.67		833.34
District Management	1	Ea	2,083.33		2,083.33
Field Management	1	Ea	1,333.33		1,333.33
Financial & Revenue Collection	1	Ea	416.67		416.67
Recording Secretary	1	Ea	200.00		200.00
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
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

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.: 10352-b
Terms: Net 30
Invoice date: 11/01/2025
Due date: 12/01/2025

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

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

November 14, 2025
Client: 001586
Matter: 000001
Invoice #: 27455

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
10/17/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING VIA TEAMS.	0.2	\$75.00
10/20/2025	JMV	PREPARE AND FILE EASEMENT FOR RECORDING.	0.3	\$121.50
10/20/2025	LC	E-RECORD EASEMENT ENCROACHMENT AGREEMENT RE 10906 GENTLE CURRENT WAY.	0.2	\$39.00
10/20/2025	KCH	REVIEW FULLY EXECUTED EASEMENT AGREEMENT AND PREPARE SAME FOR ONLINE RECORDING.	0.3	\$112.50
10/21/2025	JMV	CONFERENCE CALL.	0.3	\$121.50
Total Professional Services			1.3	\$469.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
10/21/2025	Simplefile E-Recording- Filing Fee- E-Filing	\$50.65
Total Disbursements		\$50.65

November 14, 2025
Client: 001586
Matter: 000001
Invoice #: 27455

Page: 2

Total Services	\$469.50	
Total Disbursements	\$50.65	
Total Current Charges		\$520.15
Previous Balance		\$6,965.85
Less Payments		(\$5,361.95)
PAY THIS AMOUNT		\$2,124.05

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27314	October 07, 2025	\$1,495.50	\$108.40	\$0.00	\$0.00	\$2,124.05
Total Remaining Balance Due						\$2,124.05

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$520.15	\$1,603.90	\$0.00	\$0.00

We processed your request for New Construction

From Peace River Electric Cooperative <preco-no-reply@smarthub.coop>

Date Fri 11/14/2025 8:32 AM

To Teresa Farlow <teresa.farlow@inframark.com>

This Message Is From an External Sender

This message came from outside your organization. Please use caution when clicking links.



Information about your service

BUCKHEAD TRAILS CDD,

We reviewed your request for new service at 10420 SAPPHIRE BREEZE CV.

Your Account number is: 213648009

The following must be paid before your service is constructed:

Deposit: \$2,500.00

The following will appear on your first bill:

Acct Establishment Fee New Srv: \$55.00

Pay Now

[Privacy Policy](#) | [Unsubscribe](#)

Peace River Electric Cooperative 210 Metheny Road Wauchula FL 33873

Authorization Code	4284346
Transaction ID	7930563
Processor Transaction ID	QX8JCGQSA09
Transaction Date & Time	11/14/2025, 08:39 AM
Total Payment Amount	\$2,500.00

Account	Service	Amount
213648009	PRECO	\$2,500.00



Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

Bill Date 11/05/2025
Account # 213648008
Member # 219443

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

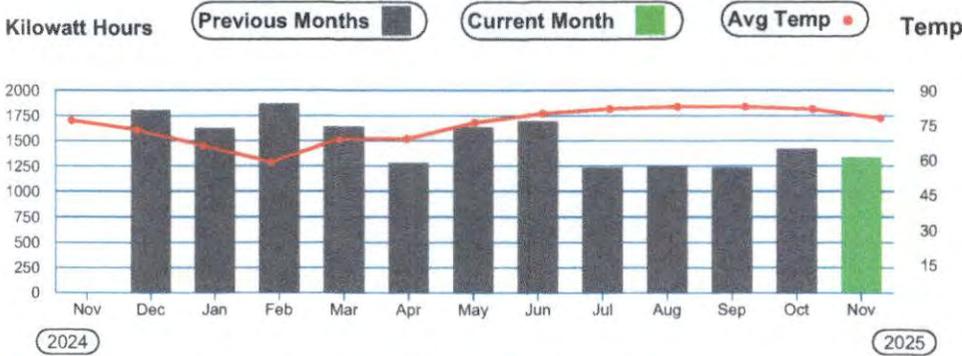


TOTAL AMOUNT DUE

\$192.01

Pay by 11/26/2025

Monthly Energy Use



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

Monthly Energy Use Comparison

1,335 kWh This Month 30 Days	1,417 kWh Last Month 31 Days	0 kWh This Month Last Year 0 Days
---	---	---

Your Average Daily Use

45 kWh Use	\$6.05 Day Cost not including taxes and fees
----------------------	---

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



Peace River Electric Cooperative, Inc.

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648008
Service Address 12685 BENDING CREEK TRL

Total Amount Due \$192.01
Pay by 11/26/2025



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

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



Account
213648008

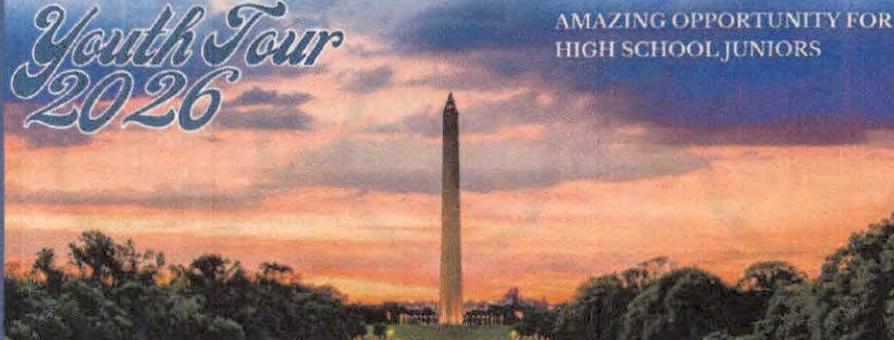
Service Address
12685 BENDING CREEK TRL

Service Description
PUMP

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
41020260	10/01/2025	10/31/2025	16,678	18,013	1.0	1,335	5.768
Account Summary				Current Charges			GS-S
Previous Balance			\$210.48	Facilities Use Charge			\$28.00
Payment(s) Made			-\$210.48	Energy Charge			1,335 kWh @ 0.121 \$161.54
Balance Forward			\$0.00	CPA			1,335 kWh @ -0.006 -\$8.01
Current Charges			\$192.01	Property Tax Recovery Fee			\$5.68
Total Amount Due			\$192.01	Gross Receipts Tax			\$4.80
				Total Current Charges			\$192.01
Total Amount Due						\$192.01	

Youth Tour 2026



AMAZING OPPORTUNITY FOR
HIGH SCHOOL JUNIORS

JUNE 15-20, 2026- WASHINGTON, D.C.

PRECO will select 2 students to attend Washington, D.C.
All expenses paid!

DEADLINE TO APPLY IS JAN 15

For more info, please visit www.PRECOcoop.com and youthtour.com.

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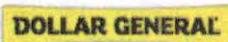



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The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.







Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

Bill Date 11/05/2025
Account # 213648007
Member # 219443

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



TOTAL AMOUNT DUE

\$98.09

Pay by 11/26/2025

Monthly Energy Use



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

Monthly Energy Use Comparison

Your Average Daily Use

563 kWh
This Month
30 Days

933 kWh
Last Month
31 Days

23 kWh
This Month
Last Year
9 Days

19 kWh
Use

\$3.09
Day
Cost
not including
taxes and fees

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



Peace River Electric Cooperative, Inc.

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648007
Service Address 12965 BENDING CREEK TRL

Total Amount Due \$98.09
Pay by 11/26/2025



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
213648007

Service Address
12965 BENDING CREEK TRL

Service Description
PUMP

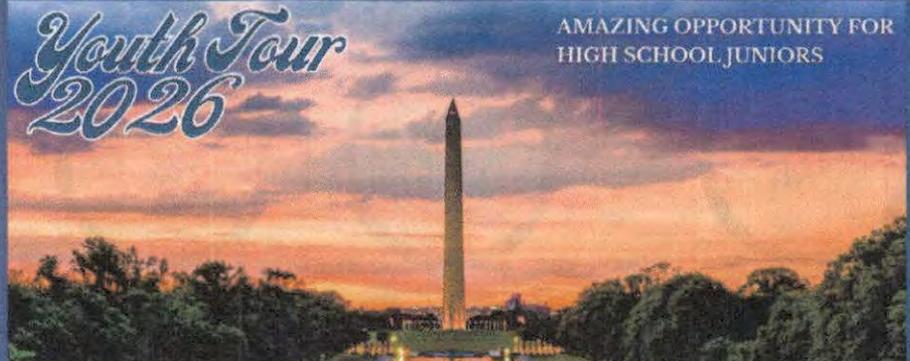
Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
40916388	10/01/2025	10/31/2025	9,628	10,191	1.0	563	5.661

Account Summary			Current Charges			GS-S
Previous Balance		\$152.12	Facilities Use Charge			\$28.00
Payment(s) Made		-\$152.12	Energy Charge	563 kWh @ 0.121		\$68.12
Balance Forward		\$0.00	CPA	563 kWh @ -0.006		-\$3.38
Current Charges		\$98.09	Property Tax Recovery Fee			\$2.90
Total Amount Due		\$98.09	Gross Receipts Tax			\$2.45
			Total Current Charges			\$98.09
Total Amount Due						\$98.09

Youth Tour 2026

AMAZING OPPORTUNITY FOR HIGH SCHOOL JUNIORS



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All expenses paid!

DEADLINE TO APPLY IS JAN 15

For more info, please visit www.PRECO.coop and youthtour.coop

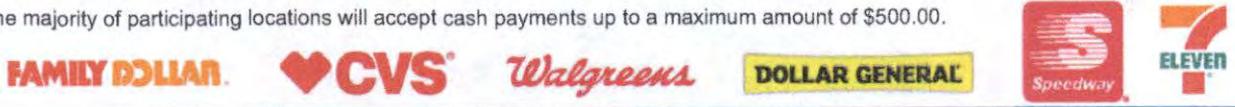
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The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.





Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

Bill Date 11/05/2025
Account # 213648003
Member # 219443

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

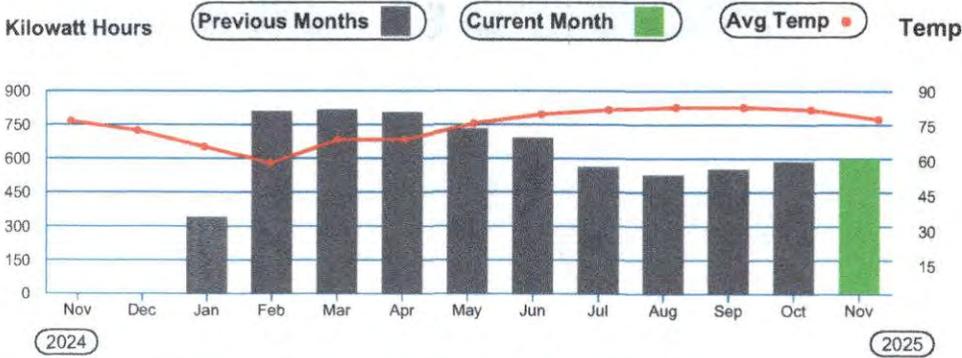


TOTAL AMOUNT DUE

\$102.72

Pay by 11/26/2025

Monthly Energy Use



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

Monthly Energy Use Comparison

Your Average Daily Use

601 kWh

This Month
30 Days

586 kWh

Last Month
31 Days

0 kWh

This Month
Last Year
0 Days

20 kWh

Use

\$3.24 Day

Cost
not including
taxes and fees

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



Peace River Electric Cooperative, Inc.

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648003
Service Address 12715 BENDING CREEK TRL

Total Amount Due \$102.72
Pay by 11/26/2025



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
213648003

Service Address
12715 BENDING CREEK TRL

Service Description
LIGHTS-METERING POINT

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
41019858	10/01/2025	10/31/2025	6,423	7,024	1.0	601	1,544

Account Summary

Previous Balance	\$110.29
Payment(s) Made	-\$110.29
Balance Forward	\$0.00
Current Charges	\$102.72
Total Amount Due	\$102.72

Current Charges		GS-S
Facilities Use Charge		\$28.00
Energy Charge	601 kWh @ 0.121	\$72.72
CPA	601 kWh @ -0.006	-\$3.61
Property Tax Recovery Fee		\$3.04
Gross Receipts Tax		\$2.57
Total Current Charges		\$102.72

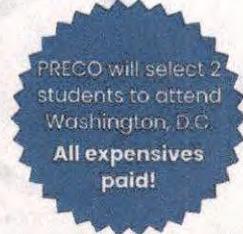
Total Amount Due \$102.72



AMAZING OPPORTUNITY FOR
HIGH SCHOOL JUNIORS

JUNE 15-20, 2026- WASHINGTON, D.C.





DEADLINE TO APPLY IS JAN 15 For more info, please visit www.PRECO.coop and youthtour.coop

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





Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

Bill Date | 11/05/2025
Account # | 213648004
Member # | 219443

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



TOTAL AMOUNT DUE

\$84.36

Pay by 11/26/2025

Monthly Energy Use



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

Monthly Energy Use Comparison

450 kWh

This Month
30 Days

614 kWh

Last Month
31 Days

0 kWh

This Month
Last Year
0 Days

Your Average Daily Use

15 kWh

Use

\$2.66

Day

Cost
not including
taxes and fees

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



Peace River Electric Cooperative, Inc.

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648004
Service Address 10711 GENTLE CURRENT WAY

Total Amount Due \$84.36
Pay by 11/26/2025



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

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



Account
213648004

Service Address
10711 GENTLE CURRENT WAY

Service Description
LIGHTS-METERING POINT

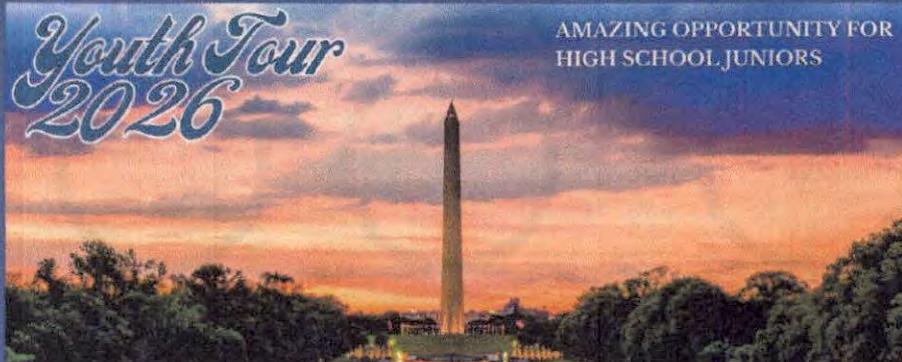
Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
33456163	10/01/2025	10/31/2025	5,266	5,716	1.0	450	1.108
Account Summary							
Previous Balance			\$113.65	Current Charges			GS-S
Payment(s) Made			-\$113.65	Facilities Use Charge			\$28.00
Balance Forward			\$0.00	Energy Charge	450 kWh @ 0.121		\$54.45
Current Charges			\$84.36	CPA	450 kWh @ -0.006		-\$2.70
Total Amount Due			\$84.36	Property Tax Recovery Fee			\$2.50
				Gross Receipts Tax			\$2.11
				Total Current Charges			\$84.36
Total Amount Due							\$84.36

Youth Tour 2026

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HIGH SCHOOL JUNIORS

JUNE 15-20, 2026- WASHINGTON, D.C.



PRECO will select 2 students to attend Washington, D.C.
All expenses paid!

DEADLINE TO APPLY
19 JAN 16

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www.PRECO.org and YouthTour.org

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





BUCKHEAD TRAILS CDD

Bill Date 11/05/2025
Account # 213648005
Member # 219443

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



TOTAL AMOUNT DUE
\$125.96
Pay by 11/26/2025

Monthly Energy Use



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

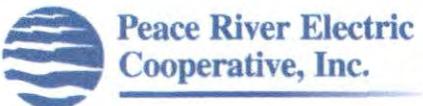
Monthly Energy Use Comparison

792 kWh This Month 30 Days
1,103 kWh Last Month 31 Days
475 kWh This Month Last Year 30 Days

Your Average Daily Use

26 kWh Use
\$3.97 Day Cost not including taxes and fees

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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648005
Service Address 12104 HIDDEN VISTA DR

Total Amount Due **\$125.96**
Pay by 11/26/2025



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

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



Account
213648005

Service Address
12104 HIDDEN VISTA DR

Service Description
PUMP

Board District
8

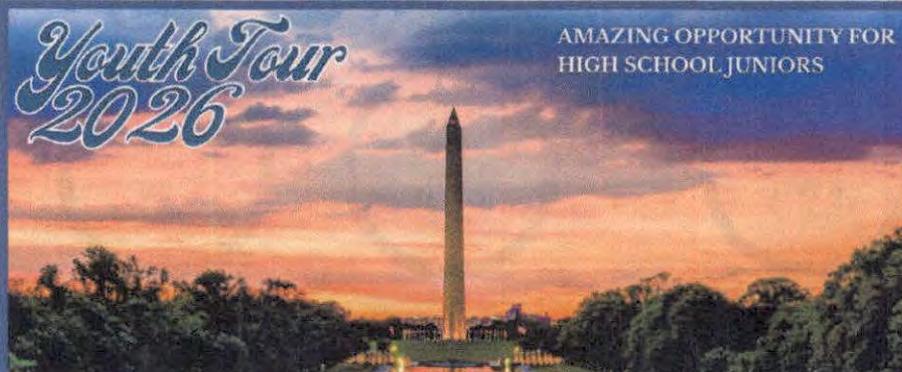
Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
38697616	10/01/2025	10/31/2025	12,157	12,949	1.0	792	5.996

Account Summary

Previous Balance	\$172.62
Payment(s) Made	-\$172.62
Balance Forward	\$0.00
Current Charges	\$125.96
Total Amount Due	\$125.96

Current Charges		GS-S
Facilities Use Charge		\$28.00
Energy Charge	792 kWh @ 0.121	\$95.83
CPA	792 kWh @ -0.006	-\$4.75
Property Tax Recovery Fee		\$3.73
Gross Receipts Tax		\$3.15
Total Current Charges		\$125.96

Total Amount Due \$125.96



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JUNE 15-20, 2026- WASHINGTON, D.C.

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DEADLINE TO APPLY IS JAN 10

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BUCKHEAD TRAILS CDD

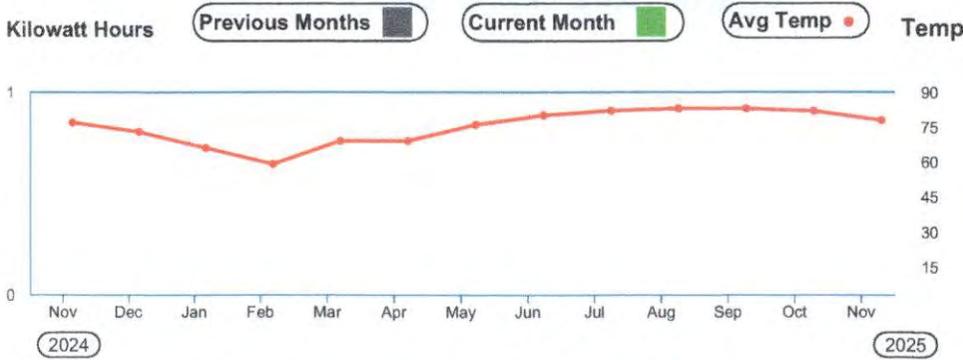
Bill Date 11/05/2025
Account # 213648006
Member # 219443

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



TOTAL AMOUNT DUE
\$93.08
Pay by 11/26/2025

Monthly Energy Use



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

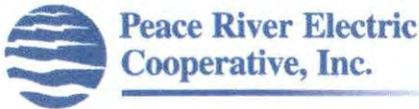
Monthly Energy Use Comparison

Your Average Daily Use

0 kWh This Month 30 Days
0 kWh Last Month 31 Days
0 kWh This Month Last Year 9 Days

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

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



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 11/26/2025



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

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



Account
213648006

Service Address
10980 GENTLE CURRENT WAY

Service Description
PUMP

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
41020259	10/01/2025	10/31/2025	0	0	1.0	0	0.0

Account Summary		Current Charges	
Previous Balance	\$103.08	Facilities Use Charge	GS-S \$28.00
Payment(s) Made	-\$103.08	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	

Youth Tour 2026

AMAZING OPPORTUNITY FOR
HIGH SCHOOL JUNIORS



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All expenses paid!

DEADLINE TO APPLY IS JAN 16

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BUCKHEAD TRAILS CDD

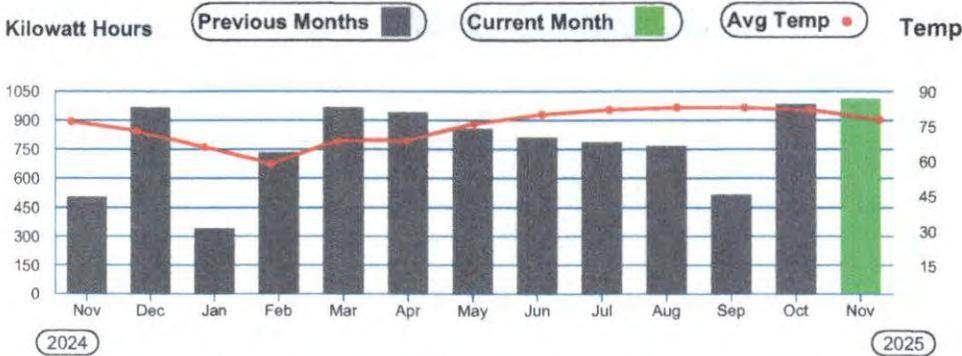
Bill Date 11/05/2025
Account # 213648002
Member # 219443

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

TOTAL AMOUNT DUE
\$152.72
Pay by 11/26/2025



Monthly Energy Use



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

Monthly Energy Use Comparison

1,012 kWh This Month 30 Days
985 kWh Last Month 31 Days
502 kWh This Month Last Year 30 Days

Your Average Daily Use

34 kWh Use
\$4.81 Day Cost not including taxes and fees

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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648002
Service Address 12817 WANDERLUST PL

Total Amount Due **\$152.72**
Pay by 11/26/2025



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



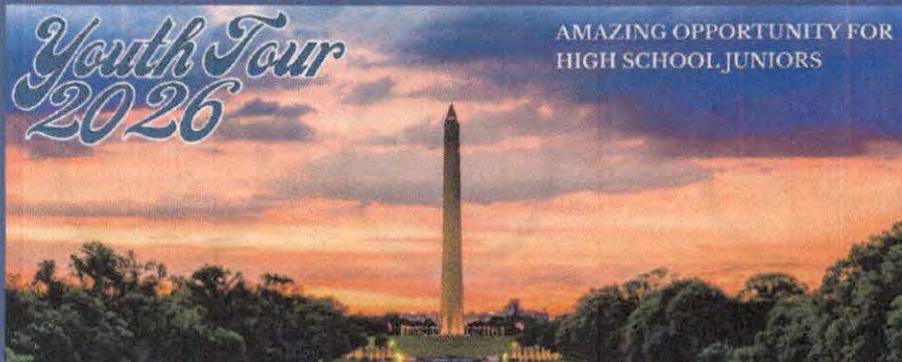
Account
213648002

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	10/01/2025	10/31/2025	9,755	10,767	1.0	1,012	2.361
Account Summary			Current Charges		GS-S		
Previous Balance			\$158.39	Facilities Use Charge		\$28.00	
Payment(s) Made			-\$158.39	Energy Charge		1,012 kWh @ 0.121	\$122.45
Balance Forward			\$0.00	CPA		1,012 kWh @ -0.006	-\$6.07
Current Charges			\$152.72	Property Tax Recovery Fee		\$4.52	
Total Amount Due			\$152.72	Gross Receipts Tax		\$3.82	
			Total Current Charges		\$152.72		
Total Amount Due						\$152.72	



Youth Tour 2026

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DEADLINE TO APPLY IS JAN 15

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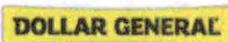



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The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.







BUCKHEAD TRAILS CDD

Bill Date 11/05/2025
Account # 213648001
Member # 219443

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



TOTAL AMOUNT DUE
\$110.14
Pay by 11/26/2025

Monthly Energy Use



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

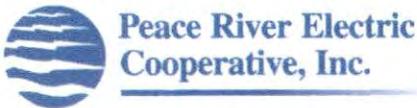
Monthly Energy Use Comparison

Your Average Daily Use

662 kWh This Month 30 Days
338 kWh Last Month 31 Days
592 kWh This Month Last Year 30 Days

22 kWh Use
\$3.47 Day Cost not including taxes and fees

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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648001
Service Address 10614 HIDDEN BANKS GLN

Total Amount Due **\$110.14**
Pay by 11/26/2025



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

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

Account
213648001

Service Address
10614 HIDDEN BANKS GLN

Service Description
LIGHTS-METERING POINT

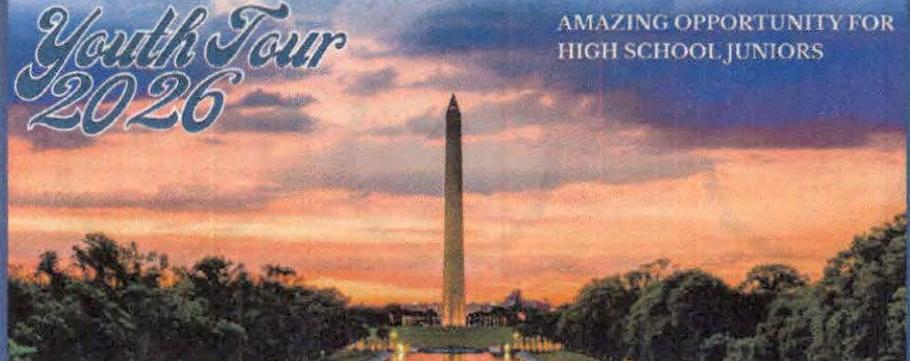
Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
40431049	10/01/2025	10/31/2025	6,428	7,090	1.0	662	1.596
Account Summary				Current Charges			GS-S
Previous Balance			\$80.37	Facilities Use Charge			\$28.00
Payment(s) Made			-\$80.37	Energy Charge	662 kWh @ 0.121		\$80.10
Balance Forward			\$0.00	CPA	662 kWh @ -0.006		-\$3.97
Current Charges			\$110.14	Property Tax Recovery Fee			\$3.26
Total Amount Due			\$110.14	Gross Receipts Tax			\$2.75
				Total Current Charges			\$110.14
Total Amount Due						\$110.14	

Youth Tour 2026

AMAZING OPPORTUNITY FOR
HIGH SCHOOL JUNIORS

JUNE 15-20, 2026- WASHINGTON, D.C.



PRECO will select 2 students to attend Washington, D.C.
All expenses paid!

DEADLINE TO APPLY
18 JAN 16

For more info, please visit
www.PRECO.coop and routetour.coop

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



799366433650001102602136480017

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.



Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Buckhead Trails CDD

Board Meeting Date: November 19, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la ossa	x	\$200.00
2	Austin Berns	x	\$200.00
3	Nick Dister	x	\$200.00
4	Albert Viera	x	\$200.00

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

Approved for payment:

District Manager Signature

Date

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

REVISED 11/19/2025 13:02

Attendance Confirmation

for
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Board Meeting Date: November 19, 2025

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District Manager Signature

Date

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REVISED 11/19/2025 13:02

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-02034M

Date 10/31/2025

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

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

Description

Amount

Serial # 25-02034M Notice of Board Meeting RE: Meeting on November 19, 2025 at 1:00pm Published: 10/31/2025	\$70.00
---	---------

Important Message

Please include our Serial #
on your check

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

Paid	()
Total	\$70.00

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

NOTICE OF BOARD MEETING *CHANGE IN MEETING DATE & TIME*

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Buckhead Trails Community Development District has rescheduled their Regular Board Meeting from **Wednesday, November 26, 2025 at 1:00 p.m. to Wednesday, November 19, 2025 at 1:00 p.m. at to be held at the Eaves Bend Amenity Center located at 4725 Los Robles Court, Palmetto FL 35779.** A copy of the agenda for the meeting can be obtained from the District Office at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 or by phone at (813) 873-7300.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 for aid in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Jayna Cooper
District Manager
October 31, 2025

25-02034M

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

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Approved for payment:

District Manager Signature

Date

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

REVISED 11/19/2025 13:02

DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681
Boca Raton, FL 33481 US
+1 3059034654
accounting@dtsmuni.com



INVOICE

BILL TO
Inframark
CDD:
Buckhead Trails Community Development District

INVOICE 1467
DATE 10/24/2025

BOND SERIES ...
2022 2024 (Assessment Area Two)

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 1 Year Subscription, Year 2026 Continuing Disclosures	5,000.00

Wire: City National Bank of Florida
ABA/Routing- 066004367
Account #- 30000615862
Account Name-Disclosure Technology Services LLC

BALANCE DUE

\$5,000.00

Checks: Disclosure Technology Services, LLC
PO Box 812681
Boca Raton, FL 33481

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

*Buckhead Trails Community Development District
2005 Pan Am Circle Ste 300
Tampa, FL 33607*

Invoice No. 28203
Date 11/04/2025

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>2,000.00</u>
Current Amount Due	\$ <u><u>2,000.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

Payment due upon receipt.

Attendance Confirmation

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District Manager Signature

Date

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

REVISED 11/19/2025 13:02

BUCKHEAD TRAILS CDD

DISTRICT CHECK REQUEST

Today's Date 10/29/2025

Payable To Buckhead Trails CDD

Check Amount **\$1,192.70**

Check Description Series 2022 - FY 26 Tax Dist. ID Unused Revenue FY25

Check Amount **\$325.00**

Check Description Series 2024 - FY 26 Tax Dist. ID Unused Revenue FY25

Special Instructions

(Please attach all supporting documentation: invoices, receipts, etc.)

Jonathan Sciortino

Authorization

BUCKHEAD TRAILS CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	835,628.58	48.70%	0.487000	
Net DS 2022	691,767.63	40.32%	0.403200	0%
Net DS 2024	188,500.00	10.99%	0.109900	
Net Total	1,715,896.21	100.00%	1.000000	

Date Received	Amount Received	48.70%	40.32%	10.99%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2022 Debt Service Revenue	Raw Numbers 2024 Debt Service Revenue			
10/29/2025	2,958.43	1,440.73	1,192.70	325.00	-	Unused Revenue FY25	
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
TOTAL	2,958.43	1,440.73	1,192.70				
Net Total on Roll	1,715,896.21						
Collection Surplus / (Deficit)	(1,712,937.78)						

BUCKHEAD TRAILS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
DOWN TO EARTH	12/1/2025	160617	\$15,946.18			LANDSCAPE MAINTENANCE
INFRAMARK LLC	11/25/2025	164522	\$11.10			POSTAGE
INFRAMARK LLC	12/1/2025	165692	\$750.00			ACCOUNTING SERVICES
INFRAMARK LLC	12/1/2025	165692	\$375.00			ADMINISTRATION
INFRAMARK LLC	12/1/2025	165692	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	12/1/2025	165692	\$50.00			RENTAL & LEASES
INFRAMARK LLC	12/1/2025	165692	\$50.00			TECHNOLOGY SERVICES
INFRAMARK LLC	12/1/2025	165692	\$100.00			WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	12/1/2025	165692	\$833.34			DISSEMINATION SERVICES
INFRAMARK LLC	12/1/2025	165692	\$500.00			CONSTRUCTION ACCOUNTING
INFRAMARK LLC	12/1/2025	165692	\$1,333.33			FIELD MANAGEMENT
INFRAMARK LLC	12/1/2025	165692	\$416.67			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	12/1/2025	165692	\$200.00	\$6,691.67	\$6,702.77	RECORDING SECRETARY
PASCON GEOENVIRONMENTAL, INC.	12/16/2025	2500	\$2,000.00			WUP MONITORING & METER READING
SITEX AQUATICS, LLC	12/1/2025	10546-B	\$945.00			AQUATIC MAINTENANCE
STANTEC CONSULTING SERVICES INC	11/20/2025	2488726	\$2,247.50			ENGG SVCS
Monthly Contract Subtotal			\$27,841.45			
Utilities						
PEACE RIVER ELECTRIC	12/8/2025	213648001-120825	\$93.12			SERVICE 10.31.25 - 12.01.25
PEACE RIVER ELECTRIC	12/8/2025	213648002-120825	\$160.50			SERVICE 10.31.25 - 12.01.25
PEACE RIVER ELECTRIC	12/8/2025	213648004-120825	\$88.86			SERVICE 10.31.25 - 12.01.25
PEACE RIVER ELECTRIC	12/8/2025	213648005-120825	\$57.11			SERVICE 10.31.25 - 12.01.25
PEACE RIVER ELECTRIC	12/8/2025	213648006-120825	\$92.98			SERVICE 10.31.25 - 12.01.25
PEACE RIVER ELECTRIC	12/8/2025	213648007-120825	\$69.75			SERVICE 10.31.25 - 12.01.25
PEACE RIVER ELECTRIC	12/8/2025	213648008-120825	\$259.88			SERVICE 10.31.25 - 12.01.25

BUCKHEAD TRAILS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
PEACE RIVER ELECTRIC	12/8/2025	120825-213648003	\$107.58		\$929.78	SERVICE 10.31.25 - 12.01.25
TAMPA ELECTRIC	12/15/2025	5000046466	\$10,094.00			Electric - Streetlight Agreement
TAMPA ELECTRIC	12/15/2025	5000046467	\$1,100.00		\$11,194.00	Electric - Streetlight Agreement
Utilities Subtotal			\$12,123.78			
Regular Services						
INFRAMARK LLC	12/22/2025	166662	\$8.36			POSTAGE
STRALEY ROBIN VERICKER	12/15/2025	27628	\$2,919.00			PROFESSIONAL SERVICES
Regular Services Subtotal			\$2,927.36			
Additional Services						
BUCKHEAD TRAILS CDD	11/18/2025	111825-1118	\$990.96			SERIES 2022 TAX DIST ID FY25
BUCKHEAD TRAILS CDD	11/18/2025	111825-1118	\$270.03	\$1,260.99		SERIES 2024 TAX DIST ID EXCESS FEES
BUCKHEAD TRAILS CDD	12/10/2025	12102025-1210	\$7,511.99			SERIES 2022 FY26 TAX DIST ID 12.10.25
BUCKHEAD TRAILS CDD	12/10/2025	12102025-1210	\$2,046.94	\$9,558.93		SERIES 2024 FY26 TAX DIST ID 12.10.25
BUCKHEAD TRAILS CDD	12/16/2025	12162025-1216	\$35,294.33			SERIES 2022 FY26 TAX DIST ID 12.16.25
BUCKHEAD TRAILS CDD	12/16/2025	12162025-1216	\$9,617.37	\$44,911.70	\$55,731.62	SERIES 2024 FY26 TAX DIST ID 12.16.25
MAVERICK BUILDING SOLUTIONS	7/17/2025	402	\$3,240.00			SIGN REPAIRS
MAVERICK BUILDING SOLUTIONS	7/17/2025	403	\$1,700.00		\$4,940.00	FEN
Additional Services Subtotal			\$60,671.62			
TOTAL			\$103,564.21			

Down to Earth Landscape & Irrigation

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



Invoice: #160617

December 2025

Customer

Buckhead Trails Pond Maintenance
Inframark
2005 Pan Am Circle Suite 300

Tampa, FL 33604

Property / Project Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Project/Job

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

Invoice Date

12/1/2025

Date Due

12/31/2025

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://dtlandscape.com> for all other questions or concerns.

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

164522

DATE

11/25/2025

BILL TO

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

CUSTOMER ID

C2412

NET TERMS

Due On Receipt

PO#**DUE DATE**

11/25/2025

Services provided for the Month of: **October 2025**

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	15	Ea	0.74		11.10
Subtotal					11.10

Subtotal	\$11.10
Tax	\$0.00
Total Due	\$11.10

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
165692

DATE
12/1/2025

CUSTOMER ID
C2412

NET TERMS
Due On Receipt

PO#

DUE DATE
12/1/2025

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

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
Construction Accounting	1	Ea	500.00		500.00
Dissemination Services	2	Ea	416.67		833.34
District Management	1	Ea	2,083.33		2,083.33
Field Management	1	Ea	1,333.33		1,333.33
Financial & Revenue Collection	1	Ea	416.67		416.67
Recording Secretary	1	Ea	200.00		200.00
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
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

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

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

INVOICE

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

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



Inframark: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.: 2500
Terms: Due on receipt
Invoice date: 12/16/2025
Due date: 12/19/2025

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

#	Date	Product or service	Description	Qty	Rate	Amount
1.	10/31/2025	PS - Lump Sum	Completion of WUP monitoring & meter reading services October 31, 2025 Site Visit & SWFWMD Data Reporting	1	\$1,000.00	\$1,000.00
2.	11/26/2025	PS - Lump Sum	Completion of WUP monitoring & meter reading services November 26, 2025 Site Visit & SWFWMD Data Reporting	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.: 10546-b
Terms: Net 30
Invoice date: 12/01/2025
Due date: 12/31/2025

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



INVOICE

Invoice Number 2488726
Invoice Date November 20, 2025
Customer Number 177483
Project Number 238202128

Bill To

Buckhead Trails Community
Development District
Accounts Payable
c/o Inframark
210 North University Drive,
Suite 702, TCoral Springs, FL
33071,
United States

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eff@stantec.com

Alternative Remit To

Stantec Consulting Services Inc.
(SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States
Federal Tax ID
11-2167170

Project Description: Buckhead Trails CDD.

Stantec Project Manager: Stewart, Tonja L
Authorization Amount: \$28,053.00
Authorization Previously Billed: \$15,535.50
Authorization Budget Remaining: \$10,270.00
Authorization Billed to Date: \$17,783.00
Current Invoice Due: \$2,247.50
For Period Ending: November 20, 2025

Email Invoice: InframarkCMS@payableslockbox.com

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Invoice Number

2488726

Project Number

238202128

Top Task 2026

202^ FY General Consulting Services

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 09				
Nurse, Vanessa M	2025-07-22	0.25	183.00	45.75
Nurse, Vanessa M	2025-08-14	0.50	183.00	91.50
Nurse, Vanessa M	2025-08-18	0.75	183.00	137.25
Nurse, Vanessa M	2025-09-02	0.25	183.00	45.75
Nurse, Vanessa M	2025-09-09	0.50	183.00	91.50
Nurse, Vanessa M	2025-09-17	0.25	183.00	45.75
Nurse, Vanessa M	2025-09-24	0.75	183.00	137.25
Nurse, Vanessa M	2025-10-03	0.50	183.00	91.50
Nurse, Vanessa M	2025-10-22	0.25	183.00	45.75
Nurse, Vanessa M	2025-11-03	0.75	183.00	137.25
Nurse, Vanessa M	2025-11-04	0.25	183.00	45.75
		5.00		915.00
Level 10				
Rankin, Ashley Alexandra	2025-07-22	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2025-05-28	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-07-09	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-07-14	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-07-23	1.00	190.00	190.00
Waag, R Tyson (Tyson)	2025-07-24	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2025-08-25	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2025-08-26	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-09-09	1.50	190.00	285.00
Waag, R Tyson (Tyson)	2025-09-24	0.50	190.00	95.00
		5.75		1,092.50
Level 14				
Stewart, Tonja L	2025-11-05	1.00	240.00	240.00
		1.00		240.00
Professional Services Subtotal		11.75		2,247.50

Top Task 2026 Total

2,247.50

Total Fees & Disbursements

\$2,247.50

INVOICE TOTAL (USD)

\$2,247.50

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-05-28	238202128	2026	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE.	
2025-07-09	238202128	2026	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	REVIEW AND UPLOAD FIELD PHOTOS AND VENDOR PHOTOS.	
2025-07-14	238202128	2026	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	EMAIL CORRESPONDENCE WITH DM REGARDING CONCERNS WITH EROSION AT THE ENTRANCE TO THE COMMUNITY. FORWARD POND EROSION PROPOSALS, PHOTOS, AND POND F WRITE-UP. EMAIL CORRESPONDENCE WITH VENDOR.	
2025-07-22	238202128	2026	NURSE, VANESSA M	0.25	183.00	45.75	DOWNLOADED FY2025 BUDGET AND UPDATED LATEST DM INFO IN PREPARATION TO OPEN NEW FY2025 TASK	
2025-07-22	238202128	2026	RANKIN, ASHLEY ALEXANDRA	0.25	190.00	47.50	PROJECT COORDINATION	
2025-07-23	238202128	2026	WAAG, R TYSON (TYSON)	1.00	190.00	190.00	TEAM COORDINATION AND EMAIL CORRESPONDENCE. MONTHLY BOARD MEETING PREPARATION AND ATTENDANCE.	
2025-07-24	238202128	2026	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	TEAM COORDINATION MEETING.	
2025-08-14	238202128	2026	NURSE, VANESSA M	0.50	183.00	91.50	REQUISITIONS	
2025-08-18	238202128	2026	NURSE, VANESSA M	0.50	183.00	91.50	ENTERED FY2026 TASK INFO INTO PIPELINE & PREPARED TASK 2026 PSF	
2025-08-18	238202128	2026	NURSE, VANESSA M	0.25	183.00	45.75	REQUISITIONS	
2025-08-25	238202128	2026	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	MONTHLY BOARD MEETING PREPARATION.	
2025-08-26	238202128	2026	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING ATTENDANCE.	
2025-09-02	238202128	2026	NURSE, VANESSA M	0.25	183.00	45.75	SENT FY2026 INFO TO PA TO OPEN 2026 TASK	
2025-09-09	238202128	2026	NURSE, VANESSA M	0.50	183.00	91.50	REQUISITIONS	
2025-09-09	238202128	2026	WAAG, R TYSON (TYSON)	1.50	190.00	285.00	REVIEW PLAN SETS (STORMWATER INFRASTRUCTURE AND EASEMENT LOCATIONS), REVIEW COMMUNITY MAINTENANCE MAPPING	
2025-09-17	238202128	2026	NURSE, VANESSA M	0.25	183.00	45.75	REQUISITIONS	
2025-09-24	238202128	2026	NURSE, VANESSA M	0.50	183.00	91.50	HOUSE BILL 7013 COMPLIANCE	
2025-09-24	238202128	2026	NURSE, VANESSA M	0.25	183.00	45.75	UPDATED SWFWMD INSPECTION SPREADSHEET TO INCLUDE WITH HOUSE BILL 7013 COMPLIANCE PACKAGE	
2025-09-24	238202128	2026	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE (VIA TEAMS)	
2025-10-03	238202128	2026	NURSE, VANESSA M	0.50	183.00	91.50	REQUISITIONS	
2025-10-22	238202128	2026	NURSE, VANESSA M	0.25	183.00	45.75	HB7013 COMPLIANCE	
2025-11-03	238202128	2026	NURSE, VANESSA M	0.75	183.00	137.25	REQUISITIONS	
2025-11-04	238202128	2026	NURSE, VANESSA M	0.25	183.00	45.75	REQUISITIONS	
2025-11-05	238202128	2026	STEWART, TONJAL	1.00	240.00	240.00	REVIEW REQUISITIONS	
Total subTask 2026				11.75		2,247.50		
Total Top Task 2026				11.75		2,247.50		
Total Project 238202128				11.75		2,247.50		



BUCKHEAD TRAILS CDD

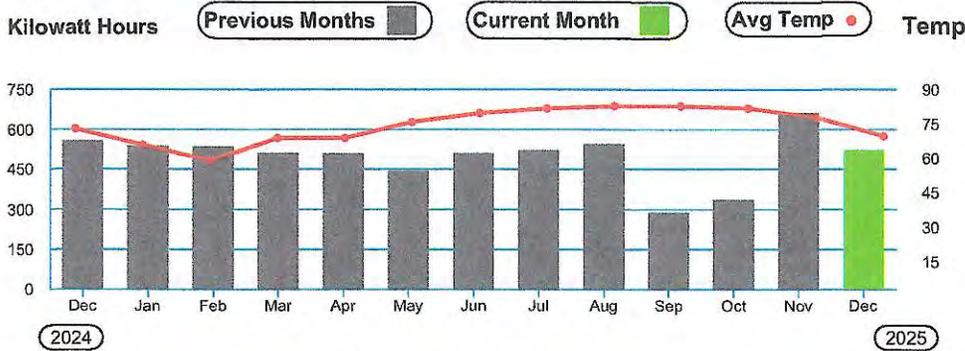
Bill Date 12/08/2025
Account # 213648001
Member # 219443

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



TOTAL AMOUNT DUE
\$93.12
Pay by 12/29/2025

Monthly Energy Use



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

Monthly Energy Use Comparison

522 kWh This Month 31 Days
662 kWh Last Month 30 Days
558 kWh This Month Last Year 31 Days

Your Average Daily Use

17 kWh Use
\$2.84 Day Cost not including taxes and fees

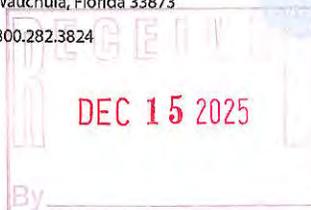
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PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648001
Service Address 10614 HIDDEN BANKS GLN

Total Amount Due **\$93.12**
Pay by 12/29/2025



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

3 4

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



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	10/31/2025	12/01/2025	7,090	7,612	1.0	522	1.567	
Account Summary					Current Charges		GS-S	
Previous Balance			\$110.14		Facilities Use Charge		\$28.00	
Payment(s) Made			-\$110.14		Energy Charge 522 kWh @ 0.121		\$63.16	
Balance Forward			\$0.00		CPA 522 kWh @ -0.006		-\$3.13	
Current Charges			\$93.12		Property Tax Recovery Fee		\$2.76	
Total Amount Due			\$93.12		Gross Receipts Tax		\$2.33	
						Total Current Charges		\$93.12
Total Amount Due							\$93.12	



Season of Giving

GIVE ONCE. GIVE OFTEN. GIVE HOPE

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



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





Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

Bill Date 12/08/2025
Account # 213648002
Member # 219443

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

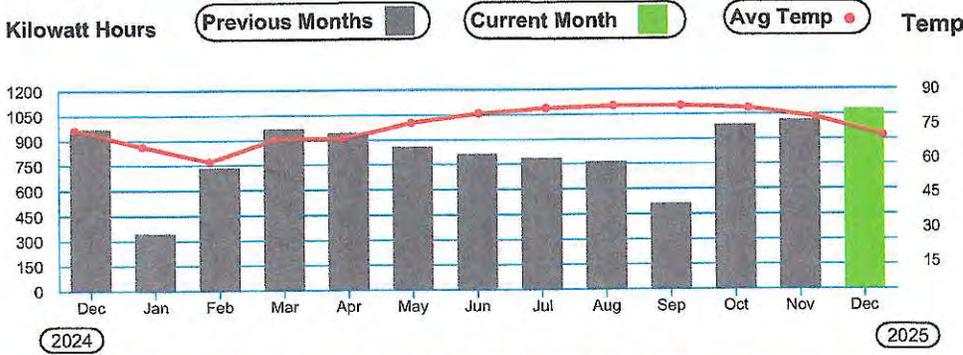


TOTAL AMOUNT DUE

\$160.50

Pay by 12/29/2025

Monthly Energy Use



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

Monthly Energy Use Comparison

1,076 kWh

This Month
31 Days

1,012 kWh

Last Month
30 Days

967 kWh

This Month
Last Year
31 Days

Your Average Daily Use

35 kWh

Use

\$4.89

Day

Cost not including taxes and fees

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



Peace River Electric Cooperative, Inc.

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648002
Service Address 12817 WANDERLUST PL

Total Amount Due \$160.50
Pay by 12/29/2025



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

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



Account
213648002

Service Address
12817 WANDERLUST PL

Service Description
LIGHTS-METERING POINT

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
40916278	10/31/2025	12/01/2025	10,767	11,843	1.0	1,076	2,342
Account Summary					Current Charges		GS-S
Previous Balance			\$152.72	Facilities Use Charge			\$28.00
Payment(s) Made			-\$152.72	Energy Charge		1,076 kWh @ 0.121	\$130.20
Balance Forward			\$0.00	CPA		1,076 kWh @ -0.006	-\$6.46
Current Charges			\$160.50	Property Tax Recovery Fee			\$4.75
Total Amount Due			\$160.50	Gross Receipts Tax			\$4.01
						Total Current Charges	\$160.50
						Total Amount Due	\$160.50



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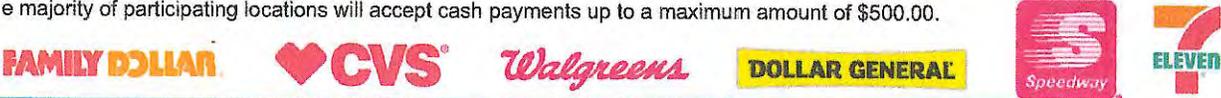
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The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.





Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

Bill Date 12/08/2025
Account # 213648004
Member # 219443

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

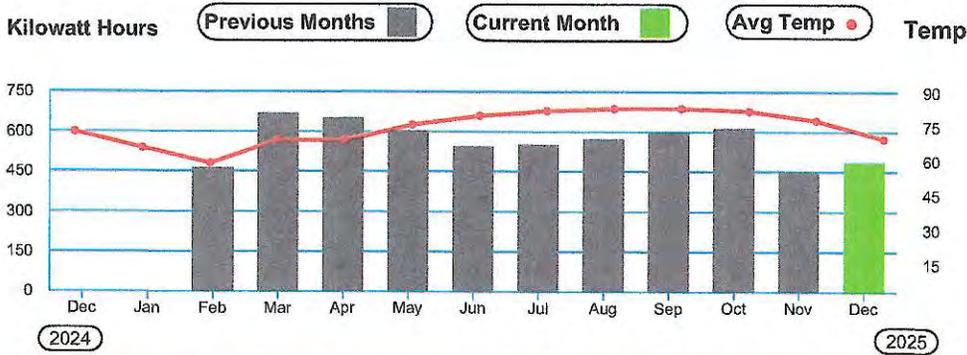


TOTAL AMOUNT DUE

\$88.86

Pay by
12/29/2025

Monthly Energy Use



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

Monthly Energy Use Comparison

487 kWh

This Month
31 Days

450 kWh

Last Month
30 Days

0 kWh

This Month
Last Year
0 Days

Your Average Daily Use

16 kWh

Use

\$2.71 Day

Cost
not including
taxes and fees

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



Peace River Electric Cooperative, Inc.

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648004
Service Address 10711 GENTLE CURRENT WAY

Total Amount Due \$88.86
Pay by 12/29/2025



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

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



Account
213648004

Service Address
10711 GENTLE CURRENT WAY

Service Description
LIGHTS-METERING POINT

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
33456163	10/31/2025	12/01/2025	5,716	6,203	1.0	487	1.124
Account Summary					Current Charges		GS-S
Previous Balance			\$84.36	Facilities Use Charge			\$28.00
Payment(s) Made			-\$84.36	Energy Charge		487 kWh @ 0.121	\$58.93
Balance Forward			\$0.00	CPA		487 kWh @ -0.006	-\$2.92
Current Charges			\$88.86	Property Tax Recovery Fee			\$2.63
Total Amount Due			\$88.86	Gross Receipts Tax			\$2.22
						Total Current Charges	\$88.86
						Total Amount Due	\$88.86



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BUCKHEAD TRAILS CDD

Bill Date 12/08/2025
Account # 213648005
Member # 219443

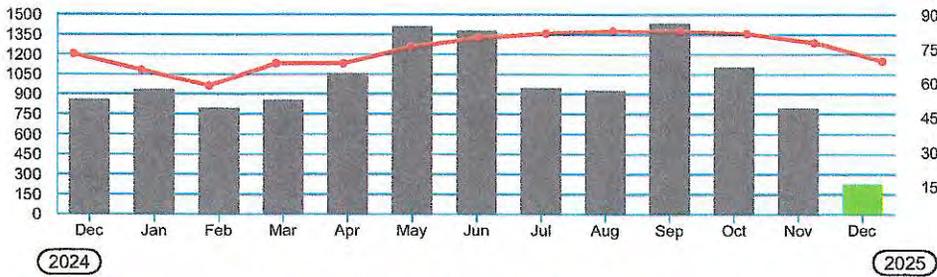
Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.preco.coop



TOTAL AMOUNT DUE
\$57.11
Pay by 12/29/2025

Monthly Energy Use

Kilowatt Hours Previous Months Current Month Avg Temp Temp



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

Monthly Energy Use Comparison

226 kWh This Month 31 Days
792 kWh Last Month 30 Days
858 kWh This Month Last Year 31 Days

Your Average Daily Use

7 kWh Use
\$1.74 Day Cost not including taxes and fees

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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648005
Service Address 12104 HIDDEN VISTA DR

Total Amount Due \$57.11
Pay by 12/29/2025



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

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



Account
213648005

Service Address
12104 HIDDEN VISTA DR

Service Description
PUMP

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
38697616	10/31/2025	12/01/2025	12,949	13,175	1.0	226	4.204

Account Summary

Previous Balance	\$125.96
Payment(s) Made	-\$125.96
Balance Forward	\$0.00
Current Charges	\$57.11
Total Amount Due	\$57.11

Current Charges

Facilities Use Charge		GS-S	\$28.00
Energy Charge	226 kWh @ 0.121		\$27.35
CPA	226 kWh @ -0.006		-\$1.36
Property Tax Recovery Fee			\$1.69
Gross Receipts Tax			\$1.43
Total Current Charges			\$57.11

Total Amount Due \$57.11



Season of Giving

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





BUCKHEAD TRAILS CDD

Bill Date 12/08/2025
Account # 213648006
Member # 219443

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

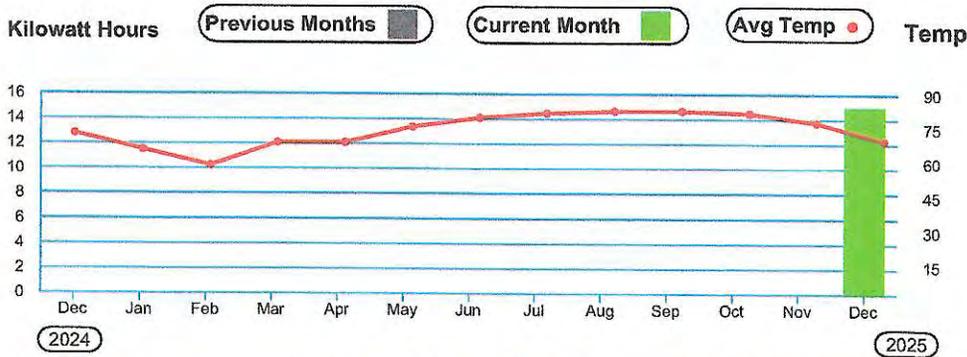


TOTAL AMOUNT DUE

\$92.98

Pay by 12/29/2025

Monthly Energy Use



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

Monthly Energy Use Comparison

15 kWh This Month 31 Days

0 kWh Last Month 30 Days

0 kWh This Month Last Year 31 Days

Your Average Daily Use

0 kWh Use

\$.96 Day Cost not including taxes and fees

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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648006
Service Address 10980 GENTLE CURRENT WAY

Total Amount Due \$92.98
Pay by 12/29/2025



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

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



Account
213648006

Service Address
10980 GENTLE CURRENT WAY

Service Description
PUMP

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
41020259	10/31/2025	12/01/2025	0	15	1.0	15	0.062

Account Summary

Previous Balance	\$93.08
Payment(s) Made	-\$93.08
Balance Forward	\$0.00
Current Charges	\$92.98
Total Amount Due	\$92.98

Current Charges

Facilities Use Charge		GS-S	\$28.00
Kva Min Up Charge			\$58.18
Energy Charge	15 kWh @ 0.121		\$1.82
CPA	15 kWh @ -0.006		-\$0.09
Property Tax Recovery Fee			\$2.75
Gross Receipts Tax			\$2.32
Total Current Charges			\$92.98

Total Amount Due \$92.98



Season of Giving

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





BUCKHEAD TRAILS CDD

Bill Date | 12/08/2025
 Account # | 213648007
 Member # | 219443

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

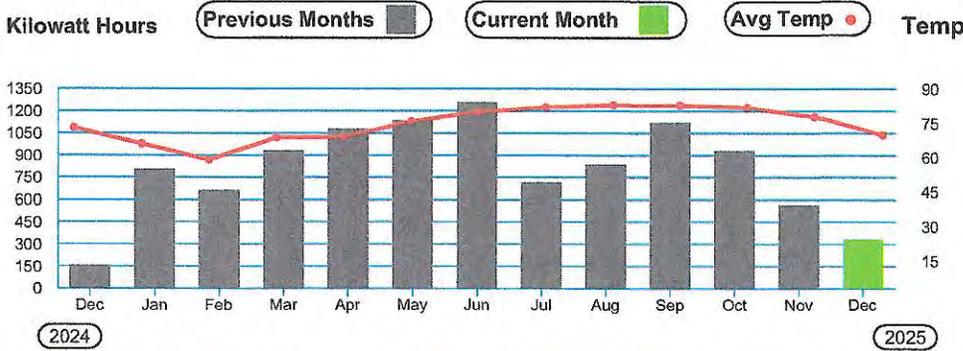


TOTAL AMOUNT DUE

\$69.75

Pay by
12/29/2025

Monthly Energy Use



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

Monthly Energy Use Comparison

330 kWh

This Month
31 Days

563 kWh

Last Month
30 Days

155 kWh

This Month
Last Year
31 Days

Your Average Daily Use

11 kWh

Use

\$2.13 Day

Cost
not including
taxes and fees

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



PO Box 1310
 210 Metheny Road
 Wauchula, Florida 33873
 800.282.3824

Account # | 213648007
 Service Address | 12965 BENDING CREEK TRL

Total Amount Due \$69.75
 Pay by 12/29/2025



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

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





BUCKHEAD TRAILS CDD

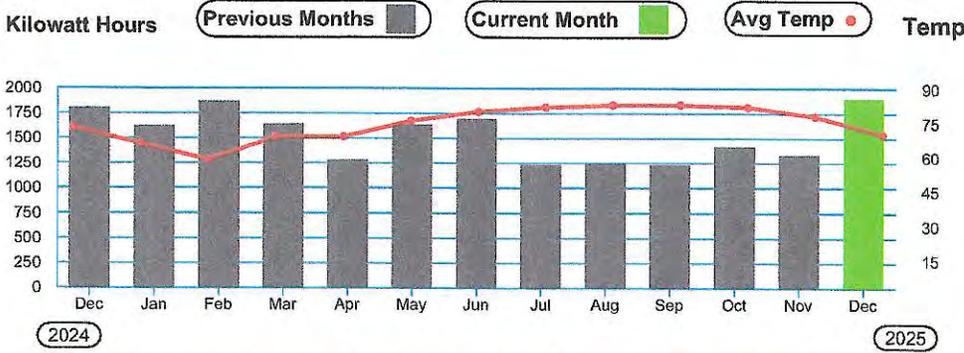
Bill Date 12/08/2025
Account # 213648008
Member # 219443

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



TOTAL AMOUNT DUE
\$259.88
Pay by 12/29/2025

Monthly Energy Use



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

Monthly Energy Use Comparison

1,893 kWh This Month 31 Days
1,335 kWh Last Month 30 Days
1,806 kWh This Month Last Year 33 Days

Your Average Daily Use

61 kWh Use
\$7.93 Day Cost not including taxes and fees

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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648008
Service Address 12685 BENDING CREEK TRL

Total Amount Due \$259.88
Pay by 12/29/2025



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

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



Account
213648008

Service Address
12685 BENDING CREEK TRL

Service Description
PUMP

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
41020260	10/31/2025	12/01/2025	18,013	19,906	1.0	1,893	5.813

Account Summary

Previous Balance	\$192.01
Payment(s) Made	-\$192.01
Balance Forward	\$0.00
Current Charges	\$259.88
Total Amount Due	\$259.88

Current Charges

Facilities Use Charge		GS-S	\$28.00
Energy Charge	1,893 kWh @ 0.121		\$229.05
CPA	1,893 kWh @ -0.006		-\$11.36
Property Tax Recovery Fee			\$7.69
Gross Receipts Tax			\$6.50
Total Current Charges			\$259.88

Total Amount Due \$259.88



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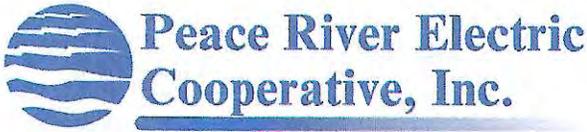


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By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at vanilladirect.com/pay/terms. After successful payment using this barcode, you may retrieve your full detailed e-receipt at vanilladirect.com/pay/ereceipt.

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





BUCKHEAD TRAILS CDD

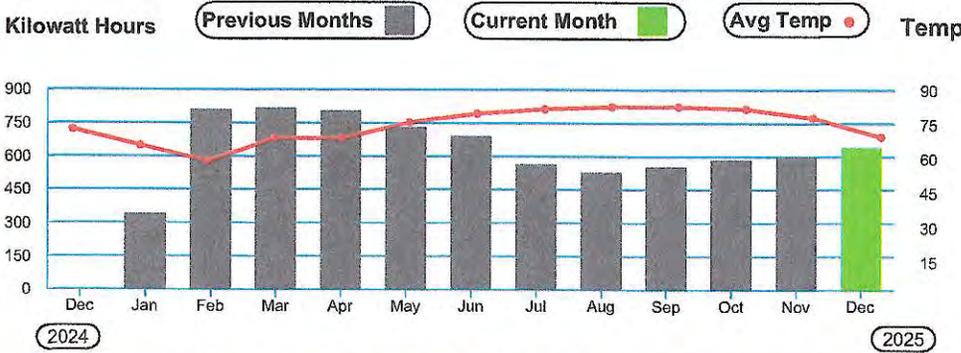
Bill Date 12/08/2025
Account # 213648003
Member # 219443

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



TOTAL AMOUNT DUE
\$107.58
Pay by 12/29/2025

Monthly Energy Use



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

Monthly Energy Use Comparison

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

Your Average Daily Use

21 kWh Use
\$3.28 Day Cost not including taxes and fees

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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648003
Service Address 12715 BENDING CREEK TRL

Total Amount Due **\$107.58**
Pay by 12/29/2025



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

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



Account
213648003

Service Address
12715 BENDING CREEK TRL

Service Description
LIGHTS-METERING POINT

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
41019858	10/31/2025	12/01/2025	7,024	7,665	1.0	641	1.559
Account Summary					Current Charges		GS-S
Previous Balance			\$102.72		Facilities Use Charge		\$28.00
Payment(s) Made			-\$102.72		Energy Charge 641 kWh @ 0.121		\$77.56
Balance Forward			\$0.00		CPA 641 kWh @ -0.006		-\$3.85
Current Charges			\$107.58		Property Tax Recovery Fee		\$3.18
Total Amount Due			\$107.58		Gross Receipts Tax		\$2.69
						Total Current Charges	\$107.58
						Total Amount Due	\$107.58



Season of Giving

GIVE ONCE. GIVE OFTEN. GIVE HOPE

This December, make a one-time donation to Operation Round Up and help brighten the holidays for those in need.



Want to keep the giving going all year long? Scan the QR code to join the program and round up your bill each month!

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



799366433650001102602136480033

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

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





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

Phone: 813-228-4111

**** Invoice ****

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

Invoice#: 5000046466
Contract#: 3000000377
 Terms: NT30

Invoice Date: 12/15/2025
Due Date: 01/14/2026

Billing Period:
 10/30/2025-11/28/2025

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

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

PLEASE ATTACH SLIP TO CHECK

BUCKHEAD TRAILS I CDD

Please Mail Check Payable To :

Wire Transfer Details:

Total: \$10,094.00
Invoice#: 5000046466
 Customer Number: 13466

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

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



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

Phone: 813-228-4111

**** Invoice ****

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

Invoice#: 5000046467
Contract#: 300000379
 Terms: NT30

Invoice Date: 12/15/2025
Due Date: 01/14/2026

Billing Period:
 10/28/2025-11/27/2025

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

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

PLEASE ATTACH SLIP TO CHECK

BUCKHEAD TRAILS I CDD

Please Mail Check Payable To :

Wire Transfer Details:

Total: \$1,100.00
Invoice#: 5000046467
 Customer Number: 13466

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

166662

DATE

12/22/2025

BILL TO

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

CUSTOMER ID

C2412

NET TERMS

Due On Receipt

PO#**DUE DATE**

12/22/2025

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	11	Ea	0.76		8.36
Subtotal					8.36

Subtotal	\$8.36
Tax	\$0.00
Total Due	\$8.36

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 CDD

DISTRICT CHECK REQUEST

Today's Date 11/18/2025

Payable To Buckhead Trails CDD

Check Amount **\$990.96**

Check Description Series 2022 - FY 26 Tax Dist. ID Excess Fees FY25

Check Amount **\$270.03**

Check Description Series 2024 - FY 26 Tax Dist. ID Excess Fees FY25

Special Instructions

(Please attach all supporting documentation: invoices, receipts, etc.)

Jonathan Sciortino

Authorization

BUCKHEAD TRAILS CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	835,628.58	48.70%	0.487000	
Net DS 2022	691,767.63	40.32%	0.403200	1%
Net DS 2024	188,500.00	10.99%	0.109900	
Net Total	1,715,896.21	100.00%	1.000000	

Date Received	Amount Received	48.70%	40.32%	10.99%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2022 Debt Service Revenue	Raw Numbers 2024 Debt Service Revenue			
10/29/2025	2,958.43	1,440.73	1,192.70	325.00	-	Unused Revenue FY25	
12/10/2025	18,633.13	9,074.19	7,511.99	2,046.94	0.01	12.10.25	
11/18/2025	2,458.02	1,197.04	990.96	270.03	(0.01)	Excess Fees FY25	
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
TOTAL	24,049.58	11,711.96	9,695.65				
Net Total on Roll	1,715,896.21						
Collection Surplus / (Deficit)	(1,691,846.63)						

BUCKHEAD TRAILS CDD

DISTRICT CHECK REQUEST

Today's Date 12/10/2025

Payable To Buckhead Trails CDD

Check Amount **\$7,511.99**

Check Description Series 2022 - FY 26 Tax Dist. ID 12.10.25

Check Amount **\$2,046.94**

Check Description Series 2024 - FY 26 Tax Dist. ID 12.10.25

Special Instructions

(Please attach all supporting documentation: invoices, receipts, etc.)

Jonathan Sciortino

Authorization

BUCKHEAD TRAILS CDD

DISTRICT CHECK REQUEST

Today's Date	<u>12/16/2025</u>
Payable To	<u>Buckhead Trails CDD</u>
Check Amount	<u>\$35,294.33</u>
Check Description	<u>Series 2022 - FY 26 Tax Dist. ID 12.16.25</u>
Check Amount	<u>\$9,617.37</u>
Check Description	<u>Series 2024 - FY 26 Tax Dist. ID 12.16.25</u>

Special Instructions

(Please attach all supporting documentation: invoices, receipts, etc.)

Jonathan Sciortino

Authorization

BUCKHEAD TRAILS CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	835,628.58	48.70%	0.487000	
Net DS 2022	691,767.63	40.32%	0.403200	7%
Net DS 2024	188,500.00	10.99%	0.109900	
Net Total	1,715,896.21	100.00%	1.000000	

Date Received	Amount Received	48.70%	40.32%	10.99%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2022 Debt Service Revenue	Raw Numbers 2024 Debt Service Revenue			
10/29/2025	2,958.43	1,440.73	1,192.70	325.00	-	Unused Revenue FY25	
12/10/2025	18,633.13	9,074.19	7,511.99	2,046.94	0.01	12.10.25	
11/18/2025	2,458.02	1,197.04	990.96	270.03	(0.01)	Excess Fees FY25	
12/16/2025	87,545.89	42,634.19	35,294.33	9,617.37	-	12.16.25	
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
		-	-	-	-		
TOTAL	111,595.47	54,346.16	44,989.98				
Net Total on Roll	1,715,896.21						
Collection Surplus / (Deficit)	(1,604,300.74)						

OAKFIELD SIGN REPAIRS INVOICE

Sign repairs through Oakfield Lakes

Amount Due (USD)

\$3,240.00

BILL TO
Buckhead Trails CDD
Ryan Motko

813-781-3984
rmotko@eisenhowerpropertygroup.com

Invoice Number: 402

Invoice Date: July 17, 2025

Payment Due: August 16, 2025

Amount Due (USD): **\$3,240.00**

ITEMS	QUANTITY	PRICE	AMOUNT
Sign repairs Re-digging up, hammering off old concrete base, re-digging, re- framing 12" x 24" tubular hole, repouring high-strength concrete, and leveling the 6 counted damaged signage throughout the phases.	3	\$180.00	\$540.00
speed limit (25mph) SIGN W/ TRIMS SIGN2430 DB - (R2-1) (25MPH) TS2430 DB - Decorative Trim for 24"x30" Sign Post Type - 4" SQUARE POST, 12' TALL Aluminum, Dark Bronze, Direct Burial-24" Below FINQ-E3 DB - CAP FINIAL	1	\$480.00	\$480.00
stop sign R1-1 - 30" Stop Sign Historic Decorative Trim for 30" Stop Sign - Black Street Name Blades (9x36 and 9x42) Post Details Base:4" SQUARE POST, 14' Black Base MB-SBQ-14	2	\$810.00	\$1,620.00



MAVERICK BUILDING SOLUTIONS

805 Charles Boulevard
Oldsmar, Florida 34677
United States

Contact Information

Mobile: 205-704-9412
Phillip@maverickbuildingsolutions.com

OAKFIELD SIGN REPAIRS INVOICE

Sign repairs through Oakfield Lakes

Amount Due (USD)

\$3,240.00

ITEMS	QUANTITY	PRICE	AMOUNT
30 x 30 FDOT stop sign Sign Details R1-1 - 30" Stop Sign Post Type - 12' Uchannel Post Pricing includes installation	3	\$200.00	\$600.00

Total: \$3,240.00

Amount Due (USD): **\$3,240.00**

Notes / Terms

To initiate the project, a Material Aquisition invoice payment is required upon proposal approval before any materials are ordered, with the remaining balance due upon project completion and satisfaction. We assure you of our commitment to deliver high-quality results and maintain open communication throughout the project's duration.

Payment for services provided by Maverick Building Solutions ('the company') is due within thirty (30) days of project completion. After sixty (60) days of a failure to pay within this timeframe will result in a 1.5% monthly interest charge on the unpaid balance. Payment can be made via check, Automated Clearing House (ACH). In cases of non-payment, the debtor will bear all costs associated with collections, including legal fees and court costs. The company reserves the right to employ all lawful means to collect outstanding amounts after 90 days of non-payment of final invoice. Thank you.

Maverick Building Solutions - Excellence in all we do, for you!



MAVERICK BUILDING SOLUTIONS

805 Charles Boulevard
Oldsmar, Florida 34677
United States

Contact Information

Mobile: 205-704-9412
Phillip@maverickbuildingsolutions.com

FENCING REPAIR FINAL INVOICE

Oakfield Lakes Phase 1-3 Fence Replacement

Amount Due (USD)

\$1,700.00

BILL TO
Buckhead Trails CDD
Ryan Motko

813-781-3984
rmotko@eisenhowerpropertygroup.com

Invoice Number: 403

Invoice Date: July 17, 2025

Payment Due: August 16, 2025

Amount Due (USD): **\$1,700.00**

ITEMS	QUANTITY	PRICE	AMOUNT
Fence repair/replacement 4' High (3) Rail Smooth Top with Rake Bottom Black Powder Coated Aluminum Picket Fence Commercial Grade • Remove & Reinstall 54LF of 4' High Black Aluminum > All post to be set in concrete > We will be replacing (1) Post as it is needed • Material is to be from the following > Post – 2" > Concrete	1	\$1,700.00	\$1,700.00

Total: \$1,700.00

Amount Due (USD): **\$1,700.00**

Notes / Terms

To initiate the project, a Material Acquisition invoice payment is required upon proposal approval before any materials are ordered, with the remaining balance due upon project completion and satisfaction. We assure you of our commitment to deliver high-quality results and maintain open communication throughout the project's duration.



MAVERICK BUILDING SOLUTIONS

805 Charles Boulevard
Oldsmar, Florida 34677
United States

Contact Information

Mobile: 205-704-9412
Phillip@maverickbuildingsolutions.com

FENCING REPAIR FINAL INVOICE

Oakfield Lakes Phase 1-3 Fence Replacement

Amount Due (USD)

\$1,700.00

Payment for services provided by Maverick Building Solutions ('the company') is due within thirty (30) days of project completion. After sixty (60) days of a failure to pay within this timeframe will result in a 1.5% monthly interest charge on the unpaid balance. Payment can be made via check, Automated Clearing House (ACH). In cases of non-payment, the debtor will bear all costs associated with collections, including legal fees and court costs. The company reserves the right to employ all lawful means to collect outstanding amounts after 90 days of non-payment of final invoice. Thank you.

Maverick Building Solutions - Excellence in all we do, for you!



MAVERICK BUILDING SOLUTIONS

805 Charles Boulevard
Oldsmar, Florida 34677
United States

Contact Information

Mobile: 205-704-9412
Phillip@maverickbuildingsolutions.com

Buckhead Trails Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022	SERIES 2024	SERIES 2022	SERIES 2024	GENERAL FIXED ASSETS FUND	GENERAL	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECT FUNDS		LONG-TERM DEBT FUND	
ASSETS								
Cash - Operating Account	\$ 3,108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,108
Cash In Bank	37,495	-	-	-	-	-	-	37,495
Accounts Receivable - Off Roll Billing	-	214,655	132,902	-	-	-	-	347,557
Due From Other Funds	506	2,973	325	-	-	-	-	3,804
Investments:								
Acq. & Construction - Amenity	-	-	-	852,840	-	-	-	852,840
Acq. & Construction - Other	-	-	-	-	324,069	-	-	324,069
Acquisition & Construction Account	-	-	-	5	1,454	-	-	1,459
Interest Account	-	-	267,634	-	-	-	-	267,634
Prepayment Account	-	-	4,370,730	-	-	-	-	4,370,730
Reserve Fund	-	871,128	973,413	-	-	-	-	1,844,541
Revenue Fund	-	438,721	336,369	-	-	-	-	775,090
Fixed Assets								
Construction Work In Process	-	-	-	-	-	17,076,003	-	17,076,003
Amount To Be Provided	-	-	-	-	-	-	25,825,000	25,825,000
TOTAL ASSETS	\$ 41,109	\$ 1,527,477	\$ 6,081,373	\$ 852,845	\$ 325,523	\$ 17,076,003	\$ 25,825,000	\$ 51,729,330
LIABILITIES								
Accounts Payable	\$ 69,816	\$ -	\$ -	\$ 254,308	\$ -	\$ -	\$ -	\$ 324,124
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	69,816	-	-	258,112	-	-	25,825,000	26,152,928
FUND BALANCES								
Restricted for:								
Debt Service	-	1,527,477	6,081,373	-	-	-	-	7,608,850
Capital Projects	-	-	-	594,733	325,523	-	-	920,256
Unassigned:	(28,707)	-	-	-	-	17,076,003	-	17,047,296
TOTAL FUND BALANCES	(28,707)	1,527,477	6,081,373	594,733	325,523	17,076,003	-	25,576,402
TOTAL LIABILITIES & FUND BALANCES	\$ 41,109	\$ 1,527,477	\$ 6,081,373	\$ 852,845	\$ 325,523	\$ 17,076,003	\$ 25,825,000	\$ 51,729,330

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 497	\$ 497	0.00%
Interest - Tax Collector	-	55	55	0.00%
Special Assmnts- Tax Collector	1,440,695	1,441	(1,439,254)	0.10%
Special Assmnts- CDD Collected	-	4,896	4,896	0.00%
Other Miscellaneous Revenues	-	150	150	0.00%
TOTAL REVENUES	1,440,695	7,039	(1,433,656)	0.49%

EXPENDITURES

Administration

Supervisor Fees	12,000	-	12,000	0.00%
ProfServ-Administrative	4,500	375	4,125	8.33%
ProfServ-Construction Accounting	6,000	-	6,000	0.00%
ProfServ-Dissemination Agent	10,000	5,833	4,167	58.33%
Field Management	16,000	1,333	14,667	8.33%
ProfServ-Info Technology	600	50	550	8.33%
ProfServ-Recording Secretary	2,400	200	2,200	8.33%
ProfServ-Trustee Fees	6,500	5,675	825	87.31%
District Counsel	15,000	-	15,000	0.00%
District Engineer	12,500	-	12,500	0.00%
District Manager	25,000	2,083	22,917	8.33%
Accounting Services	9,000	1,250	7,750	13.89%
Auditing Services	7,000	-	7,000	0.00%
Website Compliance	1,600	-	1,600	0.00%
Postage	500	2	498	0.40%
Rentals & Leases	600	50	550	8.33%
Insurance - General Liability	3,846	3,494	352	90.85%
Public Officials Insurance	2,738	2,738	-	100.00%
Insurance -Property & Casualty	25,000	-	25,000	0.00%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,500	-	3,500	0.00%
Bank Fees	100	169	(69)	169.00%
Financial & Revenue Collections	5,000	417	4,583	8.34%
Meeting Expense	1,000	-	1,000	0.00%
Entry System-Key Fob	2,000	-	2,000	0.00%
Website Administration	1,200	100	1,100	8.33%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Loan Repayment Expense	50,000	-	50,000	0.00%
Interest Expense- Loan	7,650	-	7,650	0.00%
Total Administration	233,909	23,944	209,965	10.24%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Utility Services</u>				
Amenity - Internet	900	-	900	0.00%
Electricity - Streetlights	362,226	44,776	317,450	12.36%
Water/Waste	10,000	-	10,000	0.00%
Utility - Electric	35,000	1,101	33,899	3.15%
Total Utility Services	408,126	45,877	362,249	11.24%
<u>Other Physical Environment</u>				
Contracts-Janitorial Services	10,000	-	10,000	0.00%
Contracts-Pools	20,000	-	20,000	0.00%
Amenity Center Pest Control	1,200	-	1,200	0.00%
R&M-Pools	3,000	-	3,000	0.00%
R&M-Monument, Entrance & Wall	10,000	-	10,000	0.00%
R&M Landscape	20,000	4,032	15,968	20.16%
R&M-Security Cameras	2,000	-	2,000	0.00%
Security System Monitoring	6,000	-	6,000	0.00%
R&M - Amenity Center	6,000	-	6,000	0.00%
Sidewalk & Pavement Repair	2,000	-	2,000	0.00%
Garbage Collection	2,000	-	2,000	0.00%
Furniture Repair/Replacement	5,000	-	5,000	0.00%
Access Control Maintenance & Repair	1,500	-	1,500	0.00%
Special Events	2,000	-	2,000	0.00%
Storm Cleanup Contingency	20,000	-	20,000	0.00%
Misc-Contingency	10,000	-	10,000	0.00%
Dog Waste Station Supplies	4,000	-	4,000	0.00%
Total Other Physical Environment	124,700	4,032	120,668	3.23%
<u>Maintenance and Landscaping</u>				
Wildlife Control	9,000	-	9,000	0.00%
Contracts-Landscape	500,000	15,946	484,054	3.19%
Contracts-Aquatic Control	60,000	945	59,055	1.58%
Water/Sewer Meter Reading	12,000	1,000	11,000	8.33%
Landscape -Plant Replacement	30,000	-	30,000	0.00%
Landscape - Annuals	12,500	-	12,500	0.00%
Landscape - Mulch	35,000	-	35,000	0.00%
Mitigation Maintenance	11,560	4,847	6,713	41.93%
Herbaceous Treatment - Amenity	3,900	975	2,925	25.00%
Total Maintenance and Landscaping	673,960	23,713	650,247	3.52%
TOTAL EXPENDITURES	1,440,695	97,566	1,343,129	6.77%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(90,527)	(90,527)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		61,820		
FUND BALANCE, ENDING		\$ (28,707)		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 5,267	\$ 5,267	0.00%
Special Assmnts- Tax Collector	874,263	1,193	(873,070)	0.14%
Special Assmnts- CDD Collected	-	521,088	521,088	0.00%
TOTAL REVENUES	874,263	527,548	(346,715)	60.34%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	200,000	-	200,000	0.00%
Interest Expense	674,263	-	674,263	0.00%
Total Debt Service	874,263	-	874,263	0.00%
TOTAL EXPENDITURES	874,263	-	874,263	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	527,548	527,548	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		999,929		
FUND BALANCE, ENDING		<u>\$ 1,527,477</u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 12,394	\$ 12,394	0.00%
Special Assmnts- Tax Collector	1,122,816	325	(1,122,491)	0.03%
Special Assmnts- CDD Collected	-	231,909	231,909	0.00%
TOTAL REVENUES	1,122,816	244,628	(878,188)	21.79%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	230,000	-	230,000	0.00%
Interest Expense	892,816	-	892,816	0.00%
Total Debt Service	1,122,816	-	1,122,816	0.00%
TOTAL EXPENDITURES	1,122,816	-	1,122,816	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	244,628	244,628	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		5,836,745		
FUND BALANCE, ENDING		\$ 6,081,373		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 2,686	\$ 2,686	0.00%
TOTAL REVENUES	-	2,686	2,686	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	2,686	2,686	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		592,047		
FUND BALANCE, ENDING		<u>\$ 594,733</u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,864	\$ 1,864	0.00%
TOTAL REVENUES	-	1,864	1,864	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	171,978	(171,978)	0.00%
Total Construction In Progress	-	171,978	(171,978)	0.00%
TOTAL EXPENDITURES	-	171,978	(171,978)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(170,114)	(170,114)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		495,637		
FUND BALANCE, ENDING		<u>\$ 325,523</u>		

Bank Account Statement

Buckhead Trails CDD

Bank Account No. 2256
Statement No. 10-25

Statement Date 10/31/2025

G/L Account No. 101001 Balance	3,108.33	Statement Balance	3,308.33
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	3,108.33	Subtotal	3,308.33
Negative Adjustments	0.00	Outstanding Checks	-200.00
Ending G/L Balance	3,108.33	Ending Balance	3,108.33

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
10/30/2025		JE000780	Interest - Tax Collector	Tax Collector Interest	55.07	55.07	0.00
10/29/2025		JE000781	Special Assmnts- Tax Collector	Unused Revenue	2,958.43	2,958.43	0.00
10/31/2025		JE000784	Interest - Investments	Interest Income	13.41	13.41	0.00
Total Deposits					3,026.91	3,026.91	0.00
Checks							
							0.00
09/26/2025	Payment	1267	NICHOLAS J. DISTER	Check for Vendor V00014	-200.00	-200.00	0.00
09/29/2025	Payment	1269	EGIS INSURANCE	Check for Vendor V00009	-6,232.00	-6,232.00	0.00
09/29/2025	Payment	1270	PEACE RIVER ELECTRIC	Check for Vendor V00032	-986.96	-986.96	0.00
10/01/2025	Payment	1271	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00031	-40,202.87	-40,202.87	0.00
10/01/2025	Payment	1272	PASCON GEOENVIRONMEN TAL, INC.	Check for Vendor V00043	-4,447.50	-4,447.50	0.00
10/01/2025	Payment	1273	SITEX AQUATICS, LLC	Check for Vendor V00030	-3,780.00	-3,780.00	0.00
10/17/2025	Payment	1274	ALBERTO VIERA - REIMB	Check for Vendor V00026	-135.28	-135.28	0.00
10/17/2025	Payment	1275	FLORIDA COMMERCE	Check for Vendor V00046	-175.00	-175.00	0.00
10/21/2025		JE000785	Bank Fees	Bank Fees (Truist Serv	-168.75	-168.75	0.00
Total Checks					-56,328.36	-56,328.36	0.00

Adjustments

Total Adjustments

Outstanding Checks

Bank Account Statement

Buckhead Trails CDD

Bank Account No. 2256

Statement No. 10-25

Statement Date

10/31/2025

09/26/2025	Payment	1268	RYAN MOTKO	Check for Vendor V00015	-200.00
Total Outstanding Checks					-200.00

Outstanding Deposits

Total Outstanding Deposits

Bank Account Statement

Buckhead Trails CDD

Bank Account No. 7209
Statement No. 10-25

Statement Date 10/31/2025

G/L Account No. 101002 Balance	37,495.20	Statement Balance	123,341.05
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	123,341.05
Subtotal	37,495.20	Outstanding Checks	-85,845.85
Negative Adjustments	0.00	Ending Balance	37,495.20
Ending G/L Balance	37,495.20		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
10/29/2025		JE000773	Special Assmnts-CDD Collected	FY26 Off Roll O&M	4,896.14	4,896.14	0.00
10/17/2025		JE000782	Other Miscellaneous Revenues	Fence Easement-Brianna Carlisle-Check#99	150.00	150.00	0.00
10/31/2025		JE000786	Interest - Investments	Interest Income	484.87	484.87	0.00
Total Deposits					5,531.01	5,531.01	0.00
Checks							
							0.00
10/17/2025	Payment	1001	PEACE RIVER ELECTRIC	Check for Vendor V00032	-1,101.00	-1,101.00	0.00
10/17/2025	Payment	1002	STRALEY ROBIN VERICKER	Check for Vendor V00003	-1,102.00	-1,102.00	0.00
10/24/2025	Payment	1003	BAYHEAD ECOLOGICAL SOLUTIONS, LLC	Check for Vendor V00041	-3,865.00	-3,865.00	0.00
10/24/2025	Payment	1004	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00031	-15,946.18	-15,946.18	0.00
10/24/2025	Payment	1005	HORTICULTURE HAULERS, INC.	Check for Vendor V00045	-3,900.00	-3,900.00	0.00
10/24/2025	Payment	1006	SITEX AQUATICS, LLC	Check for Vendor V00030	-945.00	-945.00	0.00
10/24/2025	Payment	1007	STRALEY ROBIN VERICKER	Check for Vendor V00003	-1,218.00	-1,218.00	0.00
Total Checks					-28,077.18	-28,077.18	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
10/24/2025	Payment	1008	TAMPA ELECTRIC	Check for Vendor V00038			-11,194.00

Bank Account Statement

Buckhead Trails CDD

Bank Account No. 7209

Statement No. 10-25

Statement Date

10/31/2025

10/30/2025	Payment	1009	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00031	-24,644.56
10/30/2025	Payment	1010	INFRAMARK LLC	Check for Vendor V00007	-13,383.34
10/30/2025	Payment	1011	STRALEY ROBIN VERICKER	Check for Vendor V00003	-3,041.95
10/30/2025	Payment	1012	TAMPA ELECTRIC	Check for Vendor V00038	-33,582.00
Total Outstanding Checks					-85,845.85

Outstanding Deposits

Total Outstanding Deposits

Buckhead Trails Community Development District

Financial Statements
(Unaudited)

Period Ending
November 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 November 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2022	SERIES 2024	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
				CAPITAL PROJECTS FUND	CAPITAL PROJECT FUNDS			
ASSETS								
Cash - Operating Account	\$ 5,402	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,402
Cash In Bank	115,131	-	-	-	-	-	-	115,131
Accounts Receivable - Off Roll Billing	306,585	214,655	132,902	-	-	-	-	654,142
Due From Other Funds	763	2,771	270	-	-	-	-	3,804
Investments:								
Acq. & Construction - Amenity	-	-	-	855,551	-	-	-	855,551
Acquisition & Construction Account	-	-	-	5	1,459	-	-	1,464
Prepayment Account	-	-	133,647	-	-	-	-	133,647
Reserve Fund	-	871,128	973,413	-	-	-	-	1,844,541
Revenue Fund	-	106,097	221,808	-	-	-	-	327,905
Fixed Assets								
Construction Work In Process	-	-	-	-	-	17,076,003	-	17,076,003
Amount To Be Provided	-	-	-	-	-	-	21,460,000	21,460,000
TOTAL ASSETS	\$ 427,881	\$ 1,194,651	\$ 1,462,040	\$ 855,556	\$ 1,459	\$ 17,076,003	\$ 21,460,000	\$ 42,477,590
LIABILITIES								
Accounts Payable	\$ 90,689	\$ -	\$ -	\$ 254,308	\$ -	\$ -	\$ -	\$ 344,997
Loan Payable - Valley LOC	-	-	-	-	-	-	150,000	150,000
Bonds Payable	-	-	-	-	-	-	21,310,000	21,310,000
Due To Other Funds	-	-	-	3,804	-	-	-	3,804
TOTAL LIABILITIES	90,689	-	-	258,112	-	-	21,460,000	21,808,801
FUND BALANCES								
Restricted for:								
Debt Service	-	1,194,651	1,462,040	-	-	-	-	2,656,691
Capital Projects	-	-	-	597,444	1,459	-	-	598,903
Unassigned:	337,192	-	-	-	-	17,076,003	-	17,413,195
TOTAL FUND BALANCES	337,192	1,194,651	1,462,040	597,444	1,459	17,076,003	-	20,668,789
TOTAL LIABILITIES & FUND BALANCES	\$ 427,881	\$ 1,194,651	\$ 1,462,040	\$ 855,556	\$ 1,459	\$ 17,076,003	\$ 21,460,000	\$ 42,477,590

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
REVENUES				
Interest - Investments	\$ -	\$ 800	\$ 800	0.00%
Interest - Tax Collector	-	55	55	0.00%
Special Assmnts- Tax Collector	1,440,695	2,638	(1,438,057)	0.18%
Special Assmnts- CDD Collected	-	410,420	410,420	0.00%
Other Miscellaneous Revenues	-	150	150	0.00%
TOTAL REVENUES	1,440,695	414,063	(1,026,632)	28.74%

EXPENDITURES

Administration

Supervisor Fees	12,000	800	11,200	6.67%
ProfServ-Administrative	4,500	1,125	3,375	25.00%
ProfServ-Construction Accounting	6,000	500	5,500	8.33%
ProfServ-Dissemination Agent	10,000	7,500	2,500	75.00%
Field Management	16,000	4,000	12,000	25.00%
ProfServ-Info Technology	600	150	450	25.00%
ProfServ-Recording Secretary	2,400	600	1,800	25.00%
ProfServ-Trustee Fees	6,500	5,675	825	87.31%
District Counsel	15,000	520	14,480	3.47%
District Engineer	12,500	2,248	10,252	17.98%
District Manager	25,000	6,250	18,750	25.00%
Accounting Services	9,000	3,250	5,750	36.11%
Auditing Services	7,000	2,000	5,000	28.57%
Website Compliance	1,600	-	1,600	0.00%
Postage	500	13	487	2.60%
Rentals & Leases	600	150	450	25.00%
Insurance - General Liability	3,846	3,494	352	90.85%
Public Officials Insurance	2,738	2,738	-	100.00%
Insurance -Property & Casualty	25,000	-	25,000	0.00%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,500	70	3,430	2.00%
Bank Fees	100	339	(239)	339.00%
Financial & Revenue Collections	5,000	1,250	3,750	25.00%
Meeting Expense	1,000	-	1,000	0.00%
Entry System-Key Fob	2,000	-	2,000	0.00%
Website Administration	1,200	300	900	25.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Loan Repayment Expense	50,000	-	50,000	0.00%
Interest Expense- Loan	7,650	1,192	6,458	15.58%
Total Administration	233,909	44,339	189,570	18.96%

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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>Utility Services</u>				
Amenity - Internet	900	-	900	0.00%
Electricity - Streetlights	362,226	44,776	317,450	12.36%
Water/Waste	10,000	-	10,000	0.00%
Utility - Electric	35,000	4,560	30,440	13.03%
Total Utility Services	408,126	49,336	358,790	12.09%
<u>Other Physical Environment</u>				
Contracts-Janitorial Services	10,000	-	10,000	0.00%
Contracts-Pools	20,000	-	20,000	0.00%
Amenity Center Pest Control	1,200	-	1,200	0.00%
R&M-Pools	3,000	-	3,000	0.00%
R&M-Monument, Entrance & Wall	10,000	-	10,000	0.00%
R&M Landscape	20,000	4,240	15,760	21.20%
R&M-Security Cameras	2,000	-	2,000	0.00%
Security System Monitoring	6,000	-	6,000	0.00%
R&M - Amenity Center	6,000	-	6,000	0.00%
Sidewalk & Pavement Repair	2,000	-	2,000	0.00%
Garbage Collection	2,000	-	2,000	0.00%
Furniture Repair/Replacement	5,000	-	5,000	0.00%
Access Control Maintenance & Repair	1,500	-	1,500	0.00%
Special Events	2,000	-	2,000	0.00%
Storm Cleanup Contingency	20,000	-	20,000	0.00%
Misc-Contingency	10,000	-	10,000	0.00%
Dog Waste Station Supplies	4,000	-	4,000	0.00%
Total Other Physical Environment	124,700	4,240	120,460	3.40%

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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>Maintenance and Landscaping</u>				
Wildlife Control	9,000	-	9,000	0.00%
Contracts-Landscape	500,000	32,064	467,936	6.41%
Contracts-Aquatic Control	60,000	1,890	58,110	3.15%
Water/Sewer Meter Reading	12,000	1,000	11,000	8.33%
Landscape -Plant Replacement	30,000	-	30,000	0.00%
Landscape - Annuals	12,500	-	12,500	0.00%
Landscape - Mulch	35,000	-	35,000	0.00%
Mitigation Maintenance	11,560	4,847	6,713	41.93%
Herbaceous Treatment - Amenity	3,900	975	2,925	25.00%
Total Maintenance and Landscaping	673,960	40,776	633,184	6.05%
TOTAL EXPENDITURES	1,440,695	138,691	1,302,004	9.63%
Excess (deficiency) of revenues				
Over (under) expenditures	-	275,372	275,372	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		61,820		
FUND BALANCE, ENDING		\$ 337,192		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
REVENUES				
Interest - Investments	\$ -	\$ 8,581	\$ 8,581	0.00%
Special Assmnts- Tax Collector	874,263	2,184	(872,079)	0.25%
Special Assmnts- CDD Collected	-	521,088	521,088	0.00%
TOTAL REVENUES	874,263	531,853	(342,410)	60.83%
EXPENDITURES				
<u>Debt Service</u>				
Principal Debt Retirement	200,000	-	200,000	0.00%
Interest Expense	674,263	337,131	337,132	50.00%
Total Debt Service	874,263	337,131	537,132	38.56%
TOTAL EXPENDITURES	874,263	337,131	537,132	38.56%
Excess (deficiency) of revenues Over (under) expenditures	-	194,722	194,722	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		999,929		
FUND BALANCE, ENDING		\$ 1,194,651		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
REVENUES				
Interest - Investments	\$ -	\$ 31,027	\$ 31,027	0.00%
Special Assmnts- Tax Collector	1,122,816	595	(1,122,221)	0.05%
Special Assmnts- CDD Collected	-	346,002	346,002	0.00%
TOTAL REVENUES	1,122,816	377,624	(745,192)	33.63%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	230,000	4,365,000	(4,135,000)	1897.83%
Interest Expense	892,816	387,329	505,487	43.38%
Total Debt Service	1,122,816	4,752,329	(3,629,513)	423.25%
TOTAL EXPENDITURES	1,122,816	4,752,329	(3,629,513)	423.25%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(4,374,705)	(4,374,705)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		5,836,745		
FUND BALANCE, ENDING		\$ 1,462,040		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
REVENUES				
Interest - Investments	\$ -	\$ 5,397	\$ 5,397	0.00%
TOTAL REVENUES	-	5,397	5,397	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	5,397	5,397	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		592,047		
FUND BALANCE, ENDING		<u>\$ 597,444</u>		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
REVENUES				
Interest - Investments	\$ -	\$ 3,005	\$ 3,005	0.00%
TOTAL REVENUES	-	3,005	3,005	0.00%
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	497,183	(497,183)	0.00%
Total Construction In Progress	-	497,183	(497,183)	0.00%
TOTAL EXPENDITURES	-	497,183	(497,183)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(494,178)	(494,178)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		495,637		
FUND BALANCE, ENDING		\$ 1,459		

Bank Account Statement

Buckhead Trails CDD

Bank Account No. 2256
Statement No. 11-25

Statement Date 11/30/2025

G/L Account No. 101001 Balance	5,402.35	Statement Balance	5,402.35
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	5,402.35	Subtotal	5,402.35
Negative Adjustments	0.00	Outstanding Checks	0.00
Ending G/L Balance	5,402.35	Ending Balance	5,402.35

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
11/28/2025		JE000808	Interest - Investments	Interest Income	6.04	6.04	0.00
11/18/2025		JE000810	Special Assmnts-Tax Collector	Excess Fees	2,458.02	2,458.02	0.00
Total Deposits					2,464.06	2,464.06	0.00
Checks							
09/26/2025	Payment	1268	RYAN MOTKO	Check for Vendor V00015	-200.00	-200.00	0.00
11/21/2025		JE000809	Bank Fees	Bank Fees (Service Charges)	-170.04	-170.04	0.00
Total Checks					-370.04	-370.04	0.00
Adjustments							
Total Adjustments							
Outstanding Deposits							
Total Outstanding Deposits							

Bank Account Statement

Buckhead Trails CDD

Bank Account No. 7209
Statement No. 11-25

Statement Date 11/30/2025

G/L Account No. 101002 Balance	115,130.91	Statement Balance	116,580.91
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	115,130.91	Subtotal	116,580.91
Negative Adjustments	0.00	Outstanding Checks	-1,450.00
Ending G/L Balance	115,130.91	Ending Balance	115,130.91

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							0.00
11/11/2025		JE000803	Special Assmnts-CDD Collected	FY26 Off Roll Revne	9,394.27	9,394.27	0.00
11/11/2025		JE000804	Special Assmnts-CDD Collected	FY26 O&M Off Roll Revenue	89,544.28	89,544.28	0.00
11/30/2025		JE000811	Interest - Investments	Interest Income	295.64	295.64	0.00
Total Deposits					99,234.19	99,234.19	0.00
Checks							0.00
10/24/2025	Payment	1008	TAMPA ELECTRIC	Check for Vendor V00038	-11,194.00	-11,194.00	0.00
10/30/2025	Payment	1009	LANDSCAPE & IRRIGATION	Check for Vendor V00031	-24,644.56	-24,644.56	0.00
10/30/2025	Payment	1010	INFRAMARK LLC	Check for Vendor V00007	-13,383.34	-13,383.34	0.00
10/30/2025	Payment	1011	STRALEY ROBIN VERICKER	Check for Vendor V00003	-3,041.95	-3,041.95	0.00
10/30/2025	Payment	1012	TAMPA ELECTRIC	Check for Vendor V00038	-33,582.00	-33,582.00	0.00
11/06/2025	Payment	1013	BUCKHEAD TRAILS CDD	Check for Vendor V00018	-1,517.70	-1,517.70	0.00
11/10/2025	Payment	1014	BUSINESS OBSERVER	Check for Vendor V00017	-70.00	-70.00	0.00
11/10/2025	Payment	1015	GRAU AND ASSOCIATES	Check for Vendor V00028	-2,000.00	-2,000.00	0.00
11/10/2025	Payment	1016	U.S. BANK	Check for Vendor V00011	-4,506.13	-4,506.13	0.00
11/18/2025	Payment	1018	PEACE RIVER ELECTRIC	Check for Vendor V00032	-959.08	-959.08	0.00
11/13/2025	Payment	DD101	PEACE RIVER ELECTRIC	Payment of Invoice 000637	-2,500.00	-2,500.00	0.00
11/20/2025	Payment	1019	ALBERTO VIERA	Check for Vendor V00012	-200.00	-200.00	0.00
11/20/2025	Payment	1020	AUSTIN BERNIS	Check for Vendor V00022	-200.00	-200.00	0.00
11/20/2025	Payment	1021	CARLOS DE LA OSSA	Check for Vendor V00013	-200.00	-200.00	0.00
11/20/2025	Payment	1023	TECHNOLOGY SERVICES, LLC	Check for Vendor V00039	-5,000.00	-5,000.00	0.00

Bank Account Statement

Buckhead Trails CDD

Bank Account No. 7209

Statement No. 11-25

Statement Date

11/30/2025

11/20/2025	Payment	1024	NICHOLAS J. DISTER	Check for Vendor V00014	-200.00	-200.00	0.00
11/20/2025	Payment	1026	STRALEY ROBIN VERICKER	Check for Vendor V00003	-1,603.90	-1,603.90	0.00
11/03/2025		JE000812	Interest Expense- Loan	Interest Expense- Loan (Automatic Loan Payment)	-1,191.67	-1,191.67	0.00
Total Checks					-105,994.33	-105,994.33	0.00

Adjustments

Total Adjustments

Outstanding Checks

11/20/2025	Payment	1022	COASTAL FENCE SERVICES, LLC	Check for Vendor V00047			-450.00
11/20/2025	Payment	1025	PASCON GEOENVIRONMEN TAL, INC.	Check for Vendor V00043			-1,000.00

Total Outstanding Checks

-1,450.00

Outstanding Deposits

Total Outstanding Deposits

*Buckhead Trails
Community
Development District*

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022	SERIES 2024	SERIES 2022	SERIES 2024	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECT FUNDS			
ASSETS								
Cash In Bank	\$ 2,000,814	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,000,814
Cash in Transit	-	2,317	-	-	-	-	-	2,317
Accounts Receivable - Off Roll Billing	-	214,655	132,902	-	-	-	-	347,557
Due From Other Funds	-	638,699	176,503	-	-	-	-	815,202
Investments:								
Acq. & Construction - Amenity	-	-	-	858,073	-	-	-	858,073
Acq. & Construction - Other	-	-	-	-	130	-	-	130
Acquisition & Construction Account	-	-	-	5	1,463	-	-	1,468
Prepayment Account	-	-	444,368	-	-	-	-	444,368
Reserve Fund	-	871,128	663,690	-	-	-	-	1,534,818
Revenue Fund	-	152,841	257,574	-	-	-	-	410,415
Fixed Assets								
Construction Work In Process	-	-	-	-	-	17,076,003	-	17,076,003
Amount To Be Provided	-	-	-	-	-	-	21,460,000	21,460,000
TOTAL ASSETS	\$ 2,000,814	\$ 1,879,640	\$ 1,675,037	\$ 858,078	\$ 1,593	\$ 17,076,003	\$ 21,460,000	\$ 44,951,165
LIABILITIES								
Accounts Payable	\$ 3,688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,688
Loan Payable - Valley LOC	-	-	-	-	-	-	150,000	150,000
Bonds Payable	-	-	-	-	-	-	21,310,000	21,310,000
Due To Other Funds	811,397	-	-	3,804	-	-	-	815,201
TOTAL LIABILITIES	815,085	-	-	3,804	-	-	21,460,000	22,278,889
FUND BALANCES								
Restricted for:								
Debt Service	-	1,879,640	1,675,037	-	-	-	-	3,554,677
Capital Projects	-	-	-	854,274	1,593	-	-	855,867
Unassigned:	1,185,729	-	-	-	-	17,076,003	-	18,261,732
TOTAL FUND BALANCES	1,185,729	1,879,640	1,675,037	854,274	1,593	17,076,003	-	22,672,276
TOTAL LIABILITIES & FUND BALANCES	\$ 2,000,814	\$ 1,879,640	\$ 1,675,037	\$ 858,078	\$ 1,593	\$ 17,076,003	\$ 21,460,000	\$ 44,951,165

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 2,126	\$ 2,126	0.00%
Interest - Tax Collector	-	55	55	0.00%
Special Assmnts- Tax Collector	1,440,695	826,518	(614,177)	57.37%
Special Assmnts- CDD Collected	-	447,299	447,299	0.00%
Developer Estimated Contribution	-	27,000	27,000	0.00%
Other Miscellaneous Revenues	-	300	300	0.00%
TOTAL REVENUES	1,440,695	1,303,298	(137,397)	90.46%

EXPENDITURES

Administration

Supervisor Fees	12,000	800	11,200	6.67%
ProfServ-Administrative	4,500	1,125	3,375	25.00%
ProfServ-Construction Accounting	6,000	500	5,500	8.33%
ProfServ-Dissemination Agent	10,000	7,500	2,500	75.00%
Field Management	16,000	4,000	12,000	25.00%
ProfServ-Info Technology	600	150	450	25.00%
ProfServ-Recording Secretary	2,400	600	1,800	25.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	15,000	3,439	11,561	22.93%
District Engineer	12,500	2,248	10,252	17.98%
District Manager	25,000	6,250	18,750	25.00%
Accounting Services	9,000	3,250	5,750	36.11%
Auditing Services	7,000	2,000	5,000	28.57%
Website Compliance	1,600	-	1,600	0.00%
Postage	500	22	478	4.40%
Rentals & Leases	600	150	450	25.00%
Insurance - General Liability	3,846	3,494	352	90.85%
Public Officials Insurance	2,738	2,738	-	100.00%
Insurance -Property & Casualty	25,000	-	25,000	0.00%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,500	70	3,430	2.00%
Bank Fees	100	473	(373)	473.00%
Financial & Revenue Collections	5,000	1,250	3,750	25.00%
Meeting Expense	1,000	-	1,000	0.00%
Entry System-Key Fob	2,000	-	2,000	0.00%
Website Administration	1,200	300	900	25.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Loan Repayment Expense	50,000	-	50,000	0.00%
Interest Expense- Loan	7,650	1,192	6,458	15.58%
Total Administration	233,909	41,726	192,183	17.84%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Utility Services</u>				
Amenity - Internet	900	-	900	0.00%
Electricity - Streetlights	362,226	55,970	306,256	15.45%
Water/Waste	10,000	-	10,000	0.00%
Utility - Electric	35,000	5,490	29,510	15.69%
Total Utility Services	408,126	61,460	346,666	15.06%
<u>Other Physical Environment</u>				
Contracts-Janitorial Services	10,000	-	10,000	0.00%
Contracts-Pools	20,000	-	20,000	0.00%
Amenity Center Pest Control	1,200	-	1,200	0.00%
R&M-Pools	3,000	-	3,000	0.00%
R&M-Monument, Entrance & Wall	10,000	-	10,000	0.00%
R&M Landscape	20,000	4,240	15,760	21.20%
R&M-Security Cameras	2,000	-	2,000	0.00%
Security System Monitoring	6,000	-	6,000	0.00%
R&M - Amenity Center	6,000	-	6,000	0.00%
Sidewalk & Pavement Repair	2,000	-	2,000	0.00%
Garbage Collection	2,000	-	2,000	0.00%
Furniture Repair/Replacement	5,000	-	5,000	0.00%
Access Control Maintenance & Repair	1,500	-	1,500	0.00%
Special Events	2,000	-	2,000	0.00%
Storm Cleanup Contingency	20,000	-	20,000	0.00%
Misc-Contingency	10,000	5,948	4,052	59.48%
Dog Waste Station Supplies	4,000	-	4,000	0.00%
Total Other Physical Environment	124,700	10,188	114,512	8.17%
<u>Maintenance and Landscaping</u>				
Wildlife Control	9,000	-	9,000	0.00%
Contracts-Landscape	500,000	48,011	451,989	9.60%
Contracts-Aquatic Control	60,000	2,835	57,165	4.73%
Water/Sewer Meter Reading	12,000	4,000	8,000	33.33%
Landscape -Plant Replacement	30,000	-	30,000	0.00%
Landscape - Annuals	12,500	-	12,500	0.00%
Landscape - Mulch	35,000	-	35,000	0.00%
Mitigation Maintenance	11,560	4,847	6,713	41.93%
Herbaceous Treatment - Amenity	3,900	975	2,925	25.00%
Total Maintenance and Landscaping	673,960	60,668	613,292	9.00%
TOTAL EXPENDITURES	1,440,695	174,042	1,266,653	12.08%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,129,256	1,129,256	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		56,473		
FUND BALANCE, ENDING		\$ 1,185,729		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 11,528	\$ 11,528	0.00%
Special Assmnts- Tax Collector	874,263	684,226	(190,037)	78.26%
Special Assmnts- CDD Collected	-	521,088	521,088	0.00%
TOTAL REVENUES	874,263	1,216,842	342,579	139.18%
EXPENDITURES				
<u>Debt Service</u>				
Principal Debt Retirement	200,000	-	200,000	0.00%
Interest Expense	674,263	337,131	337,132	50.00%
Total Debt Service	874,263	337,131	537,132	38.56%
TOTAL EXPENDITURES	874,263	337,131	537,132	38.56%
Excess (deficiency) of revenues Over (under) expenditures	-	879,711	879,711	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		999,929		
FUND BALANCE, ENDING		\$ 1,879,640		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 35,626	\$ 35,626	0.00%
Special Assmnts- Tax Collector	1,122,816	186,445	(936,371)	16.61%
Special Assmnts- CDD Collected	-	368,550	368,550	0.00%
TOTAL REVENUES	1,122,816	590,621	(532,195)	52.60%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	230,000	4,365,000	(4,135,000)	1897.83%
Interest Expense	892,816	387,329	505,487	43.38%
Total Debt Service	1,122,816	4,752,329	(3,629,513)	423.25%
TOTAL EXPENDITURES	1,122,816	4,752,329	(3,629,513)	423.25%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(4,161,708)	(4,161,708)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		5,836,745		
FUND BALANCE, ENDING		\$ 1,675,037		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 7,919	\$ 7,919	0.00%
TOTAL REVENUES	-	7,919	7,919	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	7,919	7,919	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		846,355		
FUND BALANCE, ENDING		<u>\$ 854,274</u>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 3,139	\$ 3,139	0.00%
TOTAL REVENUES	-	3,139	3,139	0.00%
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	497,183	(497,183)	0.00%
Total Construction In Progress	-	497,183	(497,183)	0.00%
TOTAL EXPENDITURES	-	497,183	(497,183)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(494,044)	(494,044)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		495,637		
FUND BALANCE, ENDING		\$ 1,593		

Bank Account Statement

Buckhead Trails CDD

Bank Account No. 7209

Statement No. 12-25

Statement Date 12/31/25

G/L Account No. 101002 Balance at 12/31/25	2,000,813.99	Statement Balance	408,273.94
Positive Adjustments	0.00	Outstanding Deposits	1,612,593.05
Subtotal	2,000,813.99	Subtotal	2,020,866.99
Negative Adjustments	0.00	Outstanding Checks	-20,053.00
Ending G/L Balance	2,000,813.99	Ending Balance	2,000,813.99

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							0.00
12/02/2025		JE000805	Accounts Receivable - Off Roll Billing	Off Roll Revenue	306,585.34	306,585.34	0.00
12/02/2025		JE000806	Special Assmnts-CDD Collected	Off Roll Revenue-Estoppel O&M	36,878.55	36,878.55	0.00
12/09/2025		JE000846	Other Miscellaneous Revenues	Deposit- Fence Easement CK#2001	150.00	150.00	0.00
12/10/2025		JE000807	Special Assmnts-Tax Collector	Tax Rev/Debt Srvc	18,633.13	18,633.13	0.00
12/16/2025		JE000844		Truist transfer to Valley	5,402.35	5,402.35	0.00
12/16/2025		JE000845	Special Assmnts-Tax Collector	Tax Revenue Debt Service	87,545.89	87,545.89	0.00
12/23/2025		JE000849		Transfer to Close Truist	18.25	18.25	0.00
12/31/2025		JE000851	Interest - Investments	Interest Income	1,322.89	1,322.89	0.00
Total Deposits					456,536.40	456,536.40	0.00
Checks							0.00
11/20/2025		1022	COASTAL FENCE SERVICES, LLC	Check for Vendor V00047	-450.00	-450.00	0.00
12/03/2025		1027	BAYHEAD ECOLOGICAL SOLUTIONS, LLC	Check for Vendor V00041	-1,957.00	-1,957.00	0.00
12/03/2025		1028	DOWN TO EARTH	Check for Vendor V00031	-16,592.99	-16,592.99	0.00
12/03/2025		1030	INFRAMARK LLC	Check for Vendor V00007	-41,715.19	-41,715.19	0.00
12/03/2025		1031	SITEX AQUATICS, LLC	Check for Vendor V00030	-945.00	-945.00	0.00
12/10/2025		1032	DOWN TO EARTH	Check for Vendor V00031	-19,711.18	-19,711.18	0.00
12/10/2025		1033	SITEX AQUATICS, LLC	Check for Vendor V00030	-945.00	-945.00	0.00
12/10/2025		1034	STANTEC CONSULTING SERVICES INC	Check for Vendor V00021	-9,247.25	-9,247.25	0.00
12/10/2025		1035	STRALEY ROBIN VERICKER	Check for Vendor V00003	-520.15	-520.15	0.00

Bank Account Statement

Buckhead Trails CDD

Bank Account No. 7209

Statement No. 12-25

Statement Date 12/31/25

Date	Check No.	Payee	Description	Debit	Credit	Balance
12/11/2025	1036	BUCKHEAD TRAILS CDD	Payment of Invoice 000659	-1,260.99	-1,260.99	0.00
12/11/2025	1037	BUCKHEAD TRAILS CDD	Payment of Invoice 000660	-9,558.93	-9,558.93	0.00
12/11/2025	1038	DOWN TO EARTH	Payment of Invoice 000658	-15,946.18	-15,946.18	0.00
12/16/2025	1040	PEACE RIVER ELECTRIC	Check for Vendor V00032	-929.78	-929.78	0.00
12/17/2025	1043	BUCKHEAD TRAILS CDD	Check for Vendor V00018	-44,911.70	-44,911.70	0.00
12/18/2025	JE000847		Transfer funds back to cover	-152.03	-152.03	0.00
Total Checks				-164,843.37	-164,843.37	0.00

Outstanding Checks

11/20/25	Payment	1025	PASCON GEOENVIRONMNTAL, INC.	Check for Vendor V00043	-1,000.00
12/16/25	Payment	1039	MAVERICK BUILDING SOLUTIONS	Check for Vendor V00037	-4,940.00
12/17/25	Payment	1041	STRALEY ROBIN VERICKER	Check for Vendor V00003	-2,919.00
12/17/25	Payment	1042	TAMPA ELECTRIC	Check for Vendor V00038	-11,194.00
Total Outstanding Checks					-20,053.00

Outstanding Deposits

12/12/25	JE000843	Developer Estimated Contribution	Developer Funding	27,000.00
12/31/25	JE000850	Special Assmnts-Tax Collector	Tax Revenue Debt Service	1,585,593.05
Total Outstanding Deposits				1,612,593.05

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1001	10/17/25	V00032	PEACE RIVER ELECTRIC	100725-8005	ELETRIC 08/31/25-10/01/25	ELECTRIC	543041-53150	\$172.62
001	1001	10/17/25	V00032	PEACE RIVER ELECTRIC	100725-8003	ELECTRIC 08/31/25-10/01/25	ELECTRIC	543041-53150	\$110.29
001	1001	10/17/25	V00032	PEACE RIVER ELECTRIC	100725-8002	ELECTRIC 08/31/25-10/01/25	ELECTRIC	543041-53150	\$158.39
001	1001	10/17/25	V00032	PEACE RIVER ELECTRIC	100725-8004	ELECTRIC 08/31/25-10/01/25	ELECTRIC	543041-53150	\$113.65
001	1001	10/17/25	V00032	PEACE RIVER ELECTRIC	100725-8007	ELECTRIC 08/31/25-10/01/25	ELECTRIC	543041-53150	\$152.12
001	1001	10/17/25	V00032	PEACE RIVER ELECTRIC	100725-8008	ELECTRIC 08/31/25-10/01/25	ELECTRIC	543041-53150	\$210.48
001	1001	10/17/25	V00032	PEACE RIVER ELECTRIC	100725-8001	ELECTRIC 08/31/25-10/01/25	ELECTRIC	543041-53150	\$80.37
001	1001	10/17/25	V00032	PEACE RIVER ELECTRIC	100725-8006	ELECTRIC 08/31/25-10/01/25	ELECTRIC	543041-53150	\$103.08
001	1002	10/17/25	V00003	STRALEY ROBIN VERICKER	26648	District Counsel	District Counsel	531146-51301	\$1,102.00
001	1003	10/24/25	V00041	BAYHEAD ECOLOGICAL SOLUTIONS, LLC	2428	OCT 2025-LANDSCAPE QUARTERLY MAINTENANCE	Mitigation Maintenance	546369-53911	\$2,890.00
001	1003	10/24/25	V00041	BAYHEAD ECOLOGICAL SOLUTIONS, LLC	2445	AMENITIES CENTER QUARTERLY MAINTENANCE	Quarterly Maintenance Amenity	552043-53911	\$975.00
001	1004	10/24/25	V00031	DOWN TO EARTH LANDSCAPE & IRRIGATION	148951	POND MAINTENANCE AUGUST 2025	Contracts-Pond Maintenance	534114-53908	\$15,946.18
001	1005	10/24/25	V00045	HORTICULTURE HAULERS, INC.	91008	TREE REMOVAL 07/25/25	LANDSCAPE SERVICES	546515-53908	\$3,900.00
001	1006	10/24/25	V00030	SITEX AQUATICS, LLC	10335-B	OCT 2025-MONTHLY LAKE MAINTENANCE	AQUATIC MAINTENANCE	534067-53911	\$945.00
001	1007	10/24/25	V00003	STRALEY ROBIN VERICKER	26815	PROFESSIONAL SERVICES THROUGH 06/30/25	PROFESSIONAL SERVICES	531146-51301	\$1,218.00
001	1008	10/24/25	V00038	TAMPA ELECTRIC	5000045891	OCT 25-STREET LIGHTING	ELECTRIC STREET LIGHTING	543041-53100	\$1,100.00
001	1008	10/24/25	V00038	TAMPA ELECTRIC	5000045887	OCT 25-STREET LIGHTING	ELECTRIC STREET LIGHTING	543041-53100	\$10,094.00
001	1009	10/30/25	V00031	DOWN TO EARTH LANDSCAPE & IRRIGATION	152231	POND BANK MAINTENANCE SEPTEMBER 2025	Contracts-Landscape	534050-53908	\$15,946.18
001	1009	10/30/25	V00031	DOWN TO EARTH LANDSCAPE & IRRIGATION	153006	ANNUAL INSTALLATION AT MONUMENT SIGNS	ANNUAL INSTALLATION	546259-53908	\$4,954.50
001	1009	10/30/25	V00031	DOWN TO EARTH LANDSCAPE & IRRIGATION	154246	Plant Replacements SEPTEMBER 2025	R&M Landscape	546259-53908	\$2,206.56
001	1009	10/30/25	V00031	DOWN TO EARTH LANDSCAPE & IRRIGATION	154248	LANDSCAPE IRRIGATION AUGUST 2025	LANDSCAPE IRRIGATION	546259-53908	\$8.00
001	1009	10/30/25	V00031	DOWN TO EARTH LANDSCAPE & IRRIGATION	155853	JUNE 2025-SOD REPLACEMENT	R&M Landscape	546259-53908	\$1,418.32
001	1009	10/30/25	V00031	DOWN TO EARTH LANDSCAPE & IRRIGATION	155854	SEPT 2025-IRRIGATION MAINTENANCE	IRRIGATION REPAIRS	546259-53908	\$111.00
001	1010	10/30/25	V00007	INFRAMARK LLC	149103	Management Contract May 2025	Accounting Services May 2025	532001-51301	\$750.00
001	1010	10/30/25	V00007	INFRAMARK LLC	149103	Management Contract May 2025	Administration May 2025	531148-51301	\$375.00
001	1010	10/30/25	V00007	INFRAMARK LLC	149103	Management Contract May 2025	District Management May 2025	531150-51301	\$2,083.33
001	1010	10/30/25	V00007	INFRAMARK LLC	149103	Management Contract May 2025	Rentals & Leases May 2025	544025-51301	\$50.00
001	1010	10/30/25	V00007	INFRAMARK LLC	149103	Management Contract May 2025	Technology/Data Storage	531020-51301	\$50.00
001	1010	10/30/25	V00007	INFRAMARK LLC	149103	Management Contract May 2025	Website Administration May 2025	549936-51301	\$100.00
001	1010	10/30/25	V00007	INFRAMARK LLC	149103	Management Contract May 2025	Dissemination Services May 2025	531012-51301	\$833.34
001	1010	10/30/25	V00007	INFRAMARK LLC	149103	Management Contract May 2025	Recording Secretary May 2025	531036-51301	\$200.00
001	1010	10/30/25	V00007	INFRAMARK LLC	149103	Management Contract May 2025	Construction Accounting Retro May 2025	532001-51301	\$500.00
001	1010	10/30/25	V00007	INFRAMARK LLC	149103	Management Contract May 2025	Field Management May 2025	531150-53908	\$1,333.33
001	1010	10/30/25	V00007	INFRAMARK LLC	149103	Management Contract May 2025	Financial & Revenue Collection May 2025	549150-51301	\$416.67
001	1010	10/30/25	V00007	INFRAMARK LLC	150844	Management Contract June 2025	Accounting Services June 2025	532001-51301	\$750.00
001	1010	10/30/25	V00007	INFRAMARK LLC	150844	Management Contract June 2025	Administrative Services June 2025	531148-51301	\$375.00
001	1010	10/30/25	V00007	INFRAMARK LLC	150844	Management Contract June 2025	District Management June 2025	531150-51301	\$2,083.33
001	1010	10/30/25	V00007	INFRAMARK LLC	150844	Management Contract June 2025	Rentals & Leases June 2025	544025-51301	\$50.00
001	1010	10/30/25	V00007	INFRAMARK LLC	150844	Management Contract June 2025	Technology/Data Storage June 2025	531020-51301	\$50.00
001	1010	10/30/25	V00007	INFRAMARK LLC	150844	Management Contract June 2025	Website Administration June 2025	549936-51301	\$100.00
001	1010	10/30/25	V00007	INFRAMARK LLC	150844	Management Contract June 2025	Dissemination Services June 2025	531012-51301	\$833.34
001	1010	10/30/25	V00007	INFRAMARK LLC	150844	Management Contract June 2025	Recording Secretary June 2025	531036-51301	\$200.00
001	1010	10/30/25	V00007	INFRAMARK LLC	150844	Management Contract June 2025	Construction Accounting June 2025	532001-51301	\$500.00
001	1010	10/30/25	V00007	INFRAMARK LLC	150844	Management Contract June 2025	Financial & Revenue Collection June 2025	549150-51301	\$416.67
001	1010	10/30/25	V00007	INFRAMARK LLC	150844	Management Contract June 2025	Field Management June 2025	531150-51301	\$1,333.33
001	1011	10/30/25	V00003	STRALEY ROBIN VERICKER	26977	DISTRICT COUNSEL THROUGH JULY 31, 2025	DISTRICT COUNSEL	531146-51401	\$1,007.50
001	1011	10/30/25	V00003	STRALEY ROBIN VERICKER	27137	DISTRICT COUNSEL THROUGH 08/31/25	DISTRICT COUNSEL SERVICES	531146-51301	\$2,034.45
001	1012	10/30/25	V00038	TAMPA ELECTRIC	5000045889	OCT 25-STREET LIGHTING	Electric - Streetlight Agreement	543041-53100	\$10,094.00
001	1012	10/30/25	V00038	TAMPA ELECTRIC	5000045892	OCT 25-STREET LIGHTING	ELECTRIC STREET LIGHTING	543041-53100	\$1,100.00
001	1012	10/30/25	V00038	TAMPA ELECTRIC	5000045894	OCT 25-STREET LIGHTING	ELECTRIC STREET LIGHTING	543041-53100	\$1,100.00
001	1012	10/30/25	V00038	TAMPA ELECTRIC	5000045888	OCT 25-STREET LIGHTING	ELECTRIC STREET LIGHTING	543041-53100	\$10,094.00
001	1012	10/30/25	V00038	TAMPA ELECTRIC	5000045890	OCT 25-STREET LIGHTING	ELECTRIC STREET LIGHTING	543041-53100	\$10,094.00
001	1012	10/30/25	V00038	TAMPA ELECTRIC	5000045893	OCT 25-STREET LIGHTING	ELECTRIC STREET LIGHTING	543041-53100	\$1,100.00
001	1271	10/01/25	V00031	DOWN TO EARTH LANDSCAPE & IRRIGATION	143936	June 2025 Landscape Contract	Contracts-Landscape	534050-53908	\$15,946.18
001	1271	10/01/25	V00031	DOWN TO EARTH LANDSCAPE & IRRIGATION	144831	Sod Replacement	R&M Landscape	546259-53908	\$3,222.38
001	1271	10/01/25	V00031	DOWN TO EARTH LANDSCAPE & IRRIGATION	144836	Additional Fert Treatments	R&M Landscape	546259-53908	\$695.25
001	1271	10/01/25	V00031	DOWN TO EARTH LANDSCAPE & IRRIGATION	145033	Sod Replacement	R&M Landscape	546259-53908	\$4,272.95
001	1271	10/01/25	V00031	DOWN TO EARTH LANDSCAPE & IRRIGATION	146740	POND MAINTENANCE JULY 2025	POND MAINT JUL 2025	534114-53908	\$15,946.18
001	1271	10/01/25	V00031	DOWN TO EARTH LANDSCAPE & IRRIGATION	148395	IRRIGATION INSPECTION AND REPAIRS	Contracts-Pond Maintenance	534114-53908	\$119.93
001	1272	10/01/25	V00043	PASCON GEOENVIRONMENTAL, INC.	2337	WUP & SWF/WMD Coordination	Misc-Contingency	549900-53908	\$1,447.50
001	1272	10/01/25	V00043	PASCON GEOENVIRONMENTAL, INC.	2371	WUP MONITORING & METER READING	MONITORING & METER READING	549900-53908	\$1,000.00
001	1272	10/01/25	V00043	PASCON GEOENVIRONMENTAL, INC.	2422	WUP MONITORING & METER READING	WUP MONITORING & METER READING 07/25/25 & 08/29/25	549900-53908	\$2,000.00

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 10/01/2025 to 10/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	1273	10/01/25	V00030	SITEX AQUATICS, LLC	10136-B	June 2025 Aquatics Contract	Contracts-Aquatic Control	534067-53908	\$945.00
001	1273	10/01/25	V00030	SITEX AQUATICS, LLC	10002-B	AQUATIC MAINTENCNCE JULY 2025	AQUATIC MAINTENANCE JULY 2025	534067-53908	\$945.00
001	1273	10/01/25	V00030	SITEX AQUATICS, LLC	10023-B	MONTHLY LAKE MAINTENANCE AUGUST 2025	AQUATIC MAINTENANCE AUGUST 2025	534067-53908	\$945.00
001	1273	10/01/25	V00030	SITEX AQUATICS, LLC	10223-B	MONTHLY LAKE MAINT SEPT 2025	AQUATIC MAINT SEPT 2025	534067-53908	\$945.00
001	1274	10/17/25	V00026	ALBERTO VIERA - REIMB	092625-	06/25-25-09-24-25 MEETING EXPENSES	MEETING EXPENSE	549800-51301	\$135.28
001	1275	10/17/25	V00046	FLORIDA COMMERCE	93297	FY 26 DISTRICT FILING FEES	DISTRICT FILING FEES	554020-51301	\$175.00
								Fund Total	\$162,663.68

Total Checks Paid	\$162,663.68
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Report Name Check Register By Fund

Date Range ** 11/01/2025..11/30/2025
Fund No. 001..999
Vendor No. **** all

Sort By	Check No.
Include Check Subtotal	No

**** Must be a date range (i.e. 11/1/09..11/30/09)**

****** Leave blank or insert "ALL" for all vendors.**

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(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	1014	11/10/25	BUSINESS OBSERVER	25-02034M	10/31/25-LEGAL ADVERTISING	NOTICE OF PUBLIC HEARING	548002-51301	\$70.00
001	1015	11/10/25	GRAU AND ASSOCIATES	28203	AUDIT FYE 09/30/25	AUDIT SERVICES	532002-51301	\$2,000.00
001	1016	11/10/25	U.S. BANK	7869630	TRUSTEE FEES 08/1/25-07/31/26	TRUSTEE FEES	531045-51301	\$4,256.13
001	1016	11/10/25	U.S. BANK	7871731	TRUSTEE FEES 08/1/25-07/31/26	TRUSTEE FEES	531045-51301	\$250.00
001	1018	11/18/25	PEACE RIVER ELECTRIC	110525-8008	10/01/25-10/31/25 ELECTRIC	ELECTRIC	543041-53150	\$192.01
001	1018	11/18/25	PEACE RIVER ELECTRIC	110525-8007	10/01/25-10/31/	ELECTRIC	543041-53150	\$98.09
001	1018	11/18/25	PEACE RIVER ELECTRIC	110525-8003	10/01/25-10/31/25 ELECTRIC	ELECTRIC	543041-53150	\$102.72
001	1018	11/18/25	PEACE RIVER ELECTRIC	110525-8004	10/01/25-10/31/25 ELECTRIC	ELECTRIC	543041-53150	\$84.36
001	1018	11/18/25	PEACE RIVER ELECTRIC	110525-8005	10/01/25-10/31/25 ELECTRIC	ELECTRIC	543041-53150	\$125.96
001	1018	11/18/25	PEACE RIVER ELECTRIC	110525-8006	10/01/25-10/31/25 ELECTRIC	ELECTRIC	543041-53150	\$93.08
001	1018	11/18/25	PEACE RIVER ELECTRIC	110525-8002	10/01/25-10/31/25 ELECTRIC	ELECTRIC	543041-53150	\$152.72
001	1018	11/18/25	PEACE RIVER ELECTRIC	110525-8001	10/01/25-10/31/25 ELECTRIC	ELECTRIC	543041-53150	\$110.14
001	1019	11/20/25	ALBERTO VIERA	AV-111925	BOARD 11/19/25	Supervisor Fees	511100-51301	\$200.00
001	1020	11/20/25	AUSTIN BERNS	AB-111925	BOARD 11/19/25	Supervisor Fees	511100-51301	\$200.00
001	1021	11/20/25	CARLOS DE LA OSSA	CO-111925	BOARD 11/19/25	Supervisor Fees	511100-51301	\$200.00
001	1022	11/20/25	COASTAL FENCE SERVICES, LLC	30	SEPT 25-FENCE REPAIRS	FENCE REPAIRS	546227-53908	\$450.00
001	1023	11/20/25	DISCLOSURE TECHNOLOGY SERVICES, LLC	1467	OCT 25-DTS-CDA SAAS 1YR SUPSCRIPTION	Dues, Licenses, Subscriptions	554020-51301	\$5,000.00
001	1024	11/20/25	NICHOLAS J. DISTER	ND-111925	BOARD 11/19/25	Supervisor Fees	511100-51301	\$200.00
001	1025	11/20/25	PASCON GEOENVIRONMENTAL, INC.	2466	OCT 25-WUP MONITORING & METER READING	WUP MONITORING & METER READING	543032-53911	\$1,000.00
001	1026	11/20/25	STRALEY ROBIN VERICKER	27314	SEPT 25-DISTRICT COUNSEL	DISTRICT COUNSEL SERVICES	531146-51301	\$1,603.90
001	DD101	11/13/25	PEACE RIVER ELECTRIC	213648009 DEP ACH	DEPOSIT NEW SERVICE	DEPOSIT ELECTRIC NEW SERVICE	543041-53100	\$2,500.00
Fund Total								\$18,889.11

SERIES 2022 DEBT SERVICE FUND - 200

200	1013	11/06/25	BUCKHEAD TRAILS CDD	10292025 - 01	FY2 TAX DIST ID UNUSED REVENUE FY25	SERIES FY26 UNUSED FY25 REVENUE	103200	\$1,192.70
200	1013	11/06/25	BUCKHEAD TRAILS CDD	10292025 - 01	FY2 TAX DIST ID UNUSED REVENUE FY25	SERIES 2024 FY26 UNUSED FY25 REVENUE	103200	\$325.00
Fund Total								\$1,517.70

Total Checks Paid	\$20,406.81
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<u>Fund</u>	<u>Check#</u>	<u>Invoice #</u>	<u>Url</u>
001	1013	10292025 - 01	
001	1014	25-02034M	
001	1015	28203	
001	1016	7869630	
001	1016	7871731	
001	1018	110525-8008	
001	1018	110525-8007	
001	1018	110525-8003	
001	1018	110525-8004	
001	1018	110525-8005	
001	1018	110525-8006	
001	1018	110525-8002	
001	1018	110525-8001	
001	1019	AV-111925	
001	1020	AB-111925	
001	1021	CO-111925	
001	1022	30	
001	1023	1467	
001	1024	ND-111925	
001	1025	2466	
001	1026	27314	
001	DD101	213648009 DEP ACH	
200	1013	10292025 - 01	
200	1014	25-02034M	
200	1015	28203	
200	1016	7869630	
200	1016	7871731	
200	1018	110525-8008	
200	1018	110525-8007	
200	1018	110525-8003	
200	1018	110525-8004	
200	1018	110525-8005	
200	1018	110525-8006	
200	1018	110525-8002	
200	1018	110525-8001	
200	1019	AV-111925	
200	1020	AB-111925	
200	1021	CO-111925	
200	1022	30	
200	1023	1467	
200	1024	ND-111925	
200	1025	2466	
200	1026	27314	
200	DD101	213648009 DEP ACH	
303	1013	10292025 - 01	
303	1014	25-02034M	
303	1015	28203	
303	1016	7869630	
303	1016	7871731	
303	1018	110525-8008	
303	1018	110525-8007	
303	1018	110525-8003	
303	1018	110525-8004	
303	1018	110525-8005	
303	1018	110525-8006	
303	1018	110525-8002	
303	1018	110525-8001	

<u>Fund</u>	<u>Check#</u>	<u>Invoice #</u>	<u>Url</u>
303	1019	AV-111925	
303	1020	AB-111925	
303	1021	CO-111925	
303	1022	30	
303	1023	1467	
303	1024	ND-111925	
303	1025	2466	
303	1026	27314	
303	DD101	213648009 DEP ACH	

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1027	12/03/25	V00041	BAYHEAD ECOLOGICAL SOLUTIONS, LLC	2446	OCT-25 MITIGATION MAINTENANCE	QUARTERLY MITIGATION MAINTENANCE	546369-53911	\$1,957.00
001	1028	12/03/25	V00031	DOWN TO EARTH	155078	OCT 2025-Landscape Maintenance	Landscape Contract October 2025	534050-53911	\$15,946.18
001	1028	12/03/25	V00031	DOWN TO EARTH	157931	OCT 25-IRRIGATION MAINTENANCE	IRRIGATION REPAIRS	546259-53908	\$266.81
001	1028	12/03/25	V00031	DOWN TO EARTH	159139	10/30/25-IRRIGATION	IRRIGATION SERVICES	546259-53908	\$208.00
001	1028	12/03/25	V00031	DOWN TO EARTH	159953	NOV 25-IRRIGATION SERVICES	IRRIGATION SERVICES	534050-53911	\$172.00
001	1030	12/03/25	V00007	INFRAMARK LLC	151824	Pond Cleanup and Postage	Pond Cleanup	549900-53908	\$900.00
001	1030	12/03/25	V00007	INFRAMARK LLC	151824	Pond Cleanup and Postage	Postage	541010-51301	\$11.73
001	1030	12/03/25	V00007	INFRAMARK LLC	153047	DISTRICT MANAGEMENT JULY 2025	ACCOUNTING SERVICES	532001-51301	\$750.00
001	1030	12/03/25	V00007	INFRAMARK LLC	153047	DISTRICT MANAGEMENT JULY 2025	ADMINISTRATION	531148-51301	\$375.00
001	1030	12/03/25	V00007	INFRAMARK LLC	153047	DISTRICT MANAGEMENT JULY 2025	DISTRICT MANAGEMENT	531150-51301	\$2,083.33
001	1030	12/03/25	V00007	INFRAMARK LLC	153047	DISTRICT MANAGEMENT JULY 2025	RENTALS & LEASES	544025-51301	\$50.00
001	1030	12/03/25	V00007	INFRAMARK LLC	153047	DISTRICT MANAGEMENT JULY 2025	TECHNOLOGY/DATA STORAGE	531020-51301	\$50.00
001	1030	12/03/25	V00007	INFRAMARK LLC	153047	DISTRICT MANAGEMENT JULY 2025	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$100.00
001	1030	12/03/25	V00007	INFRAMARK LLC	153047	DISTRICT MANAGEMENT JULY 2025	DISSEMINATION SERVICES	531012-51301	\$833.34
001	1030	12/03/25	V00007	INFRAMARK LLC	153047	DISTRICT MANAGEMENT JULY 2025	RECORDING SECRETARY	531012-51301	\$200.00
001	1030	12/03/25	V00007	INFRAMARK LLC	153047	DISTRICT MANAGEMENT JULY 2025	CONSTRUCTION ACCOUNTING	532001-51301	\$500.00
001	1030	12/03/25	V00007	INFRAMARK LLC	153047	DISTRICT MANAGEMENT JULY 2025	FINANCIAL & REVENUE COLLECTION	549150-51301	\$416.67
001	1030	12/03/25	V00007	INFRAMARK LLC	153047	DISTRICT MANAGEMENT JULY 2025	FIELD MANAGEMENT	531150-51301	\$1,333.33
001	1030	12/03/25	V00007	INFRAMARK LLC	154278	DISTRICT INVOICE	POSTAGE	541010-51301	\$1.38
001	1030	12/03/25	V00007	INFRAMARK LLC	155337	DISTRICT MANAGEMENT AUGUST 2025	ACCOUNTING SERVICES	532001-51301	\$750.00
001	1030	12/03/25	V00007	INFRAMARK LLC	155337	DISTRICT MANAGEMENT AUGUST 2025	ADMINISTRATION	531148-51301	\$375.00
001	1030	12/03/25	V00007	INFRAMARK LLC	155337	DISTRICT MANAGEMENT AUGUST 2025	DISTRICT MANAGEMENT	531150-51301	\$2,083.33
001	1030	12/03/25	V00007	INFRAMARK LLC	155337	DISTRICT MANAGEMENT AUGUST 2025	RENTAL & LEASES	544025-51301	\$50.00
001	1030	12/03/25	V00007	INFRAMARK LLC	155337	DISTRICT MANAGEMENT AUGUST 2025	TECHNOLOGY/DATA STORAGE	531020-51301	\$50.00
001	1030	12/03/25	V00007	INFRAMARK LLC	155337	DISTRICT MANAGEMENT AUGUST 2025	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$100.00
001	1030	12/03/25	V00007	INFRAMARK LLC	155337	DISTRICT MANAGEMENT AUGUST 2025	DISSEMINATION SERVICES	531012-51301	\$833.34
001	1030	12/03/25	V00007	INFRAMARK LLC	155337	DISTRICT MANAGEMENT AUGUST 2025	RECORDING SECRETARY	531036-51301	\$200.00
001	1030	12/03/25	V00007	INFRAMARK LLC	155337	DISTRICT MANAGEMENT AUGUST 2025	CONSTRUCTION ACCOUNTING	532001-51301	\$500.00
001	1030	12/03/25	V00007	INFRAMARK LLC	155337	DISTRICT MANAGEMENT AUGUST 2025	FINANCIAL & REVENUE COLLECTION	549150-51301	\$416.67
001	1030	12/03/25	V00007	INFRAMARK LLC	155337	DISTRICT MANAGEMENT AUGUST 2025	FIELD MANAGEMENT	531016-51301	\$1,333.33
001	1030	12/03/25	V00007	INFRAMARK LLC	157137	EMAIL RENEWALS/POSTAGE	EMAIL/POSTAGE	531148-51301	\$480.14
001	1030	12/03/25	V00007	INFRAMARK LLC	158193	DISTRICT MANAGEMENT SEPT 2025	ACCOUNTING SERVICES	532001-51301	\$750.00
001	1030	12/03/25	V00007	INFRAMARK LLC	158193	DISTRICT MANAGEMENT SEPT 2025	ADMINISTRATION	531148-51301	\$375.00
001	1030	12/03/25	V00007	INFRAMARK LLC	158193	DISTRICT MANAGEMENT SEPT 2025	DISTRICT MANAGEMENT SERVICES	531150-51301	\$2,083.33
001	1030	12/03/25	V00007	INFRAMARK LLC	158193	DISTRICT MANAGEMENT SEPT 2025	RENTAL & LEASES	544025-51301	\$50.00
001	1030	12/03/25	V00007	INFRAMARK LLC	158193	DISTRICT MANAGEMENT SEPT 2025	TECHNOLOGY/DATA STORAGE	531020-51301	\$50.00
001	1030	12/03/25	V00007	INFRAMARK LLC	158193	DISTRICT MANAGEMENT SEPT 2025	WEBSITE MAINTENANCE / ADMIN	549936-51301	\$100.00
001	1030	12/03/25	V00007	INFRAMARK LLC	158193	DISTRICT MANAGEMENT SEPT 2025	DISSEMINATION SERVICES	531012-51301	\$833.34
001	1030	12/03/25	V00007	INFRAMARK LLC	158193	DISTRICT MANAGEMENT SEPT 2025	RECORDING SECRETARY	531036-51301	\$200.00
001	1030	12/03/25	V00007	INFRAMARK LLC	158193	DISTRICT MANAGEMENT SEPT 2025	CONSTRUCTION ACCOUNTING	532001-51301	\$500.00
001	1030	12/03/25	V00007	INFRAMARK LLC	158193	DISTRICT MANAGEMENT SEPT 2025	FINANCIAL & REVENUE COLLECTION	549150-51301	\$416.67
001	1030	12/03/25	V00007	INFRAMARK LLC	158193	DISTRICT MANAGEMENT SEPT 2025	FIELD MANAGEMENT	531016-51301	\$1,333.33
001	1030	12/03/25	V00007	INFRAMARK LLC	159235	POSTAGE	Postage	541010-51301	\$158.60
001	1030	12/03/25	V00007	INFRAMARK LLC	160884	OCT 25-DISTRICT MANAGEMENT	ACCOUNTING SERVICES	532001-51301	\$750.00
001	1030	12/03/25	V00007	INFRAMARK LLC	160884	OCT 25-DISTRICT MANAGEMENT	ADMINISTRATION	531148-51301	\$375.00
001	1030	12/03/25	V00007	INFRAMARK LLC	160884	OCT 25-DISTRICT MANAGEMENT	DISTRICT MANAGEMENT	531150-51301	\$2,083.33
001	1030	12/03/25	V00007	INFRAMARK LLC	160884	OCT 25-DISTRICT MANAGEMENT	RENTAL & LEASES	544025-51301	\$50.00
001	1030	12/03/25	V00007	INFRAMARK LLC	160884	OCT 25-DISTRICT MANAGEMENT	TECHNOLOGY/DATA STORAGE	531020-51301	\$50.00
001	1030	12/03/25	V00007	INFRAMARK LLC	160884	OCT 25-DISTRICT MANAGEMENT	WEBSITE ADMIN	549936-51301	\$100.00
001	1030	12/03/25	V00007	INFRAMARK LLC	160884	OCT 25-DISTRICT MANAGEMENT	DISSEMINATION SERVICES	531012-51301	\$833.34
001	1030	12/03/25	V00007	INFRAMARK LLC	160884	OCT 25-DISTRICT MANAGEMENT	RECORDING SECRETARY	531036-51301	\$200.00
001	1030	12/03/25	V00007	INFRAMARK LLC	160884	OCT 25-DISTRICT MANAGEMENT	CONSTRUCTION ACCOUNTING	532001-51301	\$500.00
001	1030	12/03/25	V00007	INFRAMARK LLC	160884	OCT 25-DISTRICT MANAGEMENT	FINANCIAL & REVENUE COLLECTION	549150-51301	\$416.67
001	1030	12/03/25	V00007	INFRAMARK LLC	160884	OCT 25-DISTRICT MANAGEMENT	FIELD MANAGEMENT	531016-51301	\$1,333.33
001	1030	12/03/25	V00007	INFRAMARK LLC	161775	SEPT 25-POSTAGE	POSTAGE	541010-51301	\$2.22
001	1030	12/03/25	V00007	INFRAMARK LLC	163566	NOV 25-INFRAMARK MANAGEMENT	ACCOUNTING SERVICES	532001-51301	\$750.00
001	1030	12/03/25	V00007	INFRAMARK LLC	163566	NOV 25-INFRAMARK MANAGEMENT	ADMINISTRATION	531001-51301	\$375.00
001	1030	12/03/25	V00007	INFRAMARK LLC	163566	NOV 25-INFRAMARK MANAGEMENT	DISTRICT MANAGEMENT	531150-51301	\$2,083.33
001	1030	12/03/25	V00007	INFRAMARK LLC	163566	NOV 25-INFRAMARK MANAGEMENT	RENTAL & LEASES	544025-51301	\$50.00

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	1030	12/03/25	V00007	INFRAMARK LLC	163566	NOV 25-INFRAMARK MANAGEMENT	TECHNOLOGY/DATA STORAGE	531020-51301	\$50.00
001	1030	12/03/25	V00007	INFRAMARK LLC	163566	NOV 25-INFRAMARK MANAGEMENT	WEBSITE ADMIN	549936-51301	\$100.00
001	1030	12/03/25	V00007	INFRAMARK LLC	163566	NOV 25-INFRAMARK MANAGEMENT	DISSEMINATION SERVICES	531012-51301	\$833.34
001	1030	12/03/25	V00007	INFRAMARK LLC	163566	NOV 25-INFRAMARK MANAGEMENT	CONSTRUCTION ACCOUNTING	532001-51301	\$500.00
001	1030	12/03/25	V00007	INFRAMARK LLC	163566	NOV 25-INFRAMARK MANAGEMENT	FIELD MANAGEMENT	531016-51301	\$1,333.33
001	1030	12/03/25	V00007	INFRAMARK LLC	163566	NOV 25-INFRAMARK MANAGEMENT	FINANCIAL & REVENUE COLLECTION	549150-51301	\$416.67
001	1030	12/03/25	V00007	INFRAMARK LLC	163566	NOV 25-INFRAMARK MANAGEMENT	RECORDING SECRETARY	531036-51301	\$200.00
001	1030	12/03/25	V00007	INFRAMARK LLC	164522	OCT 25-POSTAGE	POSTAGE	541010-51301	\$11.10
001	1030	12/03/25	V00007	INFRAMARK LLC	165692	DEC 25-INFRAMARK MANAGEMENT	ACCOUNTING SERVICES	532001-51301	\$750.00
001	1030	12/03/25	V00007	INFRAMARK LLC	165692	DEC 25-INFRAMARK MANAGEMENT	ADMINISTRATION	531148-51301	\$375.00
001	1030	12/03/25	V00007	INFRAMARK LLC	165692	DEC 25-INFRAMARK MANAGEMENT	DISTRICT MANAGEMENT	531150-51301	\$2,083.33
001	1030	12/03/25	V00007	INFRAMARK LLC	165692	NOV 25-INFRAMARK MANAGEMENT	RENTAL & LEASES	544025-51301	\$50.00
001	1030	12/03/25	V00007	INFRAMARK LLC	165692	DEC 25-INFRAMARK MANAGEMENT	TECHNOLOGY SERVICES	531020-51301	\$50.00
001	1030	12/03/25	V00007	INFRAMARK LLC	165692	DEC 25-INFRAMARK MANAGEMENT	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$100.00
001	1030	12/03/25	V00007	INFRAMARK LLC	165692	DEC 25-INFRAMARK MANAGEMENT	DISSEMINATION SERVICES	531012-51301	\$833.34
001	1030	12/03/25	V00007	INFRAMARK LLC	165692	DEC 25-INFRAMARK MANAGEMENT	CONSTRUCTION ACCOUNTING	531009-51301	\$500.00
001	1030	12/03/25	V00007	INFRAMARK LLC	165692	DEC 25-INFRAMARK MANAGEMENT	FIELD MANAGEMENT	531016-51301	\$1,333.33
001	1030	12/03/25	V00007	INFRAMARK LLC	165692	DEC 25-INFRAMARK MANAGEMENT	FINANCIAL & REVENUE COLLECTION	549150-51301	\$416.67
001	1030	12/03/25	V00007	INFRAMARK LLC	165692	DEC 25-INFRAMARK MANAGEMENT	RECORDING SECRETARY	531036-51301	\$200.00
001	1031	12/03/25	V00030	SITEX AQUATICS, LLC	10352-B	NOV 25-MONTHLY LAKE MAINTENANCE	AQUATIC MAINTENANCE	534067-53911	\$945.00
001	1032	12/10/25	V00031	DOWN TO EARTH	157930	OCT 25-IRRIGATION MAINTENANCE	IRRIGATION REPAIRS	546259-53908	\$3,765.00
001	1032	12/10/25	V00031	DOWN TO EARTH	158289	NOV 25-LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53911	\$15,946.18
001	1033	12/10/25	V00030	SITEX AQUATICS, LLC	10546-B	DEC 25-MONTHLY LAKE MAINTENANCE	AQUATIC MAINTENANCE	534067-53911	\$945.00
001	1034	12/10/25	V00021	STANTEC CONSULTING SERVICES INC	2442476	ENGINEERING SERVICES	District Engineer	531147-51301	\$6,999.75
001	1034	12/10/25	V00021	STANTEC CONSULTING SERVICES INC	2488726	NOV 25-ENGINEERING SERVICES	ENGG SVCS	531147-51301	\$2,247.50
001	1035	12/10/25	V00003	STRALEY ROBIN VERICKER	27455	DISTRICT COUNSEL THROUGH 10/31/25	PROFESSIONAL SERVICES	531146-51401	\$520.15
001	1038	12/11/25	V00031	DOWN TO EARTH	160617	DEC 25-LANDSCAPE CONTRACT	LANDSCAPE MAINTENANCE	534050-53911	\$15,946.18
001	1039	12/16/25	V00037	MAVERICK BUILDING SOLUTIONS	402	SIGN REPAIRS	Misc-Contingency	549900-53908	\$3,240.00
001	1039	12/16/25	V00037	MAVERICK BUILDING SOLUTIONS	403	FENCE REPAIR MAINTENANCE SERVICES	FEN	549900-53908	\$1,700.00
001	1040	12/16/25	V00032	PEACE RIVER ELECTRIC	213648001-120825	SERVICE 10.31.25 - 12.01.25	Utility - Electric	543041-53100	\$93.12
001	1040	12/16/25	V00032	PEACE RIVER ELECTRIC	213648002-120825	SERVICE 10.31.25 - 12.01.25	Utility - Electric	543041-53100	\$160.50
001	1040	12/16/25	V00032	PEACE RIVER ELECTRIC	213648004-120825	SERVICE 10.31.25 - 12.01.25	Utility - Electric	543041-53100	\$88.86
001	1040	12/16/25	V00032	PEACE RIVER ELECTRIC	213648005-120825	SERVICE 10.31.25 - 12.01.25	Utility - Electric	543041-53100	\$57.11
001	1040	12/16/25	V00032	PEACE RIVER ELECTRIC	213648006-120825	SERVICE 10.31.25 - 12.01.25	Utility - Electric	543041-53100	\$92.98
001	1040	12/16/25	V00032	PEACE RIVER ELECTRIC	213648007-120825	SERVICE 10.31.25 - 12.01.25	Utility - Electric	543041-53100	\$69.75
001	1040	12/16/25	V00032	PEACE RIVER ELECTRIC	213648008-120825	SERVICE 10.31.25 - 12.01.25	Utility - Electric	543041-53100	\$259.88
001	1040	12/16/25	V00032	PEACE RIVER ELECTRIC	120825-213648003	SERVICE 10.31.25 - 12.01.25	Utility - Electric	543041-53150	\$107.58
001	1041	12/17/25	V00003	STRALEY ROBIN VERICKER	27628	DISTRICT COUNSEL THROUGH 11/30/25	PROFESSIONAL SERVICES	531146-51401	\$2,919.00
001	1042	12/17/25	V00038	TAMPA ELECTRIC	5000046466	DEC 25-STREET LIGHTING	Electric - Streetlight Agreement	543013-53150	\$10,094.00
001	1042	12/17/25	V00038	TAMPA ELECTRIC	5000046467	DEC 25-STREET LIGHTING	Electric - Streetlight Agreement	543013-53150	\$1,100.00

Fund Total \$127,562.72

SERIES 2022 DEBT SERVICE FUND - 200

200	1036	12/11/25	V00018	BUCKHEAD TRAILS CDD	111825-1118	SERIES 2022 & SERIES 2024 EXCESS FEES FY25	SERIES 2022 TAX DIST ID FY25	103200	\$990.96
200	1036	12/11/25	V00018	BUCKHEAD TRAILS CDD	111825-1118	SERIES 2022 & SERIES 2024 EXCESS FEES FY25	SERIES 2024 TAX DIST ID EXCESS FEES	103200	\$270.03
200	1037	12/11/25	V00018	BUCKHEAD TRAILS CDD	12102025-1210	SERIES 2022 & SERIES 2024 FY26 TAX DIST id 12.10.25	SERIES 2022 FY26 TAX DIST ID 12.10.25	103200	\$7,511.99
200	1037	12/11/25	V00018	BUCKHEAD TRAILS CDD	12102025-1210	SERIES 2022 & SERIES 2024 FY26 TAX DIST id 12.10.25	SERIES 2024 FY26 TAX DIST ID 12.10.25	103200	\$2,046.94
200	1043	12/17/25	V00018	BUCKHEAD TRAILS CDD	12162025-1216	SERIES 2022 AND SERIES 2024 FY26 TAX DIST ID 12.16.25	SERIES 2022 FY26 TAX DIST ID 12.16.25	103200	\$35,294.33

Fund Total \$46,114.25

SERIES 2024 DEBT SERVICE FUND - 203

203	1043	12/17/25	V00018	BUCKHEAD TRAILS CDD	12162025-1216	SERIES 2022 AND SERIES 2024 FY26 TAX DIST ID 12.16.25	SERIES 2024 FY26 TAX DIST ID 12.16.25	103200	\$9,617.37
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Fund Total \$9,617.37

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund
For the Period from 12/01/2025 to 12/31/2025
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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Total Checks Paid	\$183,294.34
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Down to Earth Landscape & Irrigation

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

Estimate: #131748

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

Palm Replacement - Nov 2025

Estimated Job Start Date

November 17, 2025

Proposed By

Alexandra Steiner

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$1,020.00
Chinese Fan Palm - double (17-18'OA)	10' CT	1	\$2,200.00	\$2,200.00
Command Soil	Cubic Yard	0.25	\$181.56	\$45.39
Irrigation Installation				
Irrigation Labor (Hide)				\$85.00
Miscellaneous Irrigation Parts	Each	5	\$2.55	\$12.75
			Subtotal	\$3,363.14
			Estimated Tax	\$0.00
			Job Total	\$3,363.14

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/>.

Removal and Replacement of (1) Livistona Nitida double palm at right front entrance. Adjust irrigation as needed.



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

Proposed By:

Alexandra Steiner
Down to Earth

11/03/2025

Date

Agreed & Accepted By:

Signed by:
Rollamay Turkoane
1F3BE9E795D0415...

12/9/2025

Inframark

Date

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



**BUCKHEAD TRAILS, CDD
OAKFIELD LAKES BUFFER TREE REMOVAL
MANATEE COUNTY, FLORIDA**

SCOPE OF WORK

1.0 TREE BUFFER REMOVAL

Bayhead Ecological Solutions, LLC (Bayhead) will initiate a onetime removal of the woody hurricane leaning tree in the buffer vegetation species; a single three (3) stem live oak (*Quercus virginiana*) from the wetland buffer located at the lot behind 12804 Wooden Oar Place in Parrish, Florida. Bayhead will remove the large, downed tree material within enhancement buffers (as necessary to improve preserve habitats for aesthetics to potential buyers).

The crew will work to keep the heavy equipment out of the wetland buffer areas. This area and the work associated with the removal is considered clean up. Working in these areas is necessary to continue the schedule for selling homes, and sales opportunities scheduled for spring of 2026. The large woody material will be cut by chainsaw and be piled in approved staging area (the adjacent lot) before removing and disposal are done. Materials will be staged for up to five (5) business days but no longer without permission.

2.0 DISPOSAL

Bayhead will stage all removed vegetation debris within unclear portions of future development area farm fields. The site contractor will dispose of debris with future development clearing. Staging locations will be proposed at our discretion and approved before work begins. Staging locations may be adjusted according to the site developer preference.

RESPONSIBILITIES OF THE CLIENT

1. The client will provide a letter of permission for Bayhead to access the properties as necessary for fieldwork.
2. The client will provide any engineering, surveying, or other professional services.

COST

The compensation for services by Bayhead pursuant to the Work Scope is based on the fee schedule attached to the contract. Total contact amount to be billed on a complete percentage basis for a lump sum fee of **\$4,800.00**.

Task 1.0: Tree Buffer Removal (1 Day)	\$4,800.00
Task 2.0: Disposal (1 Day)	Included



Invoices will be submitted on a percent complete basis. All rates and fees shall be subject to renegotiation after a one (1) month period from the date of this Agreement if it has not been accepted. In the event new or additional regulations are adopted or implemented after the date of this Agreement, any additional work effort will be extra to this Agreement.



Tree #1: View of Crown and Truck. 28", 18" and 14" DBH stems to be removed. Tree will be removed to grade. No ground disturbance will take place due to preservation area.

PROFESSIONAL SERVICES AGREEMENT

This Agreement is made and entered into between Buckhead Trails, CDD c/o Jayna Cooper (Client)”, whose mailing address 2005 Pan Am Circle, Suite 300 Tampa, FL 33607, United States and Bayhead Ecological Solutions, LLC (“Consultant”), a Florida Corporation, whose address is PO BOX 1256 Palm Harbor, Florida 34682

WHEREAS Client seeks to retain the professional services of the Consultant; and

WHEREAS Consultant has the knowledge and experience to provide such professional services described in this Professional Services Agreement (“Agreement”) and in the Scope of Services attached as Exhibit “A” hereto and incorporated and made a part of this Agreement.

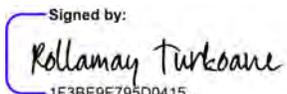
NOW THEREFORE, in consideration of the mutual terms, covenants and conditions set forth herein, the parties agree as follows:

- 1 **Performance.** Upon full execution of this Agreement, the Consultant agrees to perform the professional services outlined in the Scope of Services based upon its knowledge and experience as of the date of this Agreement, using reasonable professional judgment, and consistent with industry practices.
- 2 **Access and Information.** Client agrees to provide Consultant with access to the properties associated with the Scope of Services (Site) during the full term of this Agreement. Client shall provide information necessary to identify Site boundaries, easements, and other relevant features of the Site. Such information shall be provided in the form of aerial or other maps, surveys, legal description(s), or other reliable and accurate information. If Client is not the owner of the Site, Client must provide written permission from the owner of the Site for the Consultant, its employees, agents or subcontractors, to access the Site and perform the services described in the Scope of Services.
- 3 **Contract Acceptance Period.** This Agreement is valid as offered for a period of up to thirty days from the date of transmission to the Client and shall constitute a valid contract where the Agreement is fully executed by both parties within this thirty-day period. In the event the Agreement is not fully executed by both parties within this period, Consultant reserves the right to accept, modify or render the Agreement null and void.
- 4 **Compensation.** With respect to services performed for Client under the terms and conditions of this Agreement, Consultant shall be compensated as follows:
 - A. In consideration of the performance of services by Consultant, Client agrees to pay Consultant:
 - (i) **a fee in the amount of \$4,800.00** (U.S. dollars) per day payable within thirty (30) days of invoice date for the single Buffer Tree removal event in the Oakfield Lakes community as described in the enclosed scope of work. This project is billed on a time and materials basis. Any offsite disposals will be accompanied by a receipt. Any unforeseen expenses will be included in the weekly invoices. The project is anticipated to take two (2) working days to complete.
 - B. The fee reflects Consultant’s best estimate required to complete the project based upon the information provided by Client regarding the conditions of the Site, existing permits as of the date of this Agreement, and Consultant’s understanding of the tasks necessary to complete the project. If findings are made during the course of this Agreement that require adjustment(s) to the Scope of Services in order to complete the project, Consultant will inform Client, and the parties shall agree to modify the Scope of Services or either party may terminate this Agreement. If this Agreement is terminated, Client shall compensate Consultant for all services rendered and reimbursable expenses incurred through the date of termination.
 - C. In addition to the Compensation listed above, unless otherwise specifically stated in this Agreement, Client shall pay for any and all regulatory agency or other types of fees, including application fees, impact fees and any and all other types of fees or charges required by such entities. If Client requests Consultant to attend meetings not specifically included in the Scope of Services, Consultant will be compensated for its time and expenses in accordance with the Professional Services Fee Schedule.
- 6 **Invoices and Late Charges.** Invoices for Compensation and reimbursable expenses will be submitted to Client monthly for services performed and expenses incurred by Consultant for the period specified on the invoice. Payment shall be due and payable upon receipt of the invoice by Client. Payment will be deemed delinquent thirty (30) days after the date of an invoice. Delinquent amounts owed after thirty (30) days shall bear interest at a rate of eighteen percent (18%) per annum (1.5% monthly) until paid in full. Where delinquent payments have not been received sixty (60) days after issuance of an invoice, at Consultant’s discretion all work may be stopped until all outstanding payments are received, and any and all schedules may be modified accordingly. No payments shall be withheld due to any dispute with Consultant, nor shall any offsets be applied against sums specified in said

invoice. Client hereby acknowledges that failure to remit invoiced amounts when due shall result in irreparable harm to Consultant and agrees to defend, indemnify, and hold harmless Consultant of and from any fees and costs incurred in the collection of any delinquent invoiced sums due and owing Consultant, including reasonable attorney's fees and costs. Client acknowledges that when permitted by Chapter 713, Florida Statutes, Consultant may place a lien on Client's property until all outstanding invoice payments, including interest, are paid in full.

- 7 Amendments and Modifications. This Agreement constitutes the entire agreement between the parties with regard to the subject matter hereof, and replaces and supersedes all other agreements or understandings, whether written or oral. Except as otherwise specified herein, no amendment or modification of this Agreement shall be binding unless in writing signed by both parties.
- 8 Independent Contractor. Consultant shall be deemed for all purposes to be an independent contractor and not an employee of Client by reason of this Agreement or the relationship created between the parties hereunder. Except as otherwise required by law, Client shall not withhold any sums from Compensation owed to Consultant for Social Security or other federal, state or local tax liabilities or contributions.
- 9 Indemnification. Client hereby agrees to indemnify and hold harmless Consultant, its agents, employees and officers from and against all liabilities, claims, damages, expenses or actions, either at law or in equity, including attorney fees and costs and attorney fees and costs on appeal, caused or incurred, in whole or in part, by Client's failure to perform a needed task or disclose pertinent information, or as a result of negligent or wrongful acts or omissions by Client, its agents, employees, subcontractors, assigns, heirs or anyone for whose acts or omissions any of these persons or entities may be liable during performance of this Agreement.
- 10 Limitation of Liability. Client hereby agrees to limit Consultant's liability under this Agreement as a result of Consultant's negligent acts, errors or omissions, to the total amount of Consultant's fees for services rendered under this Agreement, including any and all amendments. Additionally, unless otherwise required by law, Consultant shall not be liable for consequential, punitive, or speculative damages or for lost profits.
- 11 Termination. Either party may terminate this Agreement, without cause, upon thirty (30) days written notice to the other party. In the event of termination by either party, Consultant shall be entitled to compensation for all services rendered and reimbursable expenses incurred through the date of termination. Client shall be responsible for any and all additional costs reasonably related to termination of this Agreement.
- 12 Assignment. This Agreement shall be binding upon and inure to the benefit of the parties and their successors and assigns. No party may assign any of its rights under this Agreement, voluntarily or involuntarily, whether by merger, consolidation, dissolution, operation of law, or any other manner, without prior written consent of the other party. Any purported assignment of rights in violation of this section will render this Agreement null and void upon such occurrence.
- 12 Governing Law. This Agreement shall be governed by the laws of the State of Florida and venue shall lie in Pinellas County, Florida. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision.

IN WITNESS WHEREOF, the authorized agents for the parties hereto have executed this Agreement, effective as of the date last signed by the parties hereto.

CLIENT: 
Signed By: _____
Printed Name: Rollamay Turkoane
Title: _____
Date: 12/17/2025

CONSULTANT:
Signed By: _____
Printed Name: _____
Title: _____
Date: _____

Exhibit "A"
SCOPE OF SERVICES

Project No.: C: 0099EPG\003-Oakfield Lakes\Inframark\Buckhead

Project Name and/or Location: Oakfield Lakes- Buffer Tree Removal (Manatee County, Florida)

Exhibit “B”
PROFESSIONAL SERVICES FEE SCHEDULE (effective 7-1-2023)

<u>Labor Category</u>	<u>Hourly Rate</u>
Principal	\$150.00
Vice President	\$140.00
Senior Ecologist II	\$125.00
Senior Ecologist I	\$110.00
Project Manager	\$110.00
Certified Arborist	\$110.00
Certified MSHA Safety Instructor ¹	\$100.00
GIS Analyst II	\$95.00
Ecologist II	\$95.00
GIS Analyst I	\$82.00
Ecologist I	\$82.00
Ecological Specialist	\$75.00
Paraprofessional	\$60.00
Ecological Technician	\$65.00
GIS Technician/AutoCAD Technician	\$70.00
Senior Administrative Professional	\$60.00
Administrative Professional	\$55.00
Clerical	\$45.00
Courier	\$40.00

The above rates include all direct and indirect costs, except “Reimbursable Expenses” as described below. Indirect costs include such items as overhead, profit, as well as statutory and customary fringe benefits such as social security contributions, leave time, unemployment, excise and payroll taxes, worker’s compensation, health and retirement benefits, bonuses, and overtime pay.

Select Reimbursable Expenses

Mileage	\$0.625/mile
Sub-Meter GPS	\$125.00/Day
Per Diem	\$50.00/Night
Black and White Copies	\$0.25/page
Color Copies	\$1.00/page
Oversize Color Plots	\$7.00/ft ²

Other Reimbursable Expenses

All Other Reimbursable Expenses shall include the actual expenses of principals, employees and subconsultants; fees; document production and assembly; expendable supplies directly applied to the project; equipment use fees; and similar project related charges not included in the rates listed above. A fifteen percent service charge may be applied to all Other Reimbursable Expenses.

1

Tuition, course materials and other expenses may not be included in the instructor hourly rate.



**BUCKHEAD TRAILS, CDD
OAKFIELD LAKES CONSERVATION AREA PRUNE
MANATEE COUNTY, FLORIDA**

SCOPE OF WORK

1.0 TREE BUFFER REMOVAL

Bayhead Ecological Solutions, LLC (Bayhead) will initiate a onetime Pruning of the woody leaning trees of the conservation area vegetation species; two (2) laurel oak (*Quercus laurifolia*) trees from the wetland buffer located at the two lots located at latitude 27°37'47.86"N and longitude 82°27'9.06"W in Parrish, Florida. Bayhead will remove the overhanging material to the lot line, beyond the conservation signs of the adjacent enhancement buffer.

The crew will work to keep the heavy equipment out of the wetland buffer areas. This area and the work associated with the removal is considered improvement and safety for people and property. The large woody material will be cut by chainsaw and be piled in approved staging area (the adjacent lot) before removing and disposal are done. Materials will be staged for up to five (5) business days but no longer without permission.

2.0 DISPOSAL

Bayhead will stage all removed vegetation debris within unclear portions of future development area farm fields. The site contractor will dispose of debris with future development clearing. Staging locations will be proposed at our discretion and approved before work begins. Staging locations may be adjusted according to the site developer preference.

RESPONSIBILITIES OF THE CLIENT

1. The client will provide a letter of permission for Bayhead to access the properties as necessary for fieldwork.
2. The client will provide any engineering, surveying, or other professional services.

COST

The compensation for services by Bayhead pursuant to the Work Scope is based on the fee schedule attached to the contract. Total contact amount to be billed on a complete percentage basis for a lump sum fee of **\$2,400.00**.

Task 1.0: Tree Buffer Removal (1/2Day)	\$2,400.00
Task 2.0: Disposal (1/2 Day)	Included



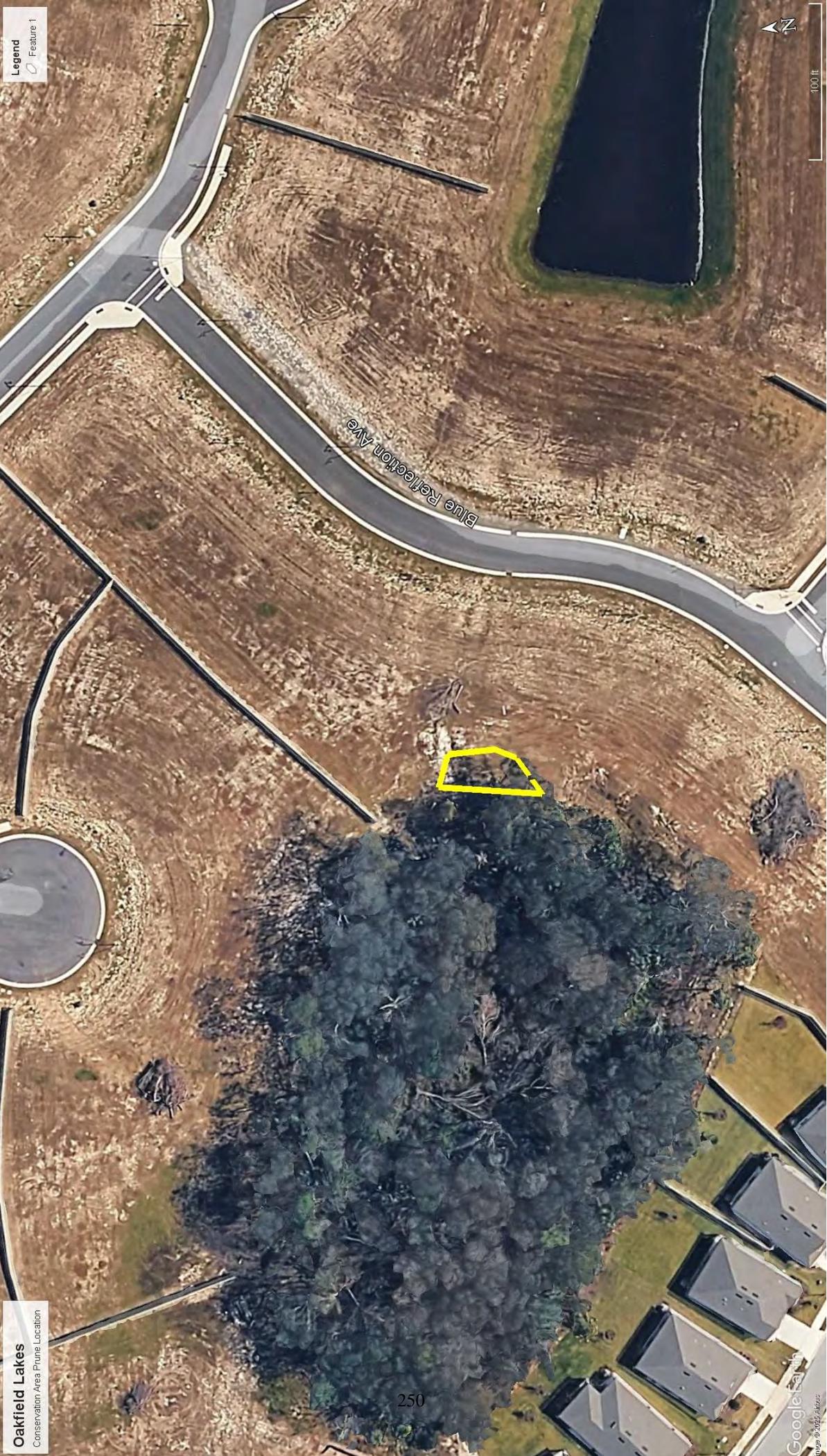
Invoices will be submitted on a percent complete basis. All rates and fees shall be subject to renegotiation after a one (1) month period from the date of this Agreement if it has not been accepted. In the event new or additional regulations are adopted or implemented after the date of this Agreement, any additional work effort will be extra to this Agreement.



Conservation area view to the SW.



Conservation area view to the NE.



Oakfield Lakes

Conservation Area Prime Location

Legend

○ Feature 1

PROFESSIONAL SERVICES AGREEMENT

This Agreement is made and entered into between Buckhead Trails, CDD c/o Jayna Cooper (Client)”, whose mailing address 2005 Pan Am Circle, Suite 300 Tampa, FL 33607, United States and Bayhead Ecological Solutions, LLC (“Consultant”), a Florida Corporation, whose address is PO BOX 1256 Palm Harbor, Florida 34682

WHEREAS Client seeks to retain the professional services of the Consultant; and

WHEREAS Consultant has the knowledge and experience to provide such professional services described in this Professional Services Agreement (“Agreement”) and in the Scope of Services attached as Exhibit “A” hereto and incorporated and made a part of this Agreement.

NOW THEREFORE, in consideration of the mutual terms, covenants and conditions set forth herein, the parties agree as follows:

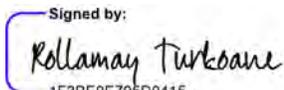
- 1 **Performance.** Upon full execution of this Agreement, the Consultant agrees to perform the professional services outlined in the Scope of Services based upon its knowledge and experience as of the date of this Agreement, using reasonable professional judgment, and consistent with industry practices.
- 2 **Access and Information.** Client agrees to provide Consultant with access to the properties associated with the Scope of Services (Site) during the full term of this Agreement. Client shall provide information necessary to identify Site boundaries, easements, and other relevant features of the Site. Such information shall be provided in the form of aerial or other maps, surveys, legal description(s), or other reliable and accurate information. If Client is not the owner of the Site, Client must provide written permission from the owner of the Site for the Consultant, its employees, agents or subcontractors, to access the Site and perform the services described in the Scope of Services.
- 3 **Contract Acceptance Period.** This Agreement is valid as offered for a period of up to thirty days from the date of transmission to the Client and shall constitute a valid contract where the Agreement is fully executed by both parties within this thirty-day period. In the event the Agreement is not fully executed by both parties within this period, Consultant reserves the right to accept, modify or render the Agreement null and void.
- 4 **Compensation.** With respect to services performed for Client under the terms and conditions of this Agreement, Consultant shall be compensated as follows:
 - A. In consideration of the performance of services by Consultant, Client agrees to pay Consultant:
 - (i) **a fee in the amount of \$2,400.00** (U.S. dollars) per day payable within thirty (30) days of invoice date for the single Conservation Area Prune event in the Oakfield Lakes community as described in the enclosed scope of work. This project is billed on a time and materials basis. Any offsite disposals will be accompanied by a receipt. Any unforeseen expenses will be included in the weekly invoices. The project is anticipated to take two (2) working days to complete.
 - B. The fee reflects Consultant’s best estimate required to complete the project based upon the information provided by Client regarding the conditions of the Site, existing permits as of the date of this Agreement, and Consultant’s understanding of the tasks necessary to complete the project. If findings are made during the course of this Agreement that require adjustment(s) to the Scope of Services in order to complete the project, Consultant will inform Client, and the parties shall agree to modify the Scope of Services or either party may terminate this Agreement. If this Agreement is terminated, Client shall compensate Consultant for all services rendered and reimbursable expenses incurred through the date of termination.
 - C. In addition to the Compensation listed above, unless otherwise specifically stated in this Agreement, Client shall pay for any and all regulatory agency or other types of fees, including application fees, impact fees and any and all other types of fees or charges required by such entities. If Client requests Consultant to attend meetings not specifically included in the Scope of Services, Consultant will be compensated for its time and expenses in accordance with the Professional Services Fee Schedule.
- 6 **Invoices and Late Charges.** Invoices for Compensation and reimbursable expenses will be submitted to Client monthly for services performed and expenses incurred by Consultant for the period specified on the invoice. Payment shall be due and payable upon receipt of the invoice by Client. Payment will be deemed delinquent thirty (30) days after the date of an invoice. Delinquent amounts owed after thirty (30) days shall bear interest at a rate of eighteen percent (18%) per annum (1.5% monthly) until paid in full. Where delinquent payments have not been received sixty (60) days after issuance of an invoice, at Consultant’s discretion all work may be stopped until all outstanding payments are received, and any and all schedules may be modified accordingly. No payments shall be withheld due to any dispute with Consultant, nor shall any offsets be applied against sums specified in said

invoice. Client hereby acknowledges that failure to remit invoiced amounts when due shall result in irreparable harm to Consultant and agrees to defend, indemnify, and hold harmless Consultant of and from any fees and costs incurred in the collection of any delinquent invoiced sums due and owing Consultant, including reasonable attorney's fees and costs. Client acknowledges that when permitted by Chapter 713, Florida Statutes, Consultant may place a lien on Client's property until all outstanding invoice payments, including interest, are paid in full.

- 7 Amendments and Modifications. This Agreement constitutes the entire agreement between the parties with regard to the subject matter hereof, and replaces and supersedes all other agreements or understandings, whether written or oral. Except as otherwise specified herein, no amendment or modification of this Agreement shall be binding unless in writing signed by both parties.
- 8 Independent Contractor. Consultant shall be deemed for all purposes to be an independent contractor and not an employee of Client by reason of this Agreement or the relationship created between the parties hereunder. Except as otherwise required by law, Client shall not withhold any sums from Compensation owed to Consultant for Social Security or other federal, state or local tax liabilities or contributions.
- 9 Indemnification. Client hereby agrees to indemnify and hold harmless Consultant, its agents, employees and officers from and against all liabilities, claims, damages, expenses or actions, either at law or in equity, including attorney fees and costs and attorney fees and costs on appeal, caused or incurred, in whole or in part, by Client's failure to perform a needed task or disclose pertinent information, or as a result of negligent or wrongful acts or omissions by Client, its agents, employees, subcontractors, assigns, heirs or anyone for whose acts or omissions any of these persons or entities may be liable during performance of this Agreement.
- 10 Limitation of Liability. Client hereby agrees to limit Consultant's liability under this Agreement as a result of Consultant's negligent acts, errors or omissions, to the total amount of Consultant's fees for services rendered under this Agreement, including any and all amendments. Additionally, unless otherwise required by law, Consultant shall not be liable for consequential, punitive, or speculative damages or for lost profits.
- 11 Termination. Either party may terminate this Agreement, without cause, upon thirty (30) days written notice to the other party. In the event of termination by either party, Consultant shall be entitled to compensation for all services rendered and reimbursable expenses incurred through the date of termination. Client shall be responsible for any and all additional costs reasonably related to termination of this Agreement.
- 12 Assignment. This Agreement shall be binding upon and inure to the benefit of the parties and their successors and assigns. No party may assign any of its rights under this Agreement, voluntarily or involuntarily, whether by merger, consolidation, dissolution, operation of law, or any other manner, without prior written consent of the other party. Any purported assignment of rights in violation of this section will render this Agreement null and void upon such occurrence.
- 12 Governing Law. This Agreement shall be governed by the laws of the State of Florida and venue shall lie in Pinellas County, Florida. The invalidity or unenforceability of any provision of this Agreement shall not affect the validity or enforceability of any other provision.

IN WITNESS WHEREOF, the authorized agents for the parties hereto have executed this Agreement, effective as of the date last signed by the parties hereto.

CLIENT:

Signed by:

1F3BE9E795D0415...

Signed By: _____

Printed Name: Rollamay Turkoane

Title: _____

Date: 12/17/2025

CONSULTANT:

Signed By: _____

Printed Name: _____

Title: _____

Date: _____

Exhibit "A"
SCOPE OF SERVICES

Project No.: C: 0099EPG\003-Oakfield Lakes\Inframark\Buckhead\Conservation Area Prune
Project Name and/or Location: Oakfield Lakes- Conservation Area Prune (Manatee County, Florida)

Exhibit “B”
PROFESSIONAL SERVICES FEE SCHEDULE (effective 7-1-2023)

<u>Labor Category</u>	<u>Hourly Rate</u>
Principal	\$150.00
Vice President	\$140.00
Senior Ecologist II	\$125.00
Senior Ecologist I	\$110.00
Project Manager	\$110.00
Certified Arborist	\$110.00
Certified MSHA Safety Instructor ¹	\$100.00
GIS Analyst II	\$95.00
Ecologist II	\$95.00
GIS Analyst I	\$82.00
Ecologist I	\$82.00
Ecological Specialist	\$75.00
Paraprofessional	\$60.00
Ecological Technician	\$65.00
GIS Technician/AutoCAD Technician	\$70.00
Senior Administrative Professional	\$60.00
Administrative Professional	\$55.00
Clerical	\$45.00
Courier	\$40.00

The above rates include all direct and indirect costs, except “Reimbursable Expenses” as described below. Indirect costs include such items as overhead, profit, as well as statutory and customary fringe benefits such as social security contributions, leave time, unemployment, excise and payroll taxes, worker’s compensation, health and retirement benefits, bonuses, and overtime pay.

Select Reimbursable Expenses

Mileage	\$0.625/mile
Sub-Meter GPS	\$125.00/Day
Per Diem	\$50.00/Night
Black and White Copies	\$0.25/page
Color Copies	\$1.00/page
Oversize Color Plots	\$7.00/ft ²

Other Reimbursable Expenses

All Other Reimbursable Expenses shall include the actual expenses of principals, employees and subconsultants; fees; document production and assembly; expendable supplies directly applied to the project; equipment use fees; and similar project related charges not included in the rates listed above. A fifteen percent service charge may be applied to all Other Reimbursable Expenses.

1

Tuition, course materials and other expenses may not be included in the instructor hourly rate.

Prepared by and return to:
Cari Allen Webster, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Parcel No.: 589103259

Easement Encroachment Agreement

This Easement Encroachment Agreement (this “**Agreement**”) is entered into as of _____, 2026 (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 **Matthew David Craig and Jessica Lea Craig** (collectively the “**Landowner**”), whose mailing address is 12120 Wild Blue 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 107, BUCKHEAD TRAILS PHASE IA (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 Easement.** The District has a 10’ Public Drainage Easement (the “**Easement**”) on the Eastern side of the Property, as shown on the Plat. Landowner desires to encroach into the Easement by installing a fence as depicted in the site 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 _____

The foregoing instrument was acknowledged before me by means of physical presence on _____, 2026, 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

Print Name

Address

Name: MATTHEW DAVID CRAIG
Landowner

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on _____, 2026, by MATTHEW DAVID CRAIG, Landowner, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp

Witnesses:

Print Name

Address

Print Name

Address

Name: JESSICA LEA CRAIG
Landowner

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence on ____ ____, 2026, by JESSICA LEA CRAIG, Landowner, who [] is personally known to me or [] has produced _____ (type of identification) as identification.

Notary Public Signature

Notary Stamp



Down to Earth Landscape & Irrigation

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

Estimate: #137823

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

Annuals installation - Jan 2026

Estimated Job Start Date

January 26, 2026

Proposed By

Alexandra Steiner

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$510.00
Sunpatiens	1 Gallon Plant	300	\$9.35	\$2,803.50
Irrigation Installation				
Irrigation Labor (Hide)				\$85.00
			Subtotal	\$3,398.50
			Estimated Tax	\$0.00
			Job Total	\$3,398.50

Install (300) Sunpatiens at front entrances and all monument signs.

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

Proposed By:

Alexandra Steiner
Down to Earth

01/13/2026

Date

Agreed & Accepted By:

Jayna Cooper

1-14-26

Inframark

Date

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



Down to Earth Landscape & Irrigation

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

Estimate: #129002

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

Plant Replacements - Jan 2026

Estimated Job Start Date

January 26, 2026

Proposed By

Alexandra Steiner

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$1,275.00
Muhly Grass "Pink"	3 Gallon Plant	25	\$20.03	\$500.63
Juniper Blue Pacific Shore Installed (E)	1 Gallon Plant	18	\$14.85	\$267.30
Carissa Holly	3 Gallon Plant	7	\$25.37	\$177.56
Dwarf Firebush	3 Gallon Plant	7	\$20.03	\$140.18
Irrigation Installation				
Irrigation Labor (Hide)				\$85.00
			Subtotal	\$2,445.67
			Estimated Tax	\$0.00
			Job Total	\$2,445.67

Replacement plantings:

Remove Plumbago and replace with Pink Muhly grass, replace Dwarf Firebush, Ilex Cranata and Juniper

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

Proposed By:

Alexandra Steiner
Down to Earth

01/13/2026

Date

Agreed & Accepted By:

Jayna Cooper

1-14-26

Inframark

Date

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



Down to Earth Landscape & Irrigation

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

Estimate: #138248

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

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Mulch - Jan 2026	January 26, 2026	Alexandra Steiner	

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$1,360.00
Cocoa Mulch	2 Cubic Foot Bag	300	\$8.01	\$2,403.00
			Subtotal	\$3,763.00
			Estimated Tax	\$0.00
			Job Total	\$3,763.00

Mulch high-vis areas: entrance beds, monument signs and middle medians

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

Proposed By:

Alexandra Steiner
Down to Earth

01/16/2026
Date

Agreed & Accepted By:

Signed by: Kollamay Turkoane 1/16/2026
1F38E9E79500445...
 Inframark Date

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

Amendment to the Aquatic Management Agreement

This Amendment to the Aquatic Management Agreement (this “**Amendment**”) is made and entered into as of February 1, 2026, by and between the **Buckhead Trails Community Development District** (the “**District**”) and **Sitex Aquatics, LLC**, a Florida limited liability company (the “**Contractor**”).

Background Information:

The District and the Contractor entered into the Aquatic Management Agreement dated May 9, 2024 (the “**Agreement**”). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to revise the scope of services to include additional ponds and to update the compensation accordingly. The District and the Contractor each have the authority to execute this Amendment and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Amendment so that this Amendment constitutes a legal and binding obligation of each party hereto.

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

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Amendment.
2. **Modification to Scope of Services.** Contractor agrees to provide the specific maintenance services bi-monthly described in their proposal, relevant parts of which are attached hereto and incorporated herein as **Exhibit A** for the District’s ponds depicted in the map included therein (the “**Work**”).
3. **Modification to Compensation.** The District agrees to compensate the Contractor for the Work in the amount of **\$2,055.00** per month. The total annual fee of the Work over the term of this Agreement is **\$24,660.00**.
4. **Anti-Human Trafficking.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor, with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
5. **Ratification of all Other Terms of the Agreement.** Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

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

Sitex Aquatics, LLC

**Buckhead Trails
Community Development District**

By: _____
Name: _____
Title: _____

Carlos de la Ossa
Chair of the Board of Supervisors



Mailing:

Physical:

Office:

Exhibit A

PO Box 917
Parrish, FL 34219

11719 31st TER E
Palmeto, FL 34219

813.564.2322
www.sitexaquatics.com

Aquatic Management Agreement

This agreement is between Sitex Aquatics, LLC. Hereafter called "Sitex" & Buckhead Trails CDD hereafter called "customer"

Customer: Buckhead Trails CDD
C/O: Inframark
Contact: Mrs. Jayna Cooper
Address: 2005 Pan Am Circle Ste 300 Tampa, FL 33607
Email: Jayna.Cooper@inframark.com
Phone: 813.873.7300

Sitex agrees to provide aquatic management services for a period of 12 months In accordance with the terms and conditions of this agreement in the following sites:

17 Ponds & 1 Canal (28 acres) Ponds #1-17 & C1 at the Oakfield Lakes community located in Parrish, FL (see attached map)

Customer agrees to pay Sitex the following amounts during the term of this agreement for the specific service:

- | | |
|--|----------|
| 1. Shoreline Grass and Brush Control | Included |
| 2. Underwater, Floating and Algae Treatment | Included |
| 3. Algae callback service | Included |
| 4. All Services Performed by State Licensed Applicator | Included |
| 5. Treatment Report Issued Monthly | Included |
| 6. Use of EPA Regulated Materials Only | Included |
| 7. Storm Structure Vegetation treatments | Included |
| 8. Non-Construction trash removal (see terms) | Included |

Service shall consist of Twenty-Four (24) site visits with treatments as needed.

Customer agrees to pay Sitex the following amount during the term of this agreement which shall be 02/01/26 thru 01/31/27 Agreement will automatically renew as per Term and Conditions:

Total Monthly Service Amount: \$2,055.00
Total Annual Maintenance Cost: \$24,660.00

Accepted By

Date

President, Sitex Aquatics llc.

01/13/2026

Date

BUCKHEAD TRAILS CDD "OAKFIELD LAKES"

BUCKEYE RD
PARISH, FL 34219
17 PONDS
1 CANAL

Coasterra by Meritage Homes

75

267

93A

Oakfield Lakes by Centex

Buckeye Rd

Buckeye Rd

2000 ft



Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared _____, who being duly sworn, deposes and says (the “**Affiant**”):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the _____ (Title) of _____ (the “**Company**”) and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Buckhead Trails Community Development District (“**CDD**”).
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Signature of Affiant

Sworn before me on _____, 2026

Notary Public Signature

Notary Stamp

**BUCKHEAD TRAILS
COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA**

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INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors
Buckhead Trails Community Development District
Manatee County, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Buckhead Trails Community Development District, Manatee County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about 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 do 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.

Other Information Included in the Financial Report

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated January 16, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

January 16, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Buckhead Trails Community Development District, Manatee County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$6,997,160.
- The change in the District's total net position in comparison with the prior fiscal year was \$7,224,543, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$8,235,141, a decrease of (\$3,368,572) in comparison with the prior fiscal year. The total fund balance is restricted for debt service and capital projects, and the remaining amount is unassigned which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments and developer revenues. The District does not have any business-type activities. The governmental activities of the District include general government (management) and maintenance functions.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category: governmental funds.

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Assets, excluding capital assets	\$ 8,375,569	\$ 11,608,287
Capital assets, net of depreciation	25,190,737	17,076,003
Total assets	33,566,306	28,684,290
Current liabilities	744,146	736,673
Long-term liabilities	25,825,000	28,175,000
Total liabilities	26,569,146	28,911,673
Net Position		
Net investment in capital assets	707,730	(2,043,461)
Restricted	6,232,956	1,810,405
Unrestricted	56,474	5,673
Total net position	\$ 6,997,160	\$ (227,383)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase is the result of prepayments received for lot sales for which the related debt payments were not made before fiscal year end.

Key elements of the change in net position are reflected in the following table:

	CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 8,721,238	\$ 1,401,120
Operating grants and contributions	480,445	90,666
Capital grants and contributions	189,936	397,862
General revenues	1,549	-
Total revenues	<u>9,393,168</u>	<u>1,889,648</u>
Expenses:		
General government	149,611	74,611
Maintenance and operations	441,615	12,902
Cost of issuance	4,500	518,950
Interest	1,572,899	1,135,671
Total expenses	<u>2,168,625</u>	<u>1,742,134</u>
Change in net position	7,224,543	147,514
Net position - beginning	(227,383)	(374,897)
Net position - ending	<u>\$ 6,997,160</u>	<u>\$ (227,383)</u>

As noted above and in the statement of activities, the cost of all governmental activities for the fiscal year ended September 30, 2025, was \$2,168,625. The costs of the District's activities were funded by program revenues. Program revenues of the District are comprised primarily of assessments, as well as Developer contributions and investment earnings. In total, expenses increased compared to the prior year, primarily due to higher interest costs and an increase in professional fees, including those related to maintenance and operations.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025, was amended to increase revenues by \$211,255 and increase appropriations by \$345,255.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$25,190,737 invested in capital assets for its governmental activities. In the government-wide financial statements, no depreciation has been taken as the capital assets are under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$25,675,000 Bonds outstanding and \$150,000 Notes outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

It is anticipated that the general operations of the District will increase as the District is being built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, landowners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Buckhead Trails Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash	\$ 194,878
Restricted assets:	
Investments	8,180,691
Capital assets:	
Nondepreciable	25,190,737
Total assets	33,566,306
 LIABILITIES	
Accounts payable and accrued expenses	140,428
Accrued interest payable	603,718
Non-current liabilities:	
Due within one year	4,700,000
Due in more than one year	21,125,000
Total liabilities	26,569,146
 NET POSITION	
Net investment in capital assets	707,730
Restricted for debt service	6,232,956
Unrestricted	56,474
Total net position	\$ 6,997,160

See notes to the financial statements

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

<u>Functions/Programs</u>	<u>Expenses</u>	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 149,611	\$ 149,611	\$ -	\$ -	\$ -
Maintenance and operations	441,615	195,872	360,750	189,936	304,943
Interest on long-term debt	1,572,899	8,375,755	119,695	-	6,922,551
Cost of issuance	4,500	-	-	-	(4,500)
Total governmental activities	2,168,625	8,721,238	480,445	189,936	7,222,994
		General revenues:			
					949
					600
					1,549
					7,224,543
					(227,383)
					\$ 6,997,160

See notes to the financial statements

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 194,878	\$ -	\$ -	\$ 194,878
Investments	-	6,834,894	1,345,797	8,180,691
Due from other funds	2,024	1,780	-	3,804
Total assets	<u>\$ 196,902</u>	<u>\$ 6,836,674</u>	<u>\$ 1,345,797</u>	<u>\$ 8,379,373</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued expenses	\$ 140,428	\$ -	\$ -	\$ 140,428
Due to other funds	-	-	3,804	3,804
Total liabilities	<u>140,428</u>	<u>-</u>	<u>3,804</u>	<u>144,232</u>
Fund balances:				
Restricted for:				
Debt service	-	6,836,674	-	6,836,674
Capital projects	-	-	1,341,993	1,341,993
Unassigned	56,474	-	-	56,474
Total fund balances	<u>56,474</u>	<u>6,836,674</u>	<u>1,341,993</u>	<u>8,235,141</u>
Total liabilities and fund balances	<u>\$ 196,902</u>	<u>\$ 6,836,674</u>	<u>\$ 1,345,797</u>	<u>\$ 8,379,373</u>

See notes to the financial statements

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Total fund balances - governmental funds \$ 8,235,141

Amounts reported for governmental activities in the statement of net position
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	25,190,737	
Accumulated depreciation	-	25,190,737

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(603,718)	
Note payable	(150,000)	
Bonds payable	(25,675,000)	(26,428,718)

Net position of governmental activities		<u>\$ 6,997,160</u>
---	--	---------------------

See notes to the financial statements

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 345,483	\$ 8,375,755	\$ -	\$ 8,721,238
Developer contributions	360,750	-	-	360,750
Miscellaneous income	600	-	-	600
Interest income	949	119,695	189,936	310,580
Total revenues	<u>707,782</u>	<u>8,495,450</u>	<u>189,936</u>	<u>9,393,168</u>
EXPENDITURES				
Current:				
General government	149,611	-	-	149,611
Maintenance and operations	441,615	-	-	441,615
Debt Service:				
Principal	-	2,500,000	-	2,500,000
Interest	-	1,701,280	-	1,701,280
Cost of issuance	4,500	-	-	4,500
Capital outlay	211,255	-	7,903,479	8,114,734
Total expenditures	<u>806,981</u>	<u>4,201,280</u>	<u>7,903,479</u>	<u>12,911,740</u>
Excess (deficiency) of revenues over (under) expenditures	(99,199)	4,294,170	(7,713,543)	(3,518,572)
OTHER FINANCING SOURCES (USES)				
Note proceeds	150,000	-	-	150,000
Total other financing sources (uses)	<u>150,000</u>	<u>-</u>	<u>-</u>	<u>150,000</u>
Net change in fund balances	50,801	4,294,170	(7,713,543)	(3,368,572)
Fund balances - beginning	<u>5,673</u>	<u>2,542,504</u>	<u>9,055,536</u>	<u>11,603,713</u>
Fund balances - ending	<u>\$ 56,474</u>	<u>\$ 6,836,674</u>	<u>\$ 1,341,993</u>	<u>\$ 8,235,141</u>

See notes to the financial statements

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$ (3,368,572)
Amounts reported for governmental activities in the statement of activities are different because:	
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.	8,114,734
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.	2,500,000
Governmental funds report amount of loans issued as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.	(150,000)
The change in accrued interest on long-term liabilities between the current and prior fiscal years is recorded in the statement of activities, but not in the governmental fund financial statements.	<u>128,381</u>
Change in net position of governmental activities	<u><u>\$ 7,224,543</u></u>

See notes to the financial statements

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
NOTES TO FINANCIAL STATEMENTS**

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

Buckhead Trails Community Development District ("District") was created on December 9, 2021, by Ordinance 2021-39 of the Board of County Commissioners of Manatee County, Florida, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, and expanded by Ordinance 2022-59. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. Ownership of land within the District entitles the owner to one vote per acre. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025, all of the Board members are affiliated with Eisenhower Property Group, LLC ("Developer").

The Board has the final responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

Deposits and Investments

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

Prepaid Items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Capital Assets

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payables are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

Other Disclosures

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments

The District’s investments were held as follows at September 30, 2025:

	Amortized cost	Credit Risk	Maturities
First American Gov Obl Cl Y	\$ 8,180,691	S&P AAAM	Weighted average of the fund portfolio: 45 days
Total Investments	<u>\$ 8,180,691</u>		

Credit risk – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

Concentration risk – The District places no limit on the amount the District may invest in any one issuer.

Interest rate risk – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

Fair Value Measurement – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District’s investments have been reported at amortized cost above.

NOTE 5 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 17,076,003	\$ 8,114,734	\$ -	\$ 25,190,737
Total capital assets, not being depreciated	<u>17,076,003</u>	<u>8,114,734</u>	<u>-</u>	<u>25,190,737</u>
Governmental activities capital assets, net	<u>\$ 17,076,003</u>	<u>\$ 8,114,734</u>	<u>\$ -</u>	<u>\$ 25,190,737</u>

NOTE 5 – CAPITAL ASSETS (Continued)

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$37,043,400 and will be developed in phases. The infrastructure will include stormwater management, roads, amenity, parks and recreation and off-site improvements. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, the water supply and sewer and wastewater management improvements, and roads are to be conveyed to others for ownership and maintenance responsibilities.

During the current year, the District paid the Developer \$1,273,942 for the acquisition of infrastructure improvements.

NOTE 6 – LONG-TERM LIABILITIES

Series 2022

On July 22, 2022, the District issued \$12,530,000 of Special Assessment Bonds, Series 2022, consisting of multiple term bonds with due dates ranging from May 1, 2027, through May 1, 2052 and interest rates ranging from 4.75% - 5.75%. The Bonds were issued to finance the costs of construction and acquisition of the Series 2022 project. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2022. Principal on the Bonds is to be paid serially commencing on May 1, 2023.

The Series 2022 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

Series 2024

On March 27, 2024, the District issued \$16,000,000 of Special Assessment Bonds, Series 2024, consisting of multiple term bonds with due dates ranging from May 1, 2031, through May 1, 2054 and fixed interest rates ranging from 4.7% - 5.875%. The Bonds were issued to finance the costs of construction and acquisition of the Series 2024 project. Interest is to be paid semiannually on each May 1 and November 1, commencing November 1, 2024. Principal on the Bonds is to be paid serially commencing on May 1, 2025.

The Series 2024 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are subject to extraordinary mandatory redemption prior to their selected maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Bond Indenture. This occurred during the current fiscal year as the District collected assessments from lot closings and prepaid \$2,090,000 of the Series 2024 Bonds. See Note 11 - Subsequent Events for additional call amounts subsequent to the fiscal year end.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be released to the Developer for construction costs paid on behalf of the District; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

NOTE 6 – LONG-TERM LIABILITIES (Continued)

Note Payable

In September 2025, the District entered into a Note Agreement with Valley National Bank to obtain a tax-exempt revolving line of credit in the amount of \$150,000 with a fixed interest rate of 6.5%. The Note was established to fund maintenance projects, operating requirements, and emergency needs, including potential hurricane-related repairs. Interest payments are due semiannually on May 1 and November 1. The full outstanding principal, along with any accrued interest, must be paid at maturity, which is scheduled for August 1, 2028.

The District has pledged as collateral non-ad valorem special assessments on all assessable units within the District, including, without limitation, amounts received from any foreclosure proceeding for the enforcement of collection of such assessments or, if applicable, from the issuance and sale of tax certificates with respect to such assessments. The District is required to maintain in a separate Reserve Fund at least 10% of the maximum annual debt service. The District was in compliance with the Note requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025, were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Bonds payable:					
Series 2022	\$ 12,175,000	\$ -	\$ 190,000	\$ 11,985,000	\$ 200,000
Series 2024	16,000,000	-	2,310,000	13,690,000	4,500,000
Direct borrowing:					
Note payable	-	150,000	-	150,000	-
Total	<u>\$ 28,175,000</u>	<u>\$ 150,000</u>	<u>\$ 2,500,000</u>	<u>\$ 25,825,000</u>	<u>\$ 4,700,000</u>

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 4,700,000	\$ 1,331,324	\$ 6,031,324
2027	355,000	1,195,448	1,550,448
2028	520,000	1,178,658	1,698,658
2029	390,000	1,150,608	1,540,608
2030	410,000	1,131,013	1,541,013
2031-2035	2,410,000	5,309,381	7,719,381
2036-2040	3,185,000	4,555,080	7,740,080
2041-2045	4,225,000	3,549,755	7,774,755
2046-2050	5,635,000	2,182,107	7,817,107
2051-2054	3,995,000	498,619	4,493,619
	<u>\$ 25,825,000</u>	<u>\$ 22,081,993</u>	<u>\$ 47,906,993</u>

NOTE 7 – DEVELOPER TRANSACTIONS

The Developer has agreed to fund the general operations of the District. In connection with that agreement, Developer contributions to the general fund were \$360,750, which includes reimbursement for a capital related expenditure of \$211,255 that was recognized in the general fund.

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

NOTE 8 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developers, the loss of which would have a material adverse effect on the District's operations.

NOTE 9 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

10 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims during the past three years.

NOTE 11 – SUBSEQUENT EVENTS

Subsequent to fiscal year end, the District prepaid a total of \$4,365,000 of the Series 2024 Bonds. The prepayments were considered extraordinary mandatory redemptions as outlined in the Bond Indenture.

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ -	\$ -	\$ 345,483	\$ 345,483
Developer contributions	515,745	727,000	360,750	(366,250)
Miscellaneous revenue	-	-	600	600
Interest	-	-	949	949
Total revenues	515,745	727,000	707,782	(19,218)
EXPENDITURES				
Current:				
General government	115,725	175,949	149,611	26,338
Maintenance and operations	284,720	473,796	441,615	32,181
Parks and recreation	115,300	-	-	-
Debt Service:				
Cost of issuance	-	-	4,500	(4,500)
Capital outlay	-	211,255	211,255	-
Total expenditures	515,745	861,000	806,981	54,019
Excess (deficiency) of revenues over (under) expenditures	-	(134,000)	(99,199)	34,801
Other Financing Sources (Uses)				
Note proceeds	-	-	150,000	150,000
Use of fund balance	-	134,000	-	(134,000)
Total other financing sources (uses)	-	134,000	150,000	16,000
Net change in fund balance	\$ -	\$ -	50,801	\$ 50,801
Fund balance - beginning			5,673	
Fund balance - ending			\$ 56,474	

See notes to required supplementary information

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025, was amended to increase revenues by \$211,255 and increase appropriations by \$345,255.

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	10
Employee compensation	0
Independent contractor compensation	\$32,132
Construction projects to begin on or after October 1; (>\$65K)	Not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$441.01 - \$661.52 Debt service - \$1,276.31 - \$4,901.16
Special assessments collected	\$8,721,238
Outstanding Bonds:	
Series 2022, due May 1, 2052	\$11,985,000
Series 2024, due May 1, 2054	\$13,690,000



INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Board of Supervisors
Buckhead Trails Community Development District
Manatee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Buckhead Trails Community Development District, Manatee County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated January 16, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

We noted certain matters that we reported to management of the District in a separate letter dated January 16, 2026.

The District's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the District's response to the findings identified in our audit and described in the accompanying Management Letter. The District's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

January 16, 2026



**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors
Buckhead Trails Community Development District
Manatee County, Florida

We have examined Buckhead Trails Community Development District, Manatee County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Buckhead Trails Community Development District, Manatee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

January 16, 2026



**MANAGEMENT LETTER PURSUANT TO THE RULES OF
THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors
Buckhead Trails Community Development District
Manatee County, Florida

Report on the Financial Statements

We have audited the accompanying basic financial statements of Buckhead Trails Community Development District, Manatee County, Florida ("District") as of and for the fiscal year ended September 30, 2025 and have issued our report thereon dated January 16, 2026.

Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated January 16, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Buckhead Trails Community Development District, Manatee County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Buckhead Trails Community Development District, Manatee County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

January 16, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

2025-01 Board Approval of Debt Issuance:

Observation: During the fiscal year ended September 30, 2025, the District obtained a \$150,000 revolving line of credit with Valley National Bank. The decision to obtain the line of credit was made by one Board member and was not documented in the meeting minutes nor was it approved by the Board in an official District meeting.

Recommendation: The District should ensure that all debt issuances are formally approved by the Board in a regular Board meeting and that approval is documented in transcribed meeting minutes.

Reference Number for Prior Year Finding: Not applicable.

Management Response: The District will abide by the recommendation in the future.

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.
2. There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.
3. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025, except as noted above.

4. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025, except as noted above.

5. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
6. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
7. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
8. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.



BUCKHEAD TRAILS CDD

January field inspection report – Down To Earth

Tuesday, January 13, 2026

Prepared For Board Of Supervisors

12 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

Next Fert application is scheduled for the month of February

Completed
No response/Not
completed
Scheduled/Monitoring

Item 1- Hidden Vista Entrance

Due By: Tuesday, January 27, 2026

Assigned To: Down To Earth

Entrance – Buckhead Trails at Hidden Vista Rd. & Buckeye Rd.

- The monument landscape beds contain a significant amount of weeds and require weed removal and treatment with a selective herbicide where applicable.

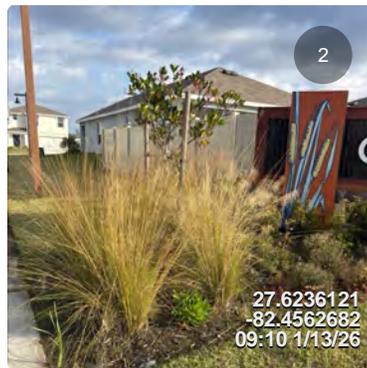
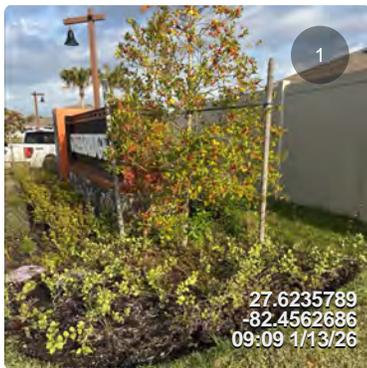
- Ornamental grasses need to be cut back, as the flower heads are still present, to improve overall appearance.

Center Island

- The existing flowers/annuals are scheduled to be replaced soon as part of seasonal improvements.

- The center island landscape area also requires weed removal, and the ornamental grasses should be cut back.

- Palm trees within the island need dead palm fronds pruned and removed for safety and aesthetic purposes.



annuals are scheduled to be replaced by 1/28/26

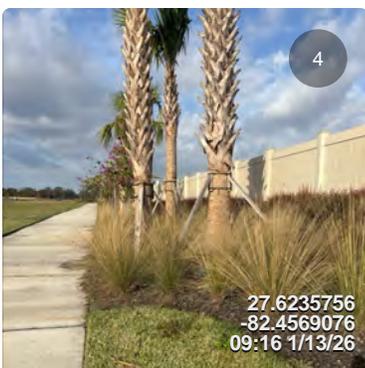
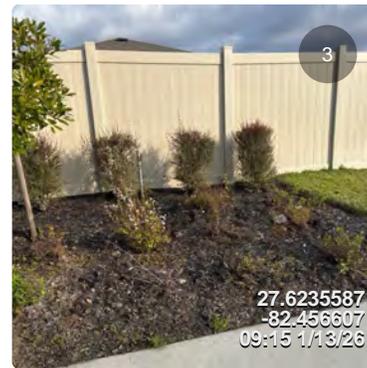
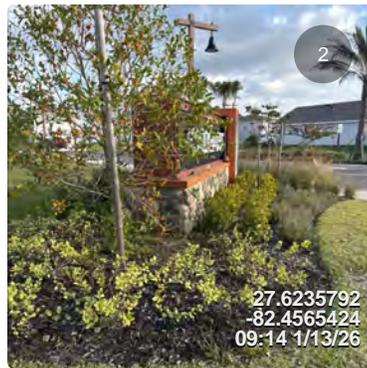
Item 2- (SW)Buckeye Rd

Due By: Tuesday, January 27, 2026

Assigned To: Down To Earth

Creek Bridge Monument Area

- The landscape beds and plant material at the creek bridge contain weeds throughout the beds and require weed removal and treatment as appropriate.
- Existing plant material is showing signs of stress and yellowing and would benefit from fertility improvements; this condition may be partially related to recent cold temperatures.
- Plumbago plants are declining and need to be pulled out and replaced.
- Ornamental grasses need to be cut back, as the flower heads have died off, to improve overall appearance.



dead plumbago is scheduled to be replaced by 1/28/26

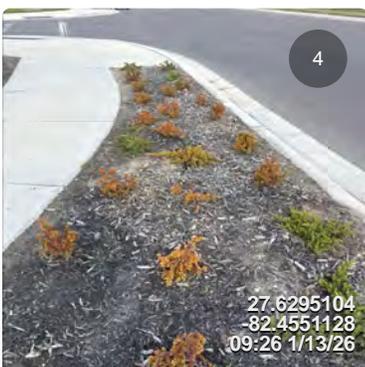
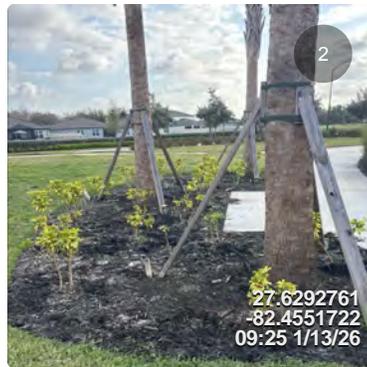
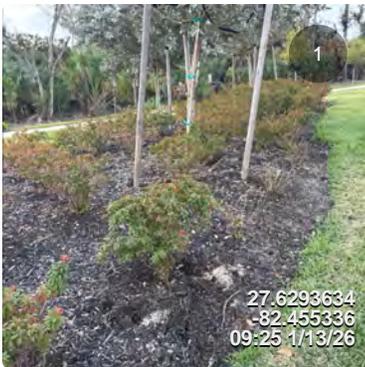
Item 3- Summer Breeze & Bending Creek Trl

Due By: Tuesday, January 27, 2026

Assigned To: Down To Earth

Corner of Summer Breeze & Bending Creek

- The firebush plant material is declining and needs to be pulled out and replaced.
- The arboricola plant material is very thin, and select plants should be pulled out and replaced to restore proper coverage.
- Portions of the landscape bed contain plant material that is green, healthy, and exhibiting good color.
- The juniper located on the corner of Summer Breeze and Bending Creek is brown with some dead material present and needs to be pulled out and replaced.
- An inspection should be conducted to determine the cause of the juniper decline.



Item 4- Turf

Assigned To: Down To Earth

Turf Area – Corner of Summer Breeze & Hidden Banks toward Blue Reflection

- The turf in this area has shown some improvement in fertility.
- Down to Earth will continue to monitor overall turf health and fertility levels.
- Cold weather has impacted turf coloration, which is typical for this time of year.
- The next fertilization application is scheduled for February.



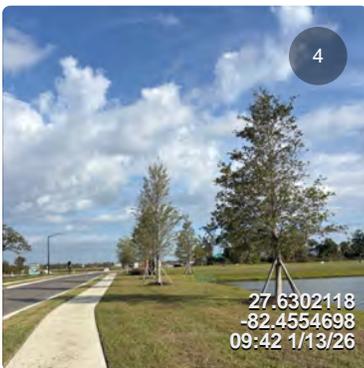
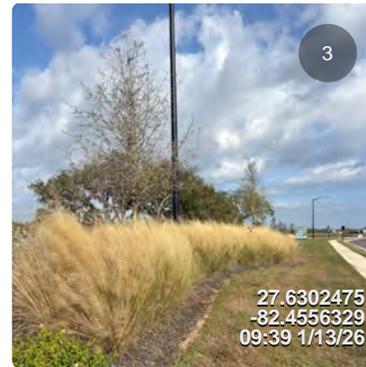
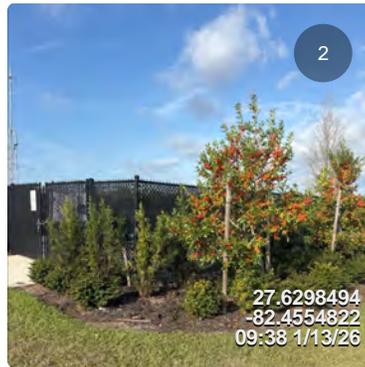
Item 5- Bending Creek Trl

Due By: Tuesday, January 27, 2026

Assigned To: Down To Earth

Bending Creek toward Sapphire Breeze

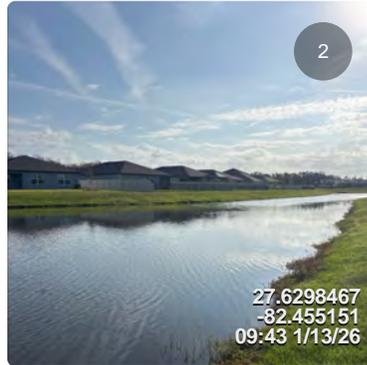
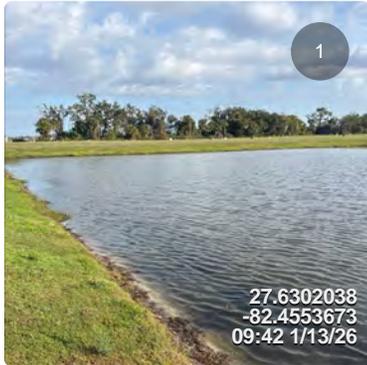
- Ornamental grasses need to be cut back, as the flower heads have already died off, to improve overall appearance.
- Sabal palms are well maintained and in good condition.
- The plant material surrounding the lift station is well maintained, green, and healthy.
- Oak trees along Bending Creek toward Sapphire Breeze appear healthy, with only normal seasonal changes evident due to cold weather conditions.
- Overall, the plant material in this area is in good condition, with the primary maintenance need being the cutback of ornamental grasses.



Item 6- Pond 5

Assigned To: Sitex Aquatics

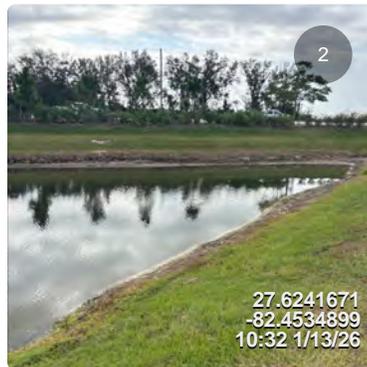
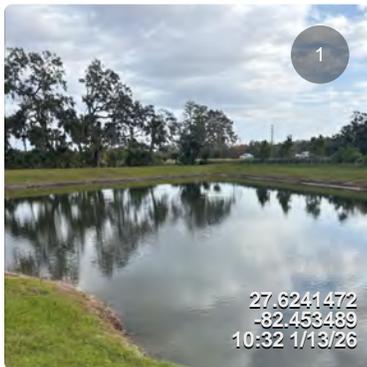
The pond is well maintained.



Item 7- Pond 8

Assigned To: Sitex Aquatics

The pond is well maintained.



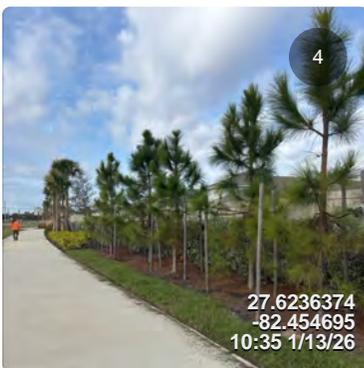
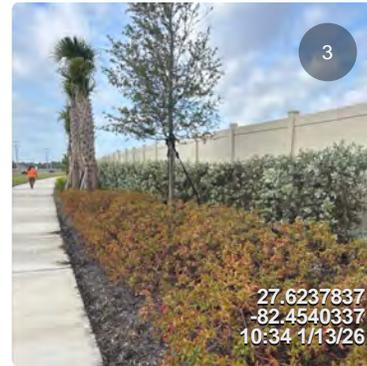
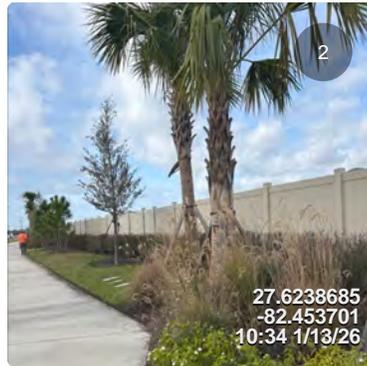
Item 8- Buckeye Rd.

Due By: Tuesday, January 27, 2026

Assigned To: Down To Earth

Buckeye Rd. (Westbound toward Hidden Vista Entrance)

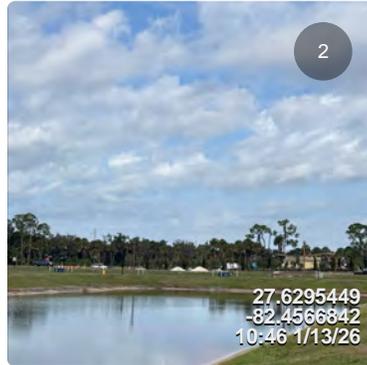
- Ornamental grasses need to be cut back, as the flower heads have died off, to improve overall appearance.
- The remaining plant material is generally well maintained and shows acceptable seasonal condition, with some normal thinning and color variation due to winter weather.
- Overall appearance of the landscape beds is good, and the plant material is being properly trimmed and maintained, with no significant decline noted.
- Minor fertility improvements may be beneficial to support plant recovery and color as seasonal conditions improve.
- Trees along Buckeye Road appear in good condition, with only normal seasonal changes observed.



Item 9- Pond 11

Assigned To: [Sitex Aquatics](#)

The pond is well maintained.

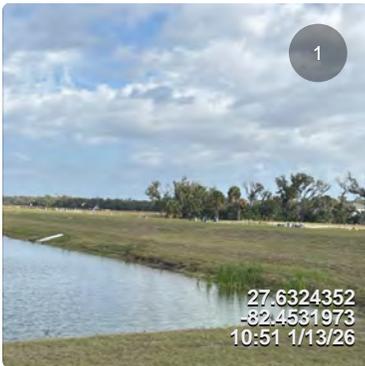


Item 10- Pond 13

Due By: [Tuesday, January 27, 2026](#)

Assigned To: [Sitex Aquatics](#)

The pond has cattail along the waters edge.



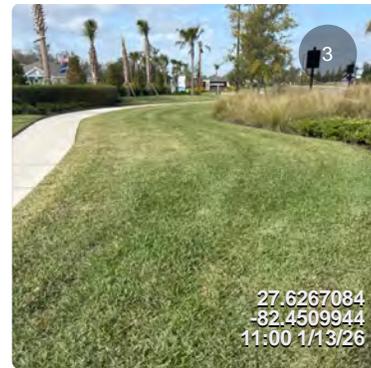
Item 11- Bending Creek Trl Entrance

Due By: Tuesday, January 27, 2026

Assigned To: Down To Earth

Oakfield Lakes – Entrance off Bending Creek

- The turf at the entrance is overall well maintained.
- Turf fertility is good, and the area continues to be monitored.
- Recent cold weather caused some minor discoloration, but the turf remains mostly healthy.
- Next fertility application is scheduled for February, and ongoing monitoring will continue to ensure turf quality.



Item 12- Bending Creek Trl

Due By: Tuesday, January 27, 2026

Assigned To: Down To Earth

Bending Creek Entrance – Center Island (off Buckeye Rd.)

- Palm trees in the center island require pruning, with dead fronds removed. This also applies to Bismarck palms.
- The palm trees, Ligustrum trees, and surrounding plant material are in good condition and properly maintained.
- Ornamental grasses need to be cut back, as the flower heads have died off, to improve overall appearance.

