

**BUCKHEAD TRAILS
COMMUNITY DEVELOPMENT
DISTRICT**

NOVEMBER 20, 2024

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

LANDOWNERS' MEETING

**Instructions Relating to Landowners' Meeting
of the Buckhead Trails Community Development District
for the Election of Members of the Board of Supervisors**

Date: Wednesday November 20, 2024
Time: 1:00 p.m.
Location: The Eaves Bend Amenity Center
4725 Los Robles Court
Palmetto, FL 35779

Pursuant to Chapter 190, Florida Statutes, and after a community development district (“**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (“**Board**”) every 2 years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the landowners will elect a chair to conduct the meeting. The meeting chair can be any person present at the meeting and does not need to be a landowner. If the meeting chair is a landowner or proxy holder of a landowner, they may also nominate candidates, make or second motions, and participate in the voting process. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, 3 seats on the Board will be up for election by landowners. The 2 candidates receiving the highest number of votes will receive a 4-year term and the 1 candidate receiving the next highest number of votes will receive a 2-year term. The term of office for each successful candidate shall commence upon election on November 20, 2024.

A proxy is available upon request. To be valid, each proxy must be signed by 1 of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

REGULAR MEETING

Third Order of Business

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES, ADDRESSING SEAT NUMBER DESIGNATIONS ON THE BOARD OF SUPERVISORS, AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held every two years following the creation of the District for the purpose of electing supervisors of the District; and

WHEREAS, following proper publication and notice thereof, on November 20, 2024, the owners of land within the District held a meeting for the purpose of electing supervisors to the District’s Board of Supervisors (“Board”); and

WHEREAS, at the November 20, 2024 meeting, the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board, by means of this Resolution, desires to canvas the votes, declare and certify the results of the landowner’s election, and announce the Board Members, seat number designations on the Board.

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

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown below:

_____	_____	Votes	(4 year term)	Seat #1
_____	_____	Votes	(4 year term)	Seat #2
_____	_____	Votes	(2 year term)	Seat #5

SECTION 3. Said terms of office commence on November 20, 2024.

SECTION 4. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution conflict with the provisions of any other resolution of the District, the provisions of this Resolution shall prevail.

PASSED AND ADOPTED this 20th day of November, 2024.

ATTEST:

**BUCKHEAD TRAILS COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair / Vice Chair of the Board of Supervisors

RESOLUTION 2025-02

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

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

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per section 190.006(4), Florida Statutes; and

WHEREAS, the Board of Supervisors (the “Board”) now desires to organize by designating the Officers of the District per section 190.006(6), Florida Statutes.

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

1. The following persons are elected to the offices shown, to wit:

- | | |
|-------|---------------------|
| _____ | Chairman |
| _____ | Vice-Chairman |
| _____ | Secretary |
| _____ | Treasurer |
| _____ | Assistant Treasurer |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |
| _____ | Assistant Secretary |

PASSED AND ADOPTED THIS 20th DAY OF NOVEMBER, 2024.

ATTEST:

**Buckhead Trails Community Development
District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair, Board of Supervisors

Fourth Order of Business

AMENDMENT #1
TO THE
LANDSCAPE MAINTENANCE AGREEMENT

THIS AMENDMENT #1 TO THE LANDSCAPE MAINTENANCE AGREEMENT (“Amendment”) is made and entered into this 6th day of November 2024, by and between Buckhead Trails Community Development District. (“**Customer**”) and Down to Earth Opco, LLC dba Down to Earth (“**Contractor**”).

WITNESSETH:

WHEREAS, **Customer** and **Contractor** entered into a new Landscape Maintenance Agreement dated October 15th, 2024 (“Agreement”), pursuant to which **Contractor** agreed to provide **Customer** with certain Services; and

WHEREAS, **Customer** and **Contractor** desire to modify the Agreement pursuant to this Amendment.

NOW THEREFORE, in consideration of the foregoing and the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Customer** and **Contractor** agree as follows:

1. The Agreement, as amended, including all Exhibits thereto, shall remain in full force and effect, except as modified by this Amendment.
2. Commencing on November 6th 2024, Contractor shall include additional common area and six ponds marked in future phase on updated map. The annual contract price shall be increased accordingly by \$2,885.19 per month, for a total annual increase of \$34,622.31 per year.
3. **Customer** and **Contractor** agree to abide by the provision of services, as set forth above. Capitalized terms used but not defined herein will have the meanings given to them in the Agreement.

IN WITNESS WHEREOF, THE PARTIES HAVE CAUSED THIS Amendment to be executed as of the date first set forth above.

Buckhead Trails Community Development District

**SSS Down to Earth Opco, LLC
dba Down to Earth**

By: _____
Name: _____
Title: _____

Date: _____

By: _____
Name: _____
Title: _____

Date: _____

Fifth Order of Business

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

1 The Public Hearing and regular meeting of the Board of Supervisors of Buckhead Trails I
2 Community Development District was held on Wednesday, August 28, 2024, and called to order
3 at 1:18 pm at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Boulevard, Parrish,
4 Florida 34219.

5
6 Present and constituting a quorum were:

7		
8	Carlos de la Ossa	Chairperson
9	Nicholas Dister	Vice Chairperson <i>(via phone)</i>
10	Ryan Motko	Assistant Secretary <i>(via phone)</i>
11	Alberto Viera	Assistant Secretary
12	Austin Berns	Assistant Secretary

13
14 Also present were:

15		
16	Jayna Cooper	District Manager
17	John Vericker	District Counsel
18	Brian Lamb	District Secretary

19
20 *The following is a summary of the discussions and actions taken.*

21
22 **FIRST ORDER OF BUSINESS** **Call to Order/Roll Call**

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

24
25 **SECOND ORDER OF BUSINESS** **Public Comments on Agenda Items**

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

27
28 **THIRD ORDER OF BUSINESS** **Business Items**

29 **A. Ratification of Developer Funding Agreement for Fiscal Year 2025**

30
31

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in 32 favor, Developer Funding Agreement for Fiscal Year 2025 in the 33 amount of \$83,768.32, was ratified. 5-0
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34
35 **THIRD ORDER OF BUSINESS** **Business Items (Continued)**

36 **C. General Matters of the District**

37 Goals and Objectives:

38

- Ms. Cooper explained new regulations established for all special Districts
39 by the Florida Legislature during the 2024 session. Starting October 1, 2024, all Districts
40 must establish goals and objectives, and corresponding performance measures. Districts
41 must report on these each year, starting December 1, 2025. Inframark identified the key
42 areas of Community Communication and Engagement, Infrastructure and Facilities
43 Maintenance, and Financial Transparency and Accountability.

- The Board discussed these key categories and corresponding performance measures and requested to change the number of meetings to eight (8).

B. Consideration of Resolution 2024-09, Special Districts Performance Measures & Standards- HB7013

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2024-09, Special Districts Performance Measures and Standards-HB7013, was adopted. 5-0

FOURTH ORDER OF BUSINESS **Consent Agenda**

- A. Approval of Minutes of the July 24, 2024, Public Hearing & Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures July 2024
- C. Acceptance of the Financials and Approval of the Check Register for July 2024

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

FIFTH ORDER OF BUSINESS **Staff Reports**

- A. District Counsel
 - Discussion of tracts 500 and 601 ensued.

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Tracts 500 and 601 respectively, were approved. 5-0

- B. District Engineer
 - Ms. Cooper will request *Stantec* start work on maintenance maps.
- C. District Manager

i. Community Inspection Report

The Community Inspection report was presented, a copy of which was included in the agenda package. No discussion on *Sitex* pond report.

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

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS **Audience Comments**

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, the meeting was adjourned at 1:22 pm. 5-0

Jayna Cooper
District Manager

Carlos de la Ossa
Chairperson

BUCKHEAD TRAILS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	10/4/2024	134882	\$750.00		ACCOUNTING SERVICES OCT 24
INFRAMARK LLC	10/4/2024	134882	\$375.00		ADMIN SRVCS OCT 24
INFRAMARK LLC	10/4/2024	134882	\$2,083.33		DISTRICT MANAGEMENT OCT 24
INFRAMARK LLC	10/4/2024	134882	\$50.00		RENTAL & LEASES OCT 24
INFRAMARK LLC	10/4/2024	134882	\$50.00		TECH/DATA STORAGE OCT 24
INFRAMARK LLC	10/4/2024	134882	\$100.00		WEBSITE MAINT OCT 24
INFRAMARK LLC	10/4/2024	134882	\$833.34	\$4,241.67	DISSEMINATION SERVICES OCT 24
SITEX AQUATICS, LLC	10/1/2024	9099-B	\$945.00	\$945.00	AQUATIC MAINT.
Monthly Contract Subtotal			\$5,186.67	\$5,186.67	
Regular Services					
BUSINESS OBSERVER	10/11/2024	24-00979M	\$409.06	\$409.06	NOTICE OF PUBLIC HEARING
BUSINESS OBSERVER	6/28/2024	24-00981M	\$367.50	\$367.50	LEGAL ADV
BUSINESS OBSERVER	10/11/2024	24-01572M	\$96.25	\$96.25	NOTICE OF PUBLIC HEARING
DEPT OF ECONOMIC OPPORTUNITY	10/1/2024	91212	\$175.00	\$175.00	DISTRICT FILING FEES
STANTEC CONSULTING SERVICES INC	10/4/2024	2293883	\$2,134.50	\$2,134.50	ENGG SVCS
STRALEY ROBIN VERICKER	10/17/2024	25397	\$5,042.90	\$5,042.90	PROFESSIONAL SERVICES
Regular Services Subtotal			\$8,225.21	\$8,225.21	
TOTAL			\$13,411.88	\$13,411.88	



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
#134882

DATE
10/4/2024

CUSTOMER ID
C2412

NET TERMS
Net 30

PO#

DUE DATE
11/3/2024

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

Services provided for the Month of: October 2024

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
Subtotal					4,241.67

Subtotal	\$4,241.67
Tax	\$0.00
Total Due	\$4,241.67

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

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

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

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

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

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

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



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

Invoice details

Invoice no.: 9099-B
Terms: Net 30
Invoice date: 10/01/2024
Due date: 10/31/2024

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

.Statement Date	.Serial Number	.Firm Name	.Case Name
06/28/2024	24-00979M	Inframark DNR 9.3.24	Hearing on July 24, 2024 at
06/28/2024	24-00980M	Inframark DNR 9.3.24	Hearing on July 24, 2024 at
06/28/2024	24-00981M	Inframark DNR 9.3.24	Hearing on July 24, 2024 at
08/02/2024	24-01103K	Inframark DNR 9.3.24	Champions Reserve Commi
08/09/2024	24-02448H	Inframark DNR 9.3.24	Notice of public hearing an
08/16/2024	24-02463H	Inframark DNR 9.3.24	Notice of Meeting and Publ
10/11/2024	24-01572M	Inframark DNR 9.3.24	Buckhead Trails CDD
10/11/2024	24-01573M	Inframark DNR 9.3.24	Buckhead Trails II CDD
10/11/2024	24-01574M	Inframark DNR 9.3.24	Sawgrass Village CDD

.Case Number	.Formal Type	.P.O. Number	.Amount Due
: 1:00pm; Sawgrass Village C	Notice of Public Hearing		409.06
: 1:00pm; Buckhead Trails II	Notice of Public Hearing		332.5
: 1:00pm; Buckhead Trails CI	Notice of Public Hearing		367.5
unity Development District	Notice		625.62
d board of supervisors mee	Notice of Public Hearing		122.5
lic Hearing on Proposed Rev	Notice of Meeting		96.25
	Notice of FY 2024/2025 Meeting Schedule		96.25
	Notice of FY 2024/2025 Meeting Schedule		96.25
	Notice of FY 2024/2025 Meeting Schedule		96.25
			2242.18

Business Observer

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

INVOICE

Legal Advertising

Invoice # 24-00979M

Date 06/28/2024

Attn:
Inframark DNR 9.3.24
2005 PAN AM CIRCLE, SUITE 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 # 24-00979M Notice of Public Hearing RE: Hearing on July 24, 2024 at 1:00pm; Sawgrass Village CDD Published: 6/28/2024	\$409.06
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Paid	()
Total	\$409.06

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first publication date of your notice.

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Invoice # 24-00980M

Date 06/28/2024

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2005 PAN AM CIRCLE, SUITE 300
TAMPA FL 33607

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1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 24-00980M Notice of Public Hearing RE: Hearing on July 24, 2024 at 1:00pm; Buckhead Trails II CDD Published: 6/28/2024	\$332.50
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Paid	()
Total	\$332.50

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Invoice # 24-00981M

Date 06/28/2024

Attn:
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2005 PAN AM CIRCLE, SUITE 300
TAMPA FL 33607

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1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 24-00981M Notice of Public Hearing RE: Hearing on July 24, 2024 at 1:00pm; Buckhead Trails CDD Published: 6/28/2024	\$367.50
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Paid	()
Total	\$367.50

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INVOICE

Legal Advertising

Invoice # 24-01103K

Date 08/02/2024

Attn:
Inframark DNR 9.3.24
2005 PAN AM CIRCLE, SUITE 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 # 24-01103K Notice RE: Champions Reserve Community Development District Notice of Public Hearing and Meeting on August 28, 2024 at 6:00 p.m. Published: 8/2/2024, 8/9/2024	\$625.62
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Paid	()
Total	\$625.62

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INVOICE

Legal Advertising

Invoice # 24-02448H

Date 08/09/2024

Attn:
Inframark DNR 9.3.24
2005 PAN AM CIRCLE, SUITE 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 # 24-02448H Notice of Public Hearing RE: Notice of public hearing and board of supervisors meeting of Gas Worx CDD Published: 8/9/2024, 8/16/2024	\$122.50
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Paid	()
Total	\$122.50

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INVOICE

Legal Advertising

**Notice of Public Hearing and Board
of Supervisors Meeting of the
Gas Worx Community
Development District**

The Board of Supervisors (the "Board") of the Gas Worx Community Development District (the "District") will hold public hearings and a meeting on August 28, 2024, at 12:00 p.m. at the Offices of Kettler's located at 1314 E. 7th Avenue, Tampa, Florida 33605.

The purpose of the public hearings are to receive public comments on the proposed adoption of the District's fiscal year 2024-2025 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at brian.lamb@inframark.com or via phone at (813) 873-7300.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Brian Lamb
District Manager
August 9, 16, 2024 24-02448H

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

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 24-02463H

Date 08/16/2024

Attn:
Inframark DNR 9.3.24
2005 PAN AM CIRCLE, SUITE 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 # 24-02463H Notice of Meeting RE: Notice of Meeting and Public Hearing on Proposed Revisions to Polices, Fees and Rates Published: 8/16/2024	\$96.25
--	---------

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	\$96.25

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first publication date of your notice.

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

INVOICE

Legal Advertising

**Carlton Lakes Community Development District
Notice of Meeting and Public Hearing on Proposed Revisions to
Policies, Fees, and Rates for Recreational Facilities**

The Carlton Lake Community Development District (the "District") hereby gives public notice of a meeting of its Board of Supervisors (the "Board") and a public hearing, to review and adopt proposed revisions to its policies, fees, and rates related to its recreational facilities. The public hearing will take place during the District's Board of Supervisors (the "Board") meeting on **Thursday, September 5, 2024, at 6:00 p.m.** at the Carlton Lakes Clubhouse, 11404 Carlton Fields Drive, Riverview, FL 33579.

The hearing will be for the purpose of receiving input on such items, providing for efficient and effective District operations and permitting rentals and use of District's properties are borne in a fair manner for all user types. The proposed rates and fees are:

	Resident Rate	Non-Resident Rate	Rental Length
Refundable Rental Deposit	\$250	\$500	
Small Clubhouse Room	\$50 per hour	\$100 per hour	2-hour maximum
Large Clubhouse Room	\$50 per hour	\$100 per hour	2-hour maximum

The proposed rates and fees may be adjusted at the public hearing pursuant to discussion by the Board and public comments. At the conclusion of the hearing, the Board shall adopt the policies and rate and fee schedules as finally approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment of such policies and rate and fee schedules. The use of the District's recreational facilities are subject to the District's adopted policies.

A copy of the agenda will be available 7 days in advance of the meeting on the District's website at: <https://www.carltonlakescdd.org/> or by contacting Kristee Cole, the District Manager, via email at kristee.cole@inframark.com or via phone at 813.382.7355.

All interested parties may appear at the meeting and be heard. This meeting and public hearing may be continued to a date, time, and place to be specified on the record at the meeting or public hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice) for aid in contacting the District Manager.

August 16, 2024

24-02463H

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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Business Observer

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Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 24-01572M

Date 10/11/2024

Attn:
Inframark DNR 9.3.24
2005 PAN AM CIRCLE, SUITE 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 # 24-01572M Notice of FY 2024/2025 Meeting Schedule RE: Buckhead Trails CDD Published: 10/11/2024	\$96.25
--	---------

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businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$96.25

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

INVOICE

Legal Advertising

Notice of FY 2025 Meeting Schedule Buckhead Trails Community Development District

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

Wednesday, October 23, 2024
Wednesday, November 20, 2024
Wednesday, December 11, 2024
Wednesday, January 22, 2025
Wednesday, February 26, 2025
Wednesday, March 26, 2025
Wednesday, April 23, 2025
Wednesday, May 28, 2025
Wednesday, June 25, 2025
Wednesday, July 23, 2025
Wednesday, August 27, 2025
Wednesday, September 24, 2025

Meetings may be rescheduled or canceled due to the holiday.

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or 813-873-7300 extension 322, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Inframark at 813-873-7300, extension 322, at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please get in touch with the Florida Relay Service at 711 for aid in contacting the District.

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

Jayna Cooper
District Manager
October 11, 2024

24-01572M

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Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 24-01573M

Date 10/11/2024

Attn:
Inframark DNR 9.3.24
2005 PAN AM CIRCLE, SUITE 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 # 24-01573M Notice of FY 2024/2025 Meeting Schedule RE: Buckhead Trails II CDD Published: 10/11/2024	\$96.25

Important Message		Paid
Please include our Serial # on your check	Pay by credit card online: https://legals. businessobserverfl. com/send-payment/	()
		Total \$96.25

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

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INVOICE

Legal Advertising

Notice of FY 2024/2025 Meeting Schedule Buckhead Trails II Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that for the Fiscal Year 2024/2025, regular meetings of the Board of Supervisors of the Buckhead Trails II Community Development District are scheduled to be held at **1:00 p.m. at the Eaves Bend Amenity Center located at 4725 Los Robles Court, Palmetto, FL 35779** as follows:

Wednesday, October 23, 2024
Wednesday, November 20, 2024
Wednesday, December 11, 2024
Wednesday, January 22, 2025
Wednesday, February 26, 2025
Wednesday, March 26, 2025
Wednesday, April 23, 2025
Wednesday, May 28, 2025
Wednesday, June 25, 2025
Wednesday, July 23, 2025
Wednesday, August 27, 2025
Wednesday, September 24, 2025

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

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or 813-873-7300 extension 322, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Inframark at 813-873-7300, extension 322, at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please get in touch with the Florida Relay Service at 711 for aid in contacting the District.

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

Jayna Cooper
District Manager
October 11, 2024

24-01573M

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Legal Advertising

Invoice # 24-01574M

Date 10/11/2024

Attn:
Inframark DNR 9.3.24
2005 PAN AM CIRCLE, SUITE 300
TAMPA FL 33607

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Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 24-01574M Notice of FY 2024/2025 Meeting Schedule RE: Sawgrass Village CDD Published: 10/11/2024	\$96.25
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businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid	()
Total	\$96.25

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INVOICE

Legal Advertising

Notice of FY 2024/2025 Meeting Schedule Sawgrass Village Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that for the Fiscal Year 2024/2025, regular meetings of the Board of Supervisors of the Sawgrass Village Community Development District are scheduled to be held at **1:00 p.m. at the Eaves Bend Amenity Center located at 4725 Los Robles Court, Palmetto, FL 35779** as follows:

Wednesday, October 23, 2024
Wednesday, November 20, 2024
Wednesday, December 11, 2024
Wednesday, January 22, 2025
Wednesday, February 26, 2025
Wednesday, March 26, 2025
Wednesday, April 23, 2025
Wednesday, May 28, 2025
Wednesday, June 25, 2025
Wednesday, July 23, 2025
Wednesday, August 27, 2025
Wednesday, September 24, 2025

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

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or 813-873-7300 extension 322, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Inframark at 813-873-7300, extension 322, at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please get in touch with the Florida Relay Service at 711 for aid in contacting the District.

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

Jayna Cooper
District Manager
October 11, 2024

24-01574M

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INVOICE

Legal Advertising

Invoice # 24-00981M

Date 06/28/2024

Attn:
Inframark DNR 9.3.24
2005 PAN AM CIRCLE, SUITE 300
TAMPA FL 33607

Please make checks payable to:
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Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 24-00981M Notice of Public Hearing RE: Hearing on July 24, 2024 at 1:00pm; Buckhead Trails CDD Published: 6/28/2024	\$367.50
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Paid	()
Total	\$367.50

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 24-01572M

Date 10/11/2024

Attn:
Inframark DNR 9.3.24
2005 PAN AM CIRCLE, SUITE 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 # 24-01572M Notice of FY 2024/2025 Meeting Schedule RE: Buckhead Trails CDD Published: 10/11/2024	\$96.25
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Total	\$96.25

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Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of FY 2025 Meeting Schedule Buckhead Trails Community Development District

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Wednesday, October 23, 2024
Wednesday, November 20, 2024
Wednesday, December 11, 2024
Wednesday, January 22, 2025
Wednesday, February 26, 2025
Wednesday, March 26, 2025
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Wednesday, July 23, 2025
Wednesday, August 27, 2025
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Jayna Cooper
District Manager
October 11, 2024

24-01572M

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FloridaCommerce, Special District Accountability Program

Fiscal Year 2024 - 2025 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: 10/01/2024				Invoice No: 91212
Annual Fee: \$175.00	1st Late Fee: \$0.00	2nd Late Fee: \$0.00	Received: \$0.00	Total Due, Postmarked by 12/02/2024: \$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:

000191

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:  Date 10/14/24

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 2022 - 2023 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 2022 - 2023 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.

.Statement Date	.Serial Number	.Firm Name	.Case Name
06/28/2024	24-00979M	Inframark DNR 9.3.24	Hearing on July 24, 2024 at
06/28/2024	24-00980M	Inframark DNR 9.3.24	Hearing on July 24, 2024 at
06/28/2024	24-00981M	Inframark DNR 9.3.24	Hearing on July 24, 2024 at
08/02/2024	24-01103K	Inframark DNR 9.3.24	Champions Reserve Commi
08/09/2024	24-02448H	Inframark DNR 9.3.24	Notice of public hearing an
08/16/2024	24-02463H	Inframark DNR 9.3.24	Notice of Meeting and Publ
10/11/2024	24-01572M	Inframark DNR 9.3.24	Buckhead Trails CDD
10/11/2024	24-01573M	Inframark DNR 9.3.24	Buckhead Trails II CDD
10/11/2024	24-01574M	Inframark DNR 9.3.24	Sawgrass Village CDD

.Case Number	.Formal Type	.P.O. Number	.Amount Due
: 1:00pm; Sawgrass Village C	Notice of Public Hearing		409.06
: 1:00pm; Buckhead Trails II	Notice of Public Hearing		332.5
: 1:00pm; Buckhead Trails CI	Notice of Public Hearing		367.5
unity Development District	Notice		625.62
d board of supervisors mee	Notice of Public Hearing		122.5
lic Hearing on Proposed Rev	Notice of Meeting		96.25
	Notice of FY 2024/2025 Meeting Schedule		96.25
	Notice of FY 2024/2025 Meeting Schedule		96.25
	Notice of FY 2024/2025 Meeting Schedule		96.25
			2242.18

Invoice Number	2293883
Invoice Date	October 4, 2024
Purchase Order	215617042
Customer Number	177483
Project Number	215617042

Bill To

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

Please Remit To

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

Project	Buckhead Trails CDD			
	Project Manager	Sahebkar, Hamid	For Period Ending	October 1, 2024
	Current Invoice Total (USD)	2,134.50		

Top Task	2024	FY2024 General Consulting		
Professional Services				
Category/Employee		Current Hours	Rate	Current Amount
	Nurse, Vanessa M	12.50	160.00	2,000.00
	Sahebkar, Hamidreza (Hamid)	0.50	269.00	134.50
	Subtotal Professional Services	<u>13.00</u>		<u>2,134.50</u>
Top Task Subtotal	FY2024 General Consulting			2,134.50
	Total Fees & Disbursements			<u>2,134.50</u>
	INVOICE TOTAL (USD)			2,134.50

Due upon receipt or in accordance with terms of the contract

Billing Backup

Date	Project	Task	Expnd Type	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2024-06-28	215617042	2024	Direct - Regular	NURSE, VANESSA M	0.75	160.00	120.00	REQUISITIONS	
2024-07-29	215617042	2024	Direct - Regular	NURSE, VANESSA M	0.75	160.00	120.00	REQUISITIONS	
2024-08-07	215617042	2024	Direct - Regular	NURSE, VANESSA M	0.25	160.00	40.00	UPDATED CLIENT INFO SPREADSHEET IN PREPARATION OF OPENING FY2025 TASKS	
2024-08-15	215617042	2024	Direct - Regular	NURSE, VANESSA M	2.00	160.00	320.00	REQUISITIONS	
2024-08-20	215617042	2024	Direct - Regular	NURSE, VANESSA M	1.00	160.00	160.00	REQUISITIONS	
2024-08-27	215617042	2024	Direct - Regular	NURSE, VANESSA M	1.00	160.00	160.00	PROCESS REQUISITIONS	
2024-08-29	215617042	2024	Direct - Regular	NURSE, VANESSA M	2.00	160.00	320.00	PROCESS REQUISITIONS	
2024-09-03	215617042	2024	Direct - Regular	NURSE, VANESSA M	1.50	160.00	240.00	REQUISITIONS	
2024-09-04	215617042	2024	Direct - Regular	NURSE, VANESSA M	0.25	160.00	40.00	CORRESPONDENCE RE: NEW COMMUNITY MAPPING	
2024-09-11	215617042	2024	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2024-09-12	215617042	2024	Direct - Regular	NURSE, VANESSA M	0.25	160.00	40.00	REQUISITIONS	
2024-09-16	215617042	2024	Direct - Regular	NURSE, VANESSA M	0.25	160.00	40.00	REQUISITIONS	
2024-09-18	215617042	2024	Direct - Regular	NURSE, VANESSA M	1.00	160.00	160.00	REQUISITIONS	
2024-09-25	215617042	2024	Direct - Overtime	NURSE, VANESSA M	0.50	160.00	80.00	PROJECT COORDINATION RE: CEASE AND DESIST	
2024-09-25	215617042	2024	Direct - Regular	NURSE, VANESSA M	0.50	160.00	80.00	REQUISITIONS	
2024-08-27	215617042	2024	Direct - Regular	SAHEBKAR, HAMIDREZA (HAMID)	0.25	269.00	67.25	REPORTS	
2024-09-09	215617042	2024	Direct - Regular	SAHEBKAR, HAMIDREZA (HAMID)	0.25	269.00	67.25	REQUISITION	
Total Project 215617042					13.00		\$2,134.50		

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Buckhead Trails Community Development District
 Infarmark
 2005 Pan Am Circle
 Suite 300
 Tampa, FL 33607

October 17, 2024
 Client: 001586
 Matter: 000001
 Invoice #: 25397

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
9/3/2024	CAW	ATTEND SIGNING OF (2) DEEDS CONVEYING TRACTS FROM EPG AND EPG2 TO THE DISTRICT; PREPARE AND SUBMIT DEEDS FOR RECORDING; SEND DEEDS TO DISTRICT.	1.0	\$325.00
9/10/2024	LB	REVIEW CORRESPONDENCE FROM L. POPELKA AND C. DE LA OSSA RE BUDGET FUNDING AGREEMENT FOR FY 2024-2025 BUDGET; REVIEW FILES RE SAME; PREPARE RESPONSE TO L. POPELKA AND C. DE LA OSSA RE SAME; RECEIPT OF EXECUTED BUDGET FUNDING AGREEMENT.	0.2	\$35.00
9/12/2024	CAW	REVIEW FIVE (5) PROPOSED PLATS AND RELATED PROPERTY RECORDS TO VERIFY THAT DISTRICT'S INTERESTS ARE BEING PROPERLY DEDICATED; PROVIDE COMMENTS ON REQUIRED CHANGES.	2.8	\$910.00
9/13/2024	MB	REVIEW EMAILS FROM DISTRICT MANAGER REGARDING LANDSCAPE MAINTENANCE ADDENDUM; PREPARE LANDSCAPE MAINTENANCE AGREEMENT ADDENDUM #2.	1.2	\$390.00
9/15/2024	JMV	PREPARE LANDOWNER ELECTION NOTICE.	0.8	\$300.00
9/16/2024	MB	REVIEW DISTRICT LANDSCAPE MAINTENANCE AGREEMENT AND ADDENDUMS; EMAIL TO DISTRICT MANAGER REGARDING DISTRICT LANDSCAPE MAINTENANCE AGREEMENT.	0.4	\$130.00
9/20/2024	MS	FINALIZE AND TRANSMIT PUBLICATION AD FOR LANDOWNERS ELECTION.	0.3	\$52.50
9/20/2024	KCH	PREPARE FOR AND ATTEND OPERATIONS MEETING.	0.5	\$162.50

SERVICES

Date	Person	Description of Services	Hours	Amount
9/20/2024	MB	REVIEW AND RESPOND TO EMAIL FROM DISTRICT MANAGER REGARDING DISTRICT LANDSCAPE SCOPE OF SERVICES; REVIEW DISTRICT LANDSCAPE AND POND BANK MAINTENANCE MAPS; PREPARE LANDSCAPE MAINTENANCE SERVICES AGREEMENT; PREPARE ANTI-HUMAN TRAFFICKING AFFIDAVIT.	3.6	\$1,170.00
9/24/2024	MB	REVIEW EMAIL FROM DISTRICT MANAGER REGARDING LANDSCAPE SCOPE OF SERVICES; REVIEW AND REVISE LANDSCAPE SCOPE OF SERVICES AND LANDSCAPE MAINTENANCE MASTER AGREEMENT.	2.9	\$942.50
9/25/2024	JMV	REVIEW EMAIL FROM J. COOPER; REVIEW FPL CORESPONDENCE; REVIEW EMAIL FROM R. BARNES.	0.7	\$262.50
9/30/2024	MS	PREPARE RESOLUTION CANVASSING AND CERTIFYING THE ELECTION; PREPARE RESOLUTION DESIGNATION OFFICERS; PREPARE INSTRUCTIONS, PROXY, AND BALLOTS.	1.6	\$280.00
Total Professional Services			16.0	\$4,960.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
9/4/2024	Simplefile E-Recording- Filing Fee- Filing Fees	\$82.90
Total Disbursements		\$82.90

Total Services	\$4,960.00	
Total Disbursements	\$82.90	
Total Current Charges		\$5,042.90
Previous Balance		\$4,212.50
PAY THIS AMOUNT		\$9,255.40

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
25059	August 07, 2024	\$1,767.50	\$0.00	\$0.00	\$0.00	\$6,810.40
25296	September 12, 2024	\$2,445.00	\$0.00	\$0.00	\$0.00	\$7,487.90
Total Remaining Balance Due						\$9,255.40

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$5,042.90	\$2,445.00	\$1,767.50	\$0.00

Buckhead Trails Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2024

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, 2024

(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	\$ 9,839	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,839
Due From Developer	21,120	-	-	-	-	-	-	21,120
Due From Other Funds	500,107	-	-	-	95	-	-	500,202
Investments:								
Acq. & Construction - Amenity	-	-	-	919,176	-	-	-	919,176
Acq. & Construction - Other	-	-	-	-	5,147,059	-	-	5,147,059
Acquisition & Construction Account	-	-	-	5	2,228,262	-	-	2,228,267
Reserve Fund	-	871,128	1,122,005	-	-	-	-	1,993,133
Revenue Fund	-	341,644	542,167	-	-	-	-	883,811
Sinking fund	-	1	-	-	-	-	-	1
Fixed Assets								
Construction Work In Process	-	-	-	-	-	1,500	-	1,500
Amount To Be Provided	-	-	-	-	-	-	12,530,000	12,530,000
TOTAL ASSETS	\$ 531,066	\$ 1,212,773	\$ 1,664,172	\$ 919,181	\$ 7,375,416	\$ 1,500	\$ 12,530,000	\$ 24,234,108
LIABILITIES								
Accounts Payable	\$ 19,492	\$ -	\$ -	\$ 254,308	\$ -	\$ -	\$ -	\$ 273,800
Bonds Payable	-	-	-	-	-	-	12,530,000	12,530,000
Due To Other Funds	-	496,208	95	3,899	-	-	-	500,202
Deferred Inflow of Resources	21,120	-	-	-	-	-	-	21,120
TOTAL LIABILITIES	40,612	496,208	95	258,207	-	-	12,530,000	13,325,122

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2024

(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			
FUND BALANCES								
Restricted for:								
Debt Service	-	716,565	1,664,077	-	-	-	-	2,380,642
Capital Projects	-	-	-	660,974	7,375,416	-	-	8,036,390
Unassigned:	490,454	-	-	-	-	1,500	-	491,954
TOTAL FUND BALANCES	490,454	716,565	1,664,077	660,974	7,375,416	1,500	-	10,908,986
TOTAL LIABILITIES & FUND BALANCES	\$ 531,066	\$ 1,212,773	\$ 1,664,172	\$ 919,181	\$ 7,375,416	\$ 1,500	\$ 12,530,000	\$ 24,234,108

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending October 31, 2024
 General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Developer Contribution	\$ 515,745	\$ 25,000	\$ (490,745)	4.85%
TOTAL REVENUES	515,745	25,000	(490,745)	4.85%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	-	12,000	0.00%
ProfServ-Administrative	4,500	375	4,125	8.33%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	11,500	833	10,667	7.24%
ProfServ-Info Technology	600	50	550	8.33%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	5,043	4,457	53.08%
District Engineer	9,500	2,135	7,365	22.47%
District Manager	25,000	2,083	22,917	8.33%
Accounting Services	9,000	750	8,250	8.33%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,600	-	1,600	0.00%
Postage	500	-	500	0.00%
Rentals & Leases	600	50	550	8.33%
Public Officials Insurance	2,574	-	2,574	0.00%
Insurance -Property & Casualty	20,000	-	20,000	0.00%
Insurance Deductible	1,000	-	1,000	0.00%
Legal Advertising	3,500	648	2,852	18.51%
Bank Fees	100	-	100	0.00%
Financial & Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	1,000	-	1,000	0.00%
Entry System-Key Fob	2,000	-	2,000	0.00%
Website Administration	1,200	100	1,100	8.33%
Office Supplies	100	-	100	0.00%
Janitorial Supplies	1,500	-	1,500	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	142,549	12,242	130,307	8.59%

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending October 31, 2024
 General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Contracts-Janitorial Services	16,000	-	16,000	0.00%
Contracts-Landscape	150,000	19,212	130,788	12.81%
Contracts-Aquatic Control	38,000	945	37,055	2.49%
Contracts-Pools	24,000	-	24,000	0.00%
Amenity Center Pest Control	1,800	-	1,800	0.00%
Electricity - Streetlights	50,000	500	49,500	1.00%
Insurance - General Liability	3,146	-	3,146	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	-	20,000	0.00%
R&M-Security Cameras	2,000	-	2,000	0.00%
Security System Monitoring	6,000	-	6,000	0.00%
R&M - Amenity Center	10,000	-	10,000	0.00%
Sidewalk & Pavement Repair	2,000	-	2,000	0.00%
Garbage Collection	3,000	-	3,000	0.00%
Miscellaneous Maintenance	10,000	-	10,000	0.00%
Furniture Repair/Replacement	5,000	-	5,000	0.00%
Access Control Maintenance & Repair	5,000	-	5,000	0.00%
Special Events	10,000	-	10,000	0.00%
Dog Waste Station Supplies	4,000	-	4,000	0.00%
Total Other Physical Environment	372,946	20,657	352,289	5.54%
<u>Contingency</u>				
Misc-Contingency	250	-	250	0.00%
Total Contingency	250	-	250	0.00%
TOTAL EXPENDITURES	515,745	32,899	482,846	6.38%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(7,899)	(7,899)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		498,353		
FUND BALANCE, ENDING		\$ 490,454		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending October 31, 2024
 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	\$ -	\$ 46,484	\$ 46,484	0.00%
Special Assmnts- CDD Collected	868,775	25,769	(843,006)	2.97%
TOTAL REVENUES	868,775	72,253	(796,522)	8.32%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	190,000	-	190,000	0.00%
Interest Expense	678,775	-	678,775	0.00%
Total Debt Service	868,775	-	868,775	0.00%
TOTAL EXPENDITURES	868,775	-	868,775	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	72,253	72,253	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		644,312		
FUND BALANCE, ENDING		\$ 716,565		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending October 31, 2024
 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	\$ -	\$ 1,363,523	\$ 1,363,523	0.00%
Special Assmnts- CDD Collected	1,117,985	300,554	(817,431)	26.88%
TOTAL REVENUES	1,117,985	1,664,077	546,092	148.85%
EXPENDITURES				
Principal Debt Retirement	220,000	-	220,000	0.00%
Interest Expense	897,985	-	897,985	0.00%
Total	1,117,985	-	1,117,985	0.00%
TOTAL EXPENDITURES	1,117,985	-	1,117,985	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	1,664,077	1,664,077	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 1,664,077		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending October 31, 2024
 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	\$ -	\$ (1,916,582)	\$ (1,916,582)	0.00%
TOTAL REVENUES	-	(1,916,582)	(1,916,582)	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(1,916,582)	(1,916,582)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		2,577,556		
FUND BALANCE, ENDING		<u>\$ 660,974</u>		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending October 31, 2024
 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	\$ -	\$ 8,180,040	\$ 8,180,040	0.00%
TOTAL REVENUES	-	8,180,040	8,180,040	0.00%
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	804,624	(804,624)	0.00%
Total Construction In Progress	-	804,624	(804,624)	0.00%
TOTAL EXPENDITURES	-	804,624	(804,624)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	7,375,416	7,375,416	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 7,375,416		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending October 31, 2024
 General Fixed Assets Fund (900)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,500		
FUND BALANCE, ENDING		<u>\$ 1,500</u>		

Bank Account Statement

Buckhead Trails CDD

Bank Account No. 2256
Statement No. 10-24

Statement Date 10/31/2024

G/L Account No. 101001 Balance	9,839.43	Statement Balance	19,891.50
Positive Adjustments	0.00	Outstanding Deposits	0.00
Subtotal	9,839.43	Subtotal	19,891.50
Negative Adjustments	0.00	Outstanding Checks	-10,052.07
Ending G/L Balance	9,839.43	Ending Balance	9,839.43

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
10/21/2024	Payment	BD00003	Deposit No. BD00003	25,000.00	25,000.00	0.00
Total Deposits				25,000.00	25,000.00	0.00
Checks						
10/24/2024	Payment	1141	Check for Vendor V00012	-356.00	-356.00	0.00
10/24/2024	Payment	1142	Check for Vendor V00008	-175.00	-175.00	0.00
10/24/2024	Payment	1143	Check for Vendor V00009	-5,408.00	-5,408.00	0.00
10/24/2024	Payment	1144	Check for Vendor V00021	-2,134.50	-2,134.50	0.00
10/24/2024	Payment	1145	Check for Vendor V00003	-4,212.50	-4,212.50	0.00
10/25/2024	Payment	1148	Check for Vendor V00030	-945.00	-945.00	0.00
10/29/2024	Payment	DD105	Payment of Invoice 000330	-500.00	-500.00	0.00
Total Checks				-13,731.00	-13,731.00	0.00
Adjustments						
Total Adjustments						
Outstanding Checks						
08/01/2024	Payment	1126	Check for Vendor V00015			-200.00
09/13/2024	Payment	1139	Check for Vendor V00015			-200.00
10/25/2024	Payment	1146	Check for Vendor V00017			-367.50
10/25/2024	Payment	1147	Check for Vendor V00007			-4,241.67
10/25/2024	Payment	1149	Check for Vendor V00003			-5,042.90
Total Outstanding Checks						-10,052.07
Outstanding Deposits						
Total Outstanding Deposits						

Sixth Order of Business



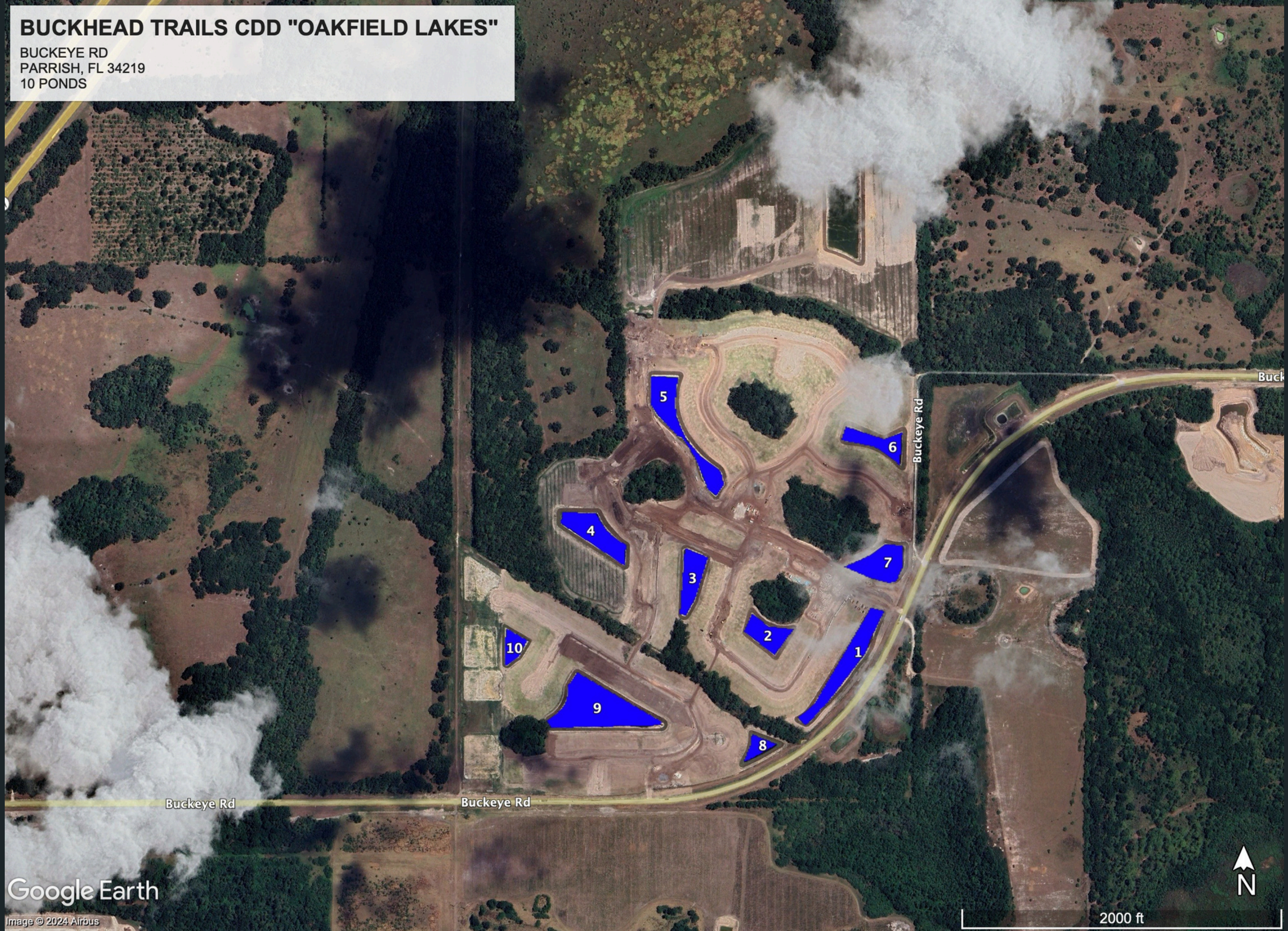
MONTHLY REPORT

OCTOBER, 2024



BUCKHEAD TRAILS CDD "OAKFIELD LAKES"

BUCKEYE RD
PARRISH, FL 34219
10 PONDS



Prepared for:

Prepared By: Devon Craig

SUMMARY:

Heavy rainfall has restricted the normal use of preventative maintenance as it gets washed out of the outfall structures. This is causing us to be more reactive to algae and submerged vegetation blooms. Nearing the end of hurricane season we will start reapplying preventative measures to ensure ponds look aesthetically pleasing as well as maximizing function. Fingers crossed air temperatures will slowly start dropping in the next few weeks as well and will thus start dropping water temps.



Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Shoreline Vegetation.



Pond #3 Treated for Algae and Shoreline Vegetation.



Pond #4 Treated for Shoreline Vegetation.



Pond #5 Treated for Algae and Shoreline Vegetation.



Pond #6 Treated for Shoreline Vegetation.



Pond #7 Treated for Algae and Shoreline Vegetation.



Pond #8 Treated for Shoreline Vegetation.



Pond #9 Treated for Shoreline Vegetation.



Pond #10 Treated for Shoreline Vegetation.