

**BUCKHEAD TRAILS
COMMUNITY DEVELOPMENT
DISTRICT**

APRIL 23, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Buckhead Trails Community Development District

Agenda Page 2

Board of Supervisors

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

District Staff

Brian Lamb, District Secretary
Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

The Regular Meetings of Buckhead Trails Community Development District will be held on **April 23, 2025, at 1:00 p.m. at the Eves Bend Clubhouse located at 4725 Los Robles Court, Palmetto, FL 34221.** For those who intend to call in below is the Team link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Microsoft Teams meeting: [Join the meeting now](#)

Meeting ID: 297 513 196 015 Passcode: yXMMVB

[+1 646-838-1601,,842226542#](#) Phone conference ID: 842 226 542#

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

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
3. **BUSINESS ITEMS**
 - A. Ratification of Annuals Replacement Job #110602
 - B. Ratification of Inframark 1st Amendment for Field Services
4. **CONSENT AGENDA**
 - A. Approval of Minutes of the February 26, 2025 Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures February 2025
 - C. Acceptance of the Financials and Approval of the Check Register for February 2025
5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Community Inspection Report
6. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
7. **ADJOURNMENT**

The next Meeting is scheduled for Wednesday, May 28, 2025 at 1:00 p.m.

Third Order of Business

Estimate: #110602



Down to Earth

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

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

Front entry way annuals 2/16

Estimated Job Start Date

March 28, 2025

Proposed By

Dave Towsley

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$765.00
Annuals	4.5"	360	\$4.25	\$1,531.62
Comand Scape Planting Mix	Cubic Yard	2	\$133.50	\$267.00
Irrigation Repairs				
Irrigation Labor (Hide)				\$340.00
Miscellaneous Irrigation Parts	Each	1	\$200.00	\$200.00
			Subtotal	\$3,103.62
			Estimated Tax	\$0.00
			Job Total	\$3,103.62

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/>.

Install seasonal annuals at the front entrance.

Install bedding soil.

Modify irrigation as needed. Add micro sprays



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:

Dave Towsley
Down to Earth

04/01/2025

Date

Agreed & Accepted By:

Jayna Cooper

Buckhead Trails Pond
Maintenance

4-1-25

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/>.

**FIRST AMENDMENT TO THE MANAGEMENT
SERVICES MASTER AGREEMENT BETWEEN
BUCKHEAD TRAILS CDD AND INFRAMARK, LLC**

THIS AMENDMENT is entered into and effective on February 17, 2025, as set forth by and between Buckhead Trails CDD (“DISTRICT”) and Inframark, LLC (“SERVICE COMPANY”).

WHEREAS, SERVICE COMPANY and DISTRICT entered into a management services master agreement on February 4, 2022 (the “Agreement”), where SERVICE COMPANY would provide district management services to the DISTRICT, and

WHEREAS the SERVICE COMPANY and DISTRICT now wish to amend the Agreement by adjusting the frequency and compensation for field services; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to amend the Agreement as follows:

1. The annual compensation for Field Management as set forth in Schedule B shall be increased from \$12,000.00 to \$16,000.00 for both Active Site Development & Resident Services and Established Resident Services stages. The DISTRICT shall pay SERVICE COMPANY this compensation in equal monthly installments of \$1,333.33. SERVICE COMPANY shall provide monthly invoices to the DISTRICT and DISTRICT shall pay such invoices within thirty (30) days of receipt of invoice. This compensation to the SERVICE COMPANY will be adjusted annually in budget to reflect wage and cost of living increases for staff.
2. Schedule A, Section E (8) shall be replaced in its entirety with the following:

“The Field Operations Inspector shall conduct community inspections weekly and provide field summary reports. The purpose of the inspections is to identify any community deficiencies, be able to assist the District Manager and any District employees in their daily tasks, report on vendor progress, and communicate status and issues to the District Manager.”
3. Except as provided in this First Amendment, the other terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between the terms of this First Amendment and terms of the Agreement, the terms of this First Amendment shall prevail.
4. This First Amendment is binding upon the parties hereto and their respective legal representatives, successors, and assigns.

IN WITNESS WHEREOF, the parties hereto have duly executed this First Amendment as of this 13th day of March 2025.

Inframark, LLC

DocuSigned by:
By: *Chris Tarase*

41808B12D02B415...
Name: Chris Tarase

Title: President

Buckhead Trails CDD

Signed By:
By: *Carlos de la Ossa*

CC0CB251E795481...
Name: Carlos de la Ossa

Title: Chairperson

Fourth Order of Business

- 44 **FOURTH ORDER OF BUSINESS** **Consent Agenda**
- 45 **A. Approval of Minutes of the December 11, 2024 Regular Meeting**
- 46 **B. Consideration of Operation and Maintenance Expenditures December 2024**
- 47 **C. Acceptance of the Financials and Approval of the Check Register for December**
- 48 **2024**
- 49 **D. Consideration of Operation and Maintenance Expenditures January 2025**
- 50 **E. Acceptance of the Financials and Approval of the Check Register for January**
- 51 **2025**

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

- 55
- 56 **FIFTH ORDER OF BUSINESS** **Staff Reports**
- 57 **A. District Counsel**
- 58 **B. District Engineer**
- 59 **C. District Manager**

There being no reports, the next order of business followed.

- 61
- 62 **SIXTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**
- 63 **Comments**

There being none, the next order of business followed.

- 64
- 65
- 66 **SEVENTH ORDER OF BUSINESS** **Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, the meeting was adjourned at 1:06 pm. 4-0

76 _____
 Jayna Cooper
 District Manager

76 _____
 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	1/27/2025	142074	\$8.97	\$8.97	Postage
INFRAMARK LLC	2/1/2025	142895	\$750.00		ACCOUNTING SRVCS
INFRAMARK LLC	2/1/2025	142895	\$375.00		ADMIN SRVCS
INFRAMARK LLC	2/1/2025	142895	\$2,083.33		DISTRICT MGMT SRVCS
INFRAMARK LLC	2/1/2025	142895	\$50.00		Rentals & Leases
INFRAMARK LLC	2/1/2025	142895	\$50.00		Tech & Data Storage
INFRAMARK LLC	2/1/2025	142895	\$100.00		Website
INFRAMARK LLC	2/1/2025	142895	\$833.34	\$4,241.67	DISS SRVCS
INFRAMARK LLC	2/18/2025	143770	\$2.76	\$2.76	POSTAGE
SITEX AQUATICS, LLC	2/1/2025	9514-B	\$945.00	\$945.00	MONTHLY SERV
STANTEC CONSULTING SERVICES INC	2/6/2025	2354016	\$6,599.75	\$6,599.75	ENG SVCS 2/6/25
STRALEY ROBIN VERICKER	2/5/2025	25960	\$1,205.00	\$1,205.00	District Counsel
Monthly Contract Subtotal			\$13,003.15	\$13,003.15	
Utilities					
PEACE RIVER ELECTRIC	2/5/2025	020525-8005	\$121.04	\$121.04	ELECTRIC
PEACE RIVER ELECTRIC	2/5/2025	020525-8002	\$114.12	\$114.12	ELECTRIC
PEACE RIVER ELECTRIC	2/5/2025	020525-8003	\$123.12	\$123.12	ELECTRIC
PEACE RIVER ELECTRIC	2/5/2025	020525-8007	\$105.83	\$105.83	ELECTRIC
PEACE RIVER ELECTRIC	2/5/2025	020525-8008	\$244.88	\$244.88	ELECTRIC
PEACE RIVER ELECTRIC	2/5/2025	020525-8006	\$93.08	\$93.08	ELECTRIC
PEACE RIVER ELECTRIC	2/5/2025	02052025 8001	\$91.43	\$91.43	ELECTRIC
PEACE RIVER ELECTRIC	2/25/2025	PR 02252025 FEES	\$150.00	\$150.00	ELECTRIC
TAMPA ELECTRIC	1/31/2025	5000043421	\$10,094.00	\$10,094.00	Streetlight Agreement
TAMPA ELECTRIC	1/31/2025	5000043422	\$1,100.00	\$1,100.00	Streetlight Agreement
Utilities Subtotal			\$12,237.50	\$12,237.50	

BUCKHEAD TRAILS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Regular Services					
BAYHEAD ECOLOGICAL SOLUTIONS, LLC	1/1/2025	1933	\$2,890.00	\$2,890.00	QUARTERLY SERVICE
Regular Services Subtotal			\$2,890.00	\$2,890.00	
Additional Services					
JAYMAN ENTERPRISES, LLC	1/24/2025	3740	\$350.00	\$350.00	Bulletin Board
Additional Services Subtotal			\$350.00	\$350.00	
TOTAL			\$28,480.65	\$28,480.65	



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	142074
CUSTOMER ID	C2412
PO#	

DATE	1/27/2025
NET TERMS	Net 30
DUE DATE	2/26/2025

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

Services provided for the Month of: December 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	13	Ea	0.69		8.97
Subtotal					8.97

Subtotal	\$8.97
Tax	\$0.00
Total Due	\$8.97

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#
142895

DATE
2/1/2025

CUSTOMER ID
C2412

NET TERMS
Net 30

PO#

DUE DATE
3/3/2025

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

Services provided for the Month of: February 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
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.: 9514-B
Terms: Net 30
Invoice date: 02/01/2025
Due date: 03/03/2025

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

February 05, 2025
 Client: 001586
 Matter: 000001
 Invoice #: 25960

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
1/2/2025	AM	REVIEW DISTRICT'S WEBSITE TO CONFIRM COUNSEL'S CORRECT INFORMATION.	0.2	\$35.00
1/8/2025	MB	REVIEW PACSCON WATER METER PROPOSAL; PREPARE WATER METER READING SERVICES AGREEMENT.	2.1	\$682.50
1/28/2025	MB	REVIEW AND REVISE WATER METER READING SERVICES AGREEMENT.	0.9	\$292.50
1/29/2025	MB	REVIEW PASCOM'S PROPOSED CHANGES TO AGREEMENT; REVIEW AND REVISE WATER METER SERVICES AGREEMENT.	0.6	\$195.00
Total Professional Services			3.8	\$1,205.00

Total Services	\$1,205.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,205.00
Previous Balance		\$910.50
<i>Less Payments</i>		<i>(\$910.50)</i>
PAY THIS AMOUNT		\$1,205.00

Please Include Invoice Number on all Correspondence



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

BUCKHEAD TRAILS CDD

Bill Date: 02/05/2025
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.precio.coop

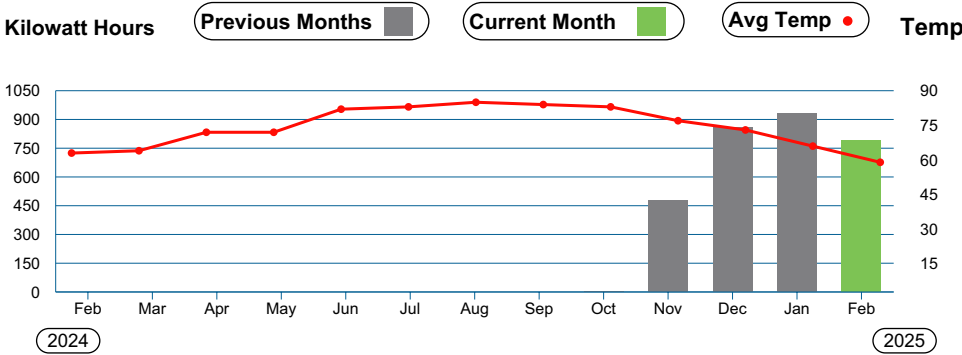


TOTAL AMOUNT DUE

\$121.04

Pay by **02/26/2025**

Monthly Energy Use



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

Monthly Energy Use Comparison

793 kWh This Month 30 Days	931 kWh Last Month 30 Days	0 kWh This Month Last Year 0 Days
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Your Average Daily Use

26 kWh Use	\$3.81 Day Cost not including taxes and fees
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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 \$121.04
Pay by **02/26/2025**

Check here to indicate address or phone # change on back.



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

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



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	12/31/2024	01/30/2025	2,266	3,059	1.0	793	6.014

Account Summary			Current Charges			GS-S
Previous Balance		\$166.68	Facilities Use Charge			\$28.00
Payment(s) Made		-\$166.68	Energy Charge	793 kWh @ 0.121		\$95.95
Balance Forward		\$0.00	CPA	793 kWh @ -0.012		-\$9.52
Current Charges		\$121.04	Property Tax Recovery Fee			\$3.58
Total Amount Due		\$121.04	Gross Receipts Tax			\$3.03
			Total Current Charges			\$121.04
Total Amount Due						\$121.04



PRECO Offers \$130,000 in College Scholarships

Application deadline is February 28
Apply online at www.preco.coop/community/scholarships



- Mailing Address or Phone Number Changes
- Permanent Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



Online
Pay your bill at
www.preco.coop



Mobile App
Download the
SmarterHub App from
the App Store
or Google Play.



By Phone
Call 855-937-1752
to make a payment.



Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

BUCKHEAD TRAILS CDD

Bill Date: 02/05/2025
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

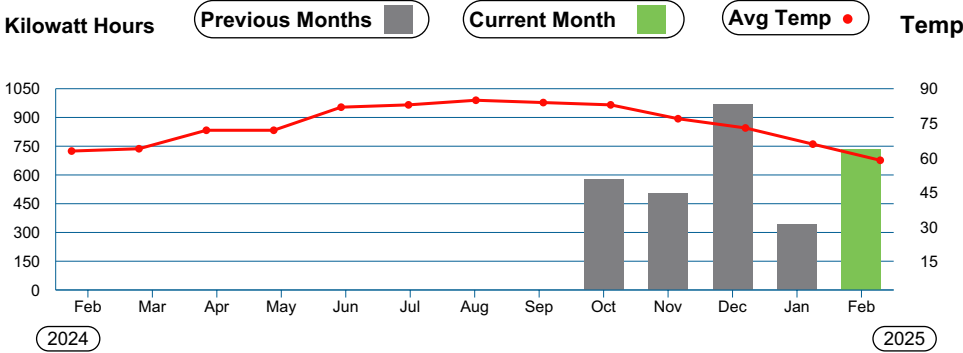


TOTAL AMOUNT DUE

\$114.12

Pay by **02/26/2025**

Monthly Energy Use



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

Monthly Energy Use Comparison

733 kWh

This Month
30 Days

342 kWh

Last Month
30 Days

0 kWh

This Month
Last Year
0 Days

Your Average Daily Use

24 kWh

Use

\$3.60 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 \$114.12
Pay by **02/26/2025**

Check here to indicate address or phone # change on back.



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

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



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	12/31/2024	01/30/2025	2,390	3,123	1.0	733	2.451
Account Summary			Current Charges			GS-S	
Previous Balance			\$94.25			Facilities Use Charge \$28.00	
Payment(s) Made			-\$94.25			Energy Charge 733 kWh @ 0.121 \$88.69	
Balance Forward			\$0.00			CPA 733 kWh @ -0.012 -\$8.80	
Current Charges			\$114.12			Property Tax Recovery Fee \$3.38	
Total Amount Due			\$114.12			Gross Receipts Tax \$2.85	
Total Current Charges						\$114.12	
Total Amount Due						\$114.12	



PRECO Offers

\$130,000 in College Scholarships

Application deadline is February 28

Apply online at www.preco.coop/community/scholarships



- Mailing Address or Phone Number Changes
- Permanent Temporary (from ___ / ___ / ___ to ___ / ___ / ___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



Online
Pay your bill at
www.preco.coop



Mobile App
Download the
SmarterHub App from
the App Store
or Google Play.



By Phone
Call 855-937-1752
to make a payment.



Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

BUCKHEAD TRAILS CDD

Bill Date: 02/05/2025
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.preco.coop

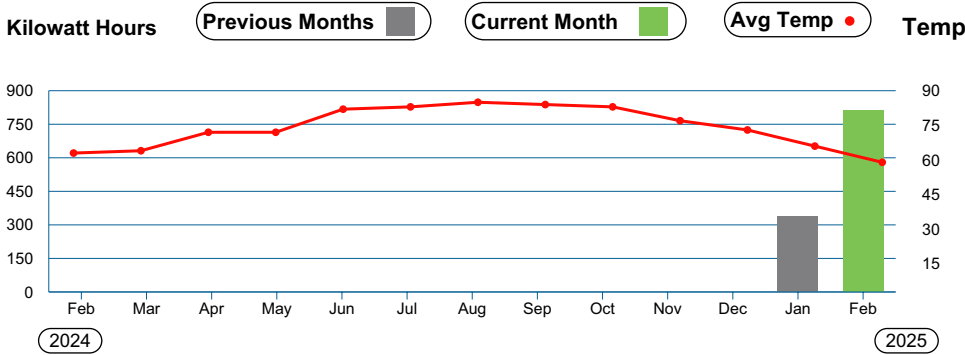


TOTAL AMOUNT DUE

\$123.12

Pay by **02/26/2025**

Monthly Energy Use



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

Monthly Energy Use Comparison

811 kWh This Month 30 Days	339 kWh Last Month 26 Days	0 kWh This Month Last Year 0 Days
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Your Average Daily Use

27 kWh Use	\$3.88 Day Cost not including taxes and fees
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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 \$123.12
Pay by **02/26/2025**

Check here to indicate address or phone # change on back.



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

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



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	12/31/2024	01/30/2025	339	1,150	1.0	811	2.147

Account Summary			Current Charges			GS-S
Previous Balance		\$124.91	Facilities Use Charge			\$28.00
Payment(s) Made		-\$124.91	Energy Charge	811 kWh @ 0.121		\$98.13
Balance Forward		\$0.00	CPA	811 kWh @ -0.012		-\$9.73
Current Charges		\$123.12	Property Tax Recovery Fee			\$3.64
Total Amount Due		\$123.12	Gross Receipts Tax			\$3.08
			Total Current Charges			\$123.12
Total Amount Due						\$123.12



PRECO Offers \$130,000 in College Scholarships

Application deadline is February 28
Apply online at www.precocoop/community/scholarships



- Mailing Address or Phone Number Changes
- Permanent Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



Online
Pay your bill at
www.precocoop



Mobile App
Download the
SmarterHub App from
the App Store
or Google Play.



By Phone
Call 855-937-1752
to make a payment.



Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

BUCKHEAD TRAILS CDD

Bill Date: 02/05/2025
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.preco.coop

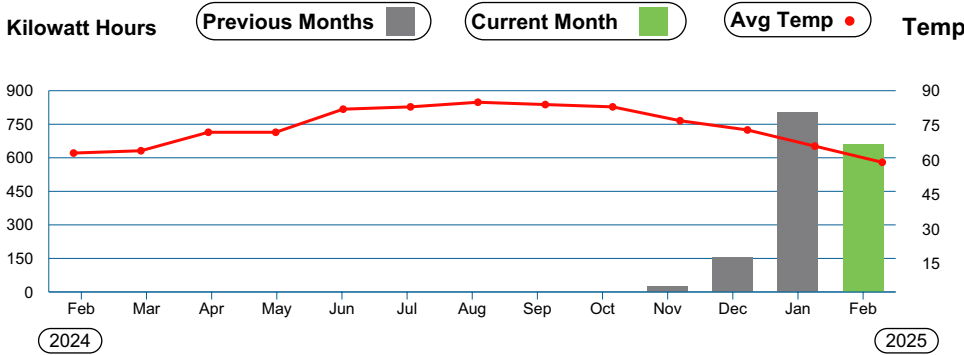


TOTAL AMOUNT DUE

\$105.83

Pay by **02/26/2025**

Monthly Energy Use



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

Monthly Energy Use Comparison

661 kWh

This Month
30 Days

802 kWh

Last Month
30 Days

0 kWh

This Month
Last Year
0 Days

Your Average Daily Use

22 kWh

Use

\$3.34 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 \$105.83
Pay by **02/26/2025**

Check here to indicate address or phone # change on back.



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

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



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	12/31/2024	01/30/2025	957	1,618	1.0	661	5.714
Account Summary			Current Charges			GS-S	
Previous Balance			\$145.32			Facilities Use Charge \$28.00	
Payment(s) Made			-\$145.32			Energy Charge 661 kWh @ 0.121 \$79.98	
Balance Forward			\$0.00			CPA 661 kWh @ -0.012 -\$7.93	
Current Charges			\$105.83			Property Tax Recovery Fee \$3.13	
Total Amount Due			\$105.83			Gross Receipts Tax \$2.65	
Total Current Charges						\$105.83	
Total Amount Due						\$105.83	



PRECO Offers \$130,000 in College Scholarships

Application deadline is February 28
Apply online at www.precocoop/community/scholarships




- Mailing Address or Phone Number Changes
- Permanent Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____


Home Phone _____ Cell Phone _____




Online
Pay your bill at
www.precocoop



Mobile App
Download the
SmartHub App from
the App Store
or Google Play.



By Phone
Call 855-937-1752
to make a payment.



Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

BUCKHEAD TRAILS CDD

Bill Date: 02/05/2025
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.preco.coop

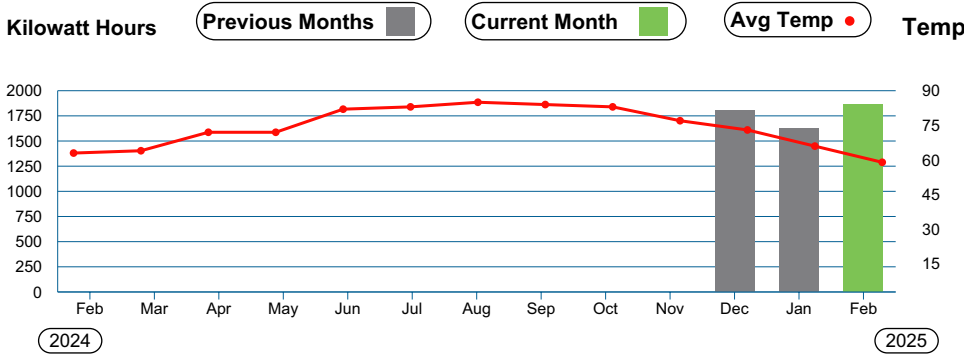


TOTAL AMOUNT DUE

\$244.88

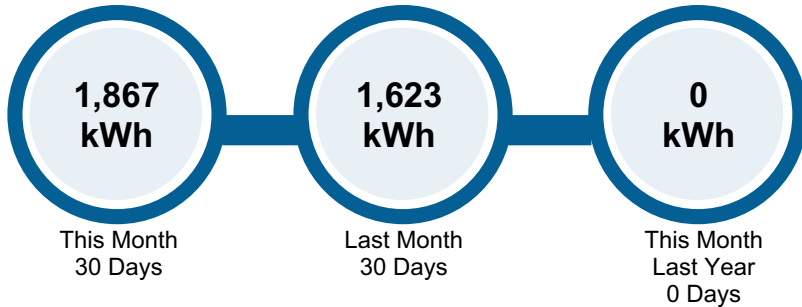
Pay by
02/26/2025

Monthly Energy Use

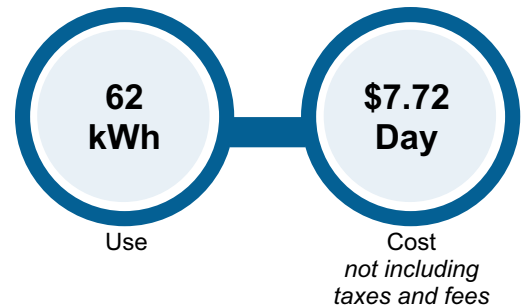


Detailed usage information is available on the SmarHub App or www.preco.coop

Monthly Energy Use Comparison



Your Average Daily Use



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



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648008
Service Address 12685 BENDING CREEK TRL

Total Amount Due \$244.88
Pay by 02/26/2025

Check here to indicate address or phone # change on back.



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

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



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	12/31/2024	01/30/2025	3,429	5,296	1.0	1,867	5.852
Account Summary			Current Charges			GS-S	
Previous Balance			\$260.53			Facilities Use Charge \$28.00	
Payment(s) Made			-\$260.53			Energy Charge 1,867 kWh @ 0.121 \$225.91	
Balance Forward			\$0.00			CPA 1,867 kWh @ -0.012 -\$22.40	
Current Charges			\$244.88			Property Tax Recovery Fee \$7.25	
Total Amount Due			\$244.88			Gross Receipts Tax \$6.12	
						Total Current Charges \$244.88	
						Total Amount Due \$244.88	



PRECO Offers \$130,000 in College Scholarships

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- Mailing Address or Phone Number Changes
- Permanent Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



Online
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www.precocoop



Mobile App
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SmarterHub App from
the App Store
or Google Play.



By Phone
Call 855-937-1752
to make a payment.



Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

BUCKHEAD TRAILS CDD

Bill Date: 02/05/2025
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.precio.coop

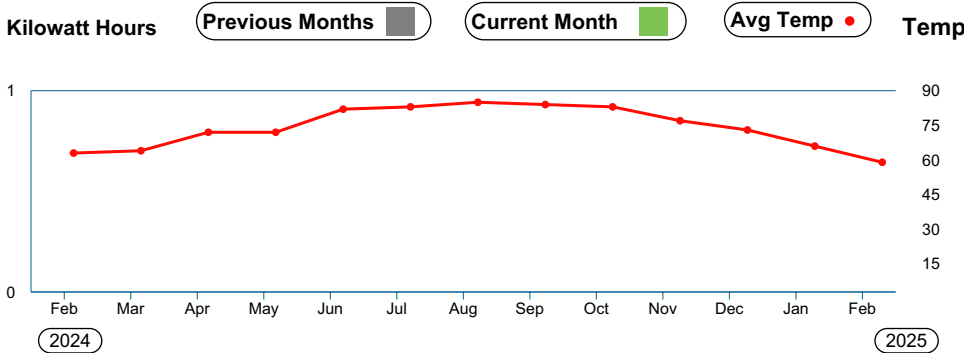


TOTAL AMOUNT DUE

\$93.08

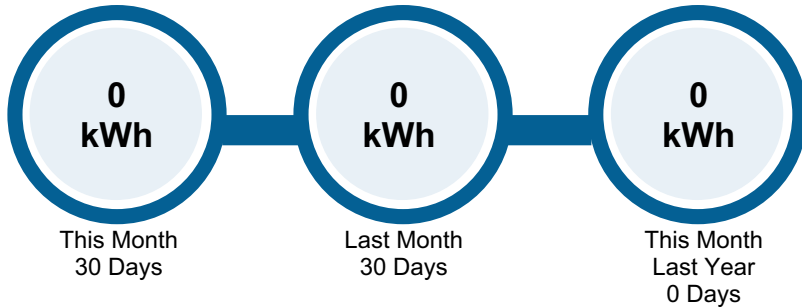
Pay by
02/26/2025

Monthly Energy Use

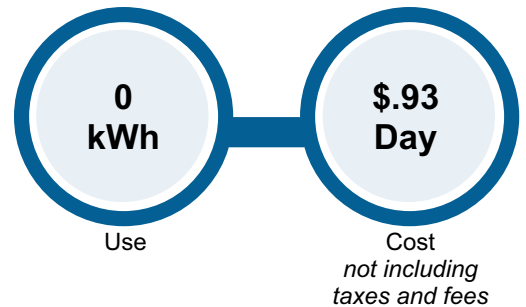


Detailed usage information is available on the SmarHub App or www.precio.coop

Monthly Energy Use Comparison



Your Average Daily Use



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



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648006
Service Address 10980 GENTLE CURRENT WAY

Total Amount Due \$93.08
Pay by 02/26/2025

Check here to indicate address or phone # change on back.



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

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



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	12/31/2024	01/30/2025	0	0	1.0	0	0.0
Account Summary			Current Charges			GS-S	
Previous Balance			\$116.88	Facilities Use Charge			\$28.00
Payment(s) Made			-\$116.88	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	



PRECO Offers \$130,000 in College Scholarships

Application deadline is February 28
Apply online at www.preco.coop/community/scholarships



- Mailing Address or Phone Number Changes
- Permanent Temporary (from ___ / ___ / ___ to ___ / ___ / ___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



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www.preco.coop



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the App Store
or Google Play.



By Phone
Call 855-937-1752
to make a payment.



Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

BUCKHEAD TRAILS CDD

Bill Date
Account #
Member #

Agenda Page 30
02/05/2025
213648001
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

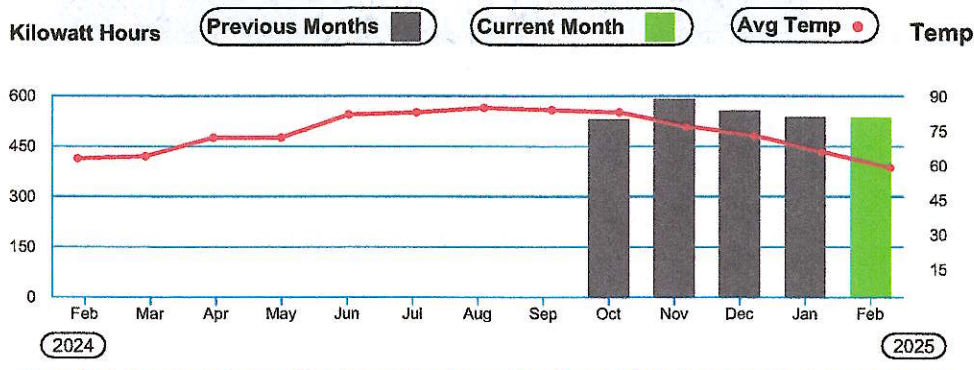


TOTAL AMOUNT DUE

\$91.43

Pay by
02/26/2025

Monthly Energy Use



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

Monthly Energy Use Comparison

536 kWh

This Month
30 Days

538 kWh

Last Month
30 Days

0 kWh

This Month
Last Year
0 Days

Your Average Daily Use

18 kWh

Use

\$2.88 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 \$91.43
Pay by 02/26/2025

Check here to indicate address or phone # change on back. 3 1 4 2025



By _____

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

3 2

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	12/31/2024	01/30/2025	2,220	2,756	1.0	536	1,299

Account Summary

Previous Balance	\$115.39
Payment(s) Made	-\$115.39
Balance Forward	\$0.00
Current Charges	\$91.43
Total Amount Due	\$91.43

Current Charges

Facilities Use Charge		GS-S	\$28.00
Energy Charge	536 kWh @ 0.121		\$64.86
CPA	536 kWh @ -0.012		-\$6.43
Property Tax Recovery Fee			\$2.71
Gross Receipts Tax			\$2.29
Total Current Charges			\$91.43

Total Amount Due \$91.43



PRECO Offers

\$130,000 in College Scholarships

Application deadline is February 28

Apply online at www.preco.coop/community/scholarships



- Mailing Address or Phone Number Changes
- Permanent Temporary (from ___/___/___ to ___/___/___)

Mailing Address _____

City _____ State _____ Zip _____

Home Phone _____ Cell Phone _____



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or Google Play.



By Phone
Call 855-937-1752
to make a payment.



Locations
Wauchula
210 Metheny Rd
Lakewood Ranch
14505 Arbor Green Trail



PAYMENT RECEIPT

Authorization Code	3648968
Transaction ID	7296825
Processor Transaction ID	WYFMK7MRA01
Transaction Date & Time	11/12/2024, 10:42 AM
Total Payment Amount	\$1,002.29

Account	Service	Amount
213648001	PRECO	\$276.44 (\$40 reconnect fee) (\$10 late fee)
213648002	PRECO	\$266.10 (\$40 reconnect fee) (\$10 late fee)
213648005	PRECO	\$183.10 (\$40 reconnect fee) (\$10 late fee)
213648006	PRECO	\$84.84
213648007	PRECO	\$71.81
		\$120.00 (Reconnect Fee)

↓
\$150.00 total



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

Phone: 813-228-4111
 Agenda Page 33

**** Invoice ****

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

Invoice#: 5000043421
Contract#: 3000000377
 Terms: NT30

Invoice Date: 01/31/2025
Due Date: 03/02/2025

Billing Period:
 12/30/2024-01/29/2025

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#: 5000043421
 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
 Agenda Page 34

**** Invoice ****

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

Invoice#: 5000043422
Contract#: 3000000379
 Terms: NT30

Invoice Date: 01/31/2025
Due Date: 03/02/2025

Billing Period:
 12/28/2024-01/27/2025

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#: 5000043422
 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

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.: 1933
 Terms: Net 30
 Invoice date: 01/01/2025
 Due date: 01/31/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.	01/01/2025	Services	C: 0099EPG\003-Buckhead Trail CCD 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

Jayman Enterprises, LLC

1020 HILL FLOWER DR
 Brooksville, FL 34604

Phone # (813)333-3008 jaymanenterprises@live.com

Date	Invoice #
1/24/2025	3740

Bill To
Buckhead Trails CDD c/o Inframark 2005 Pan Am Circle Suite 300 Tampa, Fl. 33607

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
	Purchase and Install Black Aluminum Weather resistant Bulletin Board with Swing openLocking door. Dimensions are 15 3/4 W X 26 7/8 H. 1 1/4 deep and has a viewing area 12 X 23. Price includes all labor and materials	350.00	350.00
All work is complete!		Total	\$350.00



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
143770

DATE
2/18/2025

CUSTOMER ID
C2412

NET TERMS
Net 30

PO#

DUE DATE
3/20/2025

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

Services provided for the Month of: January 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	4	Ea	0.69		2.76
Subtotal					2.76

Subtotal	\$2.76
Tax	\$0.00
Total Due	\$2.76

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

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

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

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

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

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

Buckhead Trails Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 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 February 28, 2025
 (In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022		SERIES 2024		SERIES 2022	SERIES 2024	GENERAL	GENERAL	TOTAL
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECT FUNDS	FIXED ASSETS FUND	LONG-TERM DEBT FUND		
ASSETS									
Cash - Operating Account	\$ 147,876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 147,876
Due From Developer	12,666	-	-	-	-	-	-	-	12,666
Due From Other Funds	250,682	-	-	-	-	95	-	-	250,777
Investments:									
Acq. & Construction - Amenity	-	-	-	830,976	-	-	-	-	830,976
Acq. & Construction - Other	-	-	-	-	2,759,803	-	-	-	2,759,803
Acquisition & Construction Account	-	-	-	5	1,212	-	-	-	1,217
Reserve Fund	-	871,128	1,122,005	-	-	-	-	-	1,993,133
Revenue Fund	-	541,141	22,477	-	-	-	-	-	563,618
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	\$ 411,224	\$ 1,412,270	\$ 1,144,482	\$ 830,981	\$ 2,761,110	\$ 1,500	\$ 12,530,000	\$ -	\$ 19,091,567
LIABILITIES									
Accounts Payable	\$ 2,223	\$ -	\$ -	\$ 254,308	\$ -	\$ -	\$ -	\$ -	\$ 256,531
Bonds Payable	-	-	-	-	-	-	12,530,000	-	12,530,000
Due To Other Funds	-	246,783	95	3,899	-	-	-	-	250,777
TOTAL LIABILITIES	2,223	246,783	95	258,207	-	-	12,530,000	-	13,037,308
FUND BALANCES									
Restricted for:									
Debt Service	-	1,165,487	1,144,387	-	-	-	-	-	2,309,874
Capital Projects	-	-	-	572,774	2,761,110	-	-	-	3,333,884
Unassigned:	409,001	-	-	-	-	1,500	-	-	410,501
TOTAL FUND BALANCES	409,001	1,165,487	1,144,387	572,774	2,761,110	1,500	-	-	6,054,259
TOTAL LIABILITIES & FUND BALANCES	\$ 411,224	\$ 1,412,270	\$ 1,144,482	\$ 830,981	\$ 2,761,110	\$ 1,500	\$ 12,530,000	\$ -	\$ 19,091,567

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending February 28, 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				
Special Assmnts- Tax Collector	\$ -	\$ 154,352	\$ 154,352	0.00%
Special Assmnts- CDD Collected	-	148,098	148,098	0.00%
Developer Contribution	515,745	65,727	(450,018)	12.74%
TOTAL REVENUES	515,745	368,177	(147,568)	71.39%
EXPENDITURES				
<u>Administration</u>				
Supervisor Fees	12,000	2,000	10,000	16.67%
ProfServ-Administrative	4,500	1,875	2,625	41.67%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	11,500	4,167	7,333	36.23%
ProfServ-Info Technology	600	250	350	41.67%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	4,506	1,994	69.32%
District Counsel	9,500	10,373	(873)	109.19%
District Engineer	9,500	10,321	(821)	108.64%
District Manager	25,000	10,417	14,583	41.67%
Accounting Services	9,000	3,750	5,250	41.67%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,600	-	1,600	0.00%
Postage	500	14	486	2.80%
Rentals & Leases	600	250	350	41.67%
Public Officials Insurance	2,574	2,433	141	94.52%
Insurance -Property & Casualty	20,000	-	20,000	0.00%
Insurance Deductible	1,000	-	1,000	0.00%
Legal Advertising	3,500	648	2,852	18.51%
Bank Fees	100	-	100	0.00%
Financial & Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	1,000	78	922	7.80%
Entry System-Key Fob	2,000	-	2,000	0.00%
Website Administration	1,200	2,092	(892)	174.33%
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	53,349	89,200	37.43%

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending February 28, 2025
 General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Other Physical Environment</u>				
Contracts-Janitorial Services	16,000	-	16,000	0.00%
Contracts-Landscape	150,000	44,964	105,036	29.98%
Contracts-Aquatic Control	38,000	4,725	33,275	12.43%
Contracts-Pools	24,000	25,541	(1,541)	106.42%
Amenity Center Pest Control	1,800	-	1,800	0.00%
Electricity - Streetlights	50,000	90,767	(40,767)	181.53%
Insurance - General Liability	3,146	2,975	171	94.56%
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	3,500	6,500	35.00%
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	172,472	200,474	46.25%
<u>Contingency</u>				
Misc-Contingency	250	350	(100)	140.00%
Total Contingency	250	350	(100)	140.00%
TOTAL EXPENDITURES	515,745	226,171	289,574	43.85%
Excess (deficiency) of revenues				
Over (under) expenditures	-	142,006	142,006	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Capital Improvement	-	211,255	211,255	0.00%
Construction in Progress	-	(211,255)	(211,255)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	-	0.00%
Net change in fund balance	\$ -	\$ 142,006	\$ 142,006	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		266,997		
FUND BALANCE, ENDING		\$ 409,003		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending February 28, 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	\$ -	\$ 18,063	\$ 18,063	0.00%
Special Assmnts- Tax Collector	-	446,702	446,702	0.00%
Special Assmnts- CDD Collected	868,775	106,751	(762,024)	12.29%
TOTAL REVENUES	868,775	571,516	(297,259)	65.78%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	190,000	-	190,000	0.00%
Interest Expense	678,775	341,644	337,131	50.33%
Total Debt Service	868,775	341,644	527,131	39.32%
TOTAL EXPENDITURES	868,775	341,644	527,131	39.32%
Excess (deficiency) of revenues				
Over (under) expenditures	-	229,872	229,872	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		935,615		
FUND BALANCE, ENDING		\$ 1,165,487		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending February 28, 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	\$ -	\$ 22,477	\$ 22,477	0.00%
Special Assmnts- CDD Collected	1,117,985	300,554	(817,431)	26.88%
TOTAL REVENUES	1,117,985	323,031	(794,954)	28.89%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	220,000	-	220,000	0.00%
Interest Expense	897,985	536,875	361,110	59.79%
Total Debt Service	1,117,985	536,875	581,110	48.02%
TOTAL EXPENDITURES	1,117,985	536,875	581,110	48.02%
Excess (deficiency) of revenues Over (under) expenditures	-	(213,844)	(213,844)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,358,231		
FUND BALANCE, ENDING		\$ 1,144,387		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending February 28, 2025
 Series 2022 Capital Projects Fund (300)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 16,636	\$ 16,636	0.00%
TOTAL REVENUES	-	16,636	16,636	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	16,636	16,636	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Construction in Progress	-	(100,733)	(100,733)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(100,733)	(100,733)	0.00%
Net change in fund balance	\$ -	\$ (84,097)	\$ (84,097)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		656,871		
FUND BALANCE, ENDING		\$ 572,774		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending February 28, 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	\$ -	\$ 107,526	\$ 107,526	0.00%
TOTAL REVENUES	-	107,526	107,526	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	107,526	107,526	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Construction in Progress	-	(5,490,772)	(5,490,772)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(5,490,772)	(5,490,772)	0.00%
Net change in fund balance	\$ -	\$ (5,383,246)	\$ (5,383,246)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		8,144,356		
FUND BALANCE, ENDING		\$ 2,761,110		

Bank Account Statement

Buckhead Trails CDD

Bank Account No. 2256
Statement No. 02-25

Statement Date 02/28/2025

G/L Account No. 101001 Balance	147,876.32	Statement Balance	230,445.93
		Outstanding Deposits	1,002.29
Positive Adjustments	0.00		
Subtotal	147,876.32	Subtotal	231,448.22
Negative Adjustments	0.00	Outstanding Checks	-83,571.90
Ending G/L Balance	147,876.32	Ending Balance	147,876.32

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/13/2025	Payment	BD00005	Developer Contribution	Check #1663 Developer Funding	40,726.82	40,726.82	0.00
02/20/2025		JE000558	Construction in Progress	Fortline Incoming Wire	211,254.60	211,254.60	0.00
Total Deposits					251,981.42	251,981.42	0.00
Checks							
							0.00
01/27/2025	Payment	1176	BUCKHEAD TRAILS CDD	Check for Vendor V00018	-520,788.46	-520,788.46	0.00
01/29/2025	Payment	1178	BUCKHEAD TRAILS CDD	Check for Vendor V00018	-5,350.15	-5,350.15	0.00
02/05/2025	Payment	1181	BAYHEAD ECOLOGICAL SOLUTIONS, LLC	Check for Vendor V00041	-2,890.00	-2,890.00	0.00
02/05/2025	Payment	1182	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00031	-15,170.00	-15,170.00	0.00
02/10/2025	Payment	1185	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00031	-11,325.49	-11,325.49	0.00
02/13/2025	Payment	1186	INFRAMARK LLC	Check for Vendor V00007	-4,250.64	-4,250.64	0.00
02/13/2025	Payment	1187	PEACE RIVER ELECTRIC	Check for Vendor V00032	-937.10	-937.10	0.00
02/13/2025	Payment	1188	SITEX AQUATICS, LLC	Check for Vendor V00030	-945.00	-945.00	0.00
02/13/2025	Payment	1189	STRALEY ROBIN VERICKER	Check for Vendor V00003	-1,205.00	-1,205.00	0.00
02/13/2025	Payment	1190	TAMPA ELECTRIC	Check for Vendor V00038	-11,194.00	-11,194.00	0.00
02/18/2025	Payment	1191	PEACE RIVER ELECTRIC	Check for Vendor V00032	-91.43	-91.43	0.00
02/21/2025	Payment	DD121	FORTLINE	Payment of Invoice 000423	-211,254.60	-211,254.60	0.00
Total Checks					-785,401.87	-785,401.87	0.00
Adjustments							

Bank Account Statement

Buckhead Trails CDD

Bank Account No. 2256

Statement No. 02-25

Statement Date

02/28/2025

Total Adjustments

Outstanding Checks

11/13/2024	Payment	DD110	PEACE RIVER ELECTRIC	Payment of Invoice 000356	-104.58
11/13/2024	Payment	DD111	PEACE RIVER ELECTRIC	Payment of Invoice 000357	-93.50
11/13/2024	Payment	DD112	PEACE RIVER ELECTRIC	Payment of Invoice 000358	-90.18
11/13/2024	Payment	DD113	PEACE RIVER ELECTRIC	Payment of Invoice 000359	-84.84
11/13/2024	Payment	DD115	PEACE RIVER ELECTRIC	Payment of Invoice 000360	-71.81
12/17/2024	Payment	1157	RYAN MOTKO	Check for Vendor V00015	-400.00
02/05/2025	Payment	1184	TAMPA ELECTRIC STANTEC	Check for Vendor V00038	-75,058.00
02/21/2025	Payment	1192	CONSULTING SERVICES INC	Check for Vendor V00021	-6,599.75
02/25/2025	Payment	DD116	PEACE RIVER ELECTRIC	Payment of Invoice 000337	-162.60
02/25/2025	Payment	DD117	PEACE RIVER ELECTRIC	Payment of Invoice 000338	-82.92
02/25/2025	Payment	DD118	PEACE RIVER ELECTRIC	Payment of Invoice 000340	-156.86
02/25/2025	Payment	DD119	PEACE RIVER ELECTRIC	Payment of Invoice 000339	-5.00
02/25/2025	Payment	DD120	PEACE RIVER ELECTRIC	Payment of Invoice 000368	-161.86
02/25/2025	Payment	DD122	PEACE RIVER ELECTRIC	Payment of Invoice 000424	-150.00
02/27/2025	Payment	1193	JAYMAN ENTERPRISES, LLC	Check for Vendor V00042	-350.00
Total Outstanding Checks					-83,571.90

Outstanding Deposits

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

Fifth Order of Business



A handwritten signature in black ink, appearing to read 'Arturo Gandarilla'.

Arturo Gandarilla
INFRAMARK

BUCKHEAD TRAILS MARCH INSPECTION REPORT 3/27/25, 8:44 AM

Buckhead Trails CDD. DTE

Thursday, March 27, 2025

Prepared For Board Of Supervisors

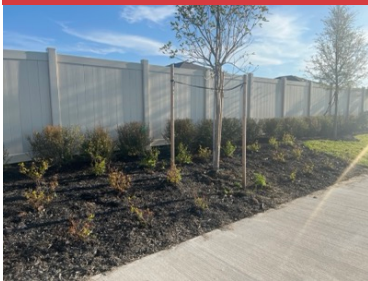
18 Issues Identified



HIDDEN VISTA DR.

Assigned To DTE.

The medjools are doing good and look well maintained. But will continue to monitor.



BUCKEYE RD. & HIDDEN VISTA.

Assigned To SUGGS.

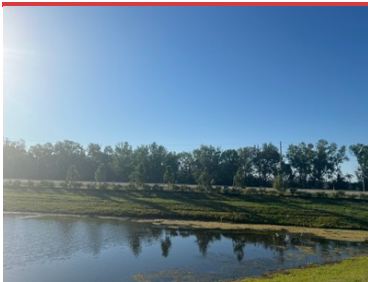
The replacement of dead plant material has not been completed, no updates on when this will be completed.



HIDDEN VISTA DR.

Assigned To DTE.

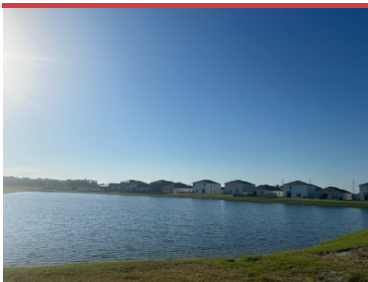
The entrance to the community is well maintained.



POND 8

Assigned To SITEX AQUATICS.

The filamentous algae has been treated.



POND 9

Assigned To SITEX AQUATICS.

The pond is well-maintained. All trash was removed.



BENDING CREEK TRL.

Assigned To DTE.

Overall the sabal palms look good. Will continue to monitor these 4.



BENDING CREEK TRL.

Assigned To DTE.

The turf fertility looks good.



GENTILE CURRENT WAY & SUMMER BREEZE.

Assigned To DTE.

The common area is well maintained.



SUMMER BREEZE LN. & BENDING CREEK TRL.

Assigned To DTE.

The turf fertility is slowly improving.



SUMMER BREEZE LN.

Assigned To DISTRICT MANAGER.

DR Horton concrete washout area, cement trucks running over turf. I spoke to the P.M about this and they will be fixing it.



BUCKEYE RD & BENDING CREEK TRL.

Assigned To DTE.

The palm trees are green, healthy and well maintained.



BENDING CREEK TRL.

Assigned To DTE.

Going into the community is well maintained.



BUCKEYE RD.

Assigned To DTE.

Heading SW the plants and trees are green, healthy and well maintained.



BENDING CREEK TRL.

Assigned To DTE.

The recently Bahia sod that was installed is showing some improvement.



SPARKLING SHORE CT.

Assigned To DTE.

The landscape buffer is well maintained.



POND 5.

Assigned To SITEX AQUATICS.
The pond has filamentous algae.



BENDING CREEK TRL.

Assigned To DTE.
The lift station is well maintained.



BENDING CREEK TRL.

Assigned To DTE.
The orchid tree just across from Blue Reflection Ave is beginning to bloom.



A handwritten signature in black ink, appearing to read 'Arturo Gandarilla'.

Arturo Gandarilla
INFRAMARK

BUCKHEAD TRAILS APRIL INSPECTION REPORT 4/16/25, 8:36 AM

BUCKHEAD TRAILS CDD, DTE.

Wednesday, April 16, 2025

Prepared For Board Of Supervisors.

34 Photos Identified



HIDDEN VISTA DR.

Assigned To DTE.

The community entrance facade is well-maintained.



BUCK EYE RD.

Assigned To DTE.

The plumbagos were recently replaced.



BUCK EYE RD.

Assigned To District Manager.

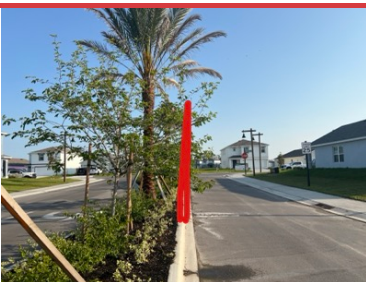
The expansion of the buckeye Road has started.



HIDDEN VISTA DR.

Assigned To Suggs. DTE.

The medjools look good just need to prune the dead fronds.



HIDDEN VISTA DR.

Assigned To DTE.

Trim back away from roadway, I recommend swapping these for something more smaller that won't grow and block the entrance road.



HIDDEN VISTA DR.

Assigned To DTE.

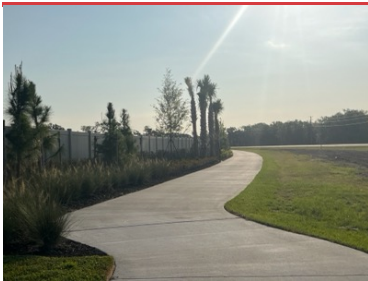
Going into the community is well-maintained.



HIDDEN VISTA DR.

Assigned To DTE.

Remove the weed that are growing in the juniper bed and throughout the entrance on hidden Vista.



BUCK EYE RD.

Assigned To DTE.

The landscape bed is well-maintained.



BUCK EYE RD.

Assigned To Suggs.

Suggs did replace the plumbago at the landscape by Hidden Vista Dr. there is a lot of water coming from the homes on the other side of the fence.



HIDDEN VISTA DR.

Assigned To DTE.

Exit side of hidden vista is well-maintained.



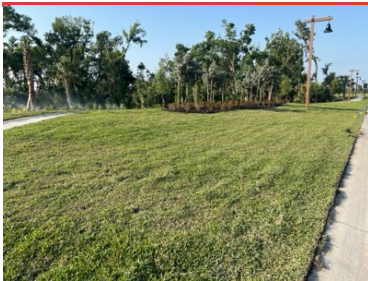
HIDDEN VISTA DR.

Assigned To DTE.
Trim the dead fronds.



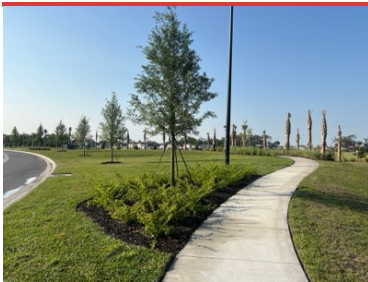
GENTILE CURRENT WAY.

Assigned To DTE.
Common area is well-maintained.



SUMNER BREEZE LN.

Assigned To Suggs & DTE.
The turf fertility has improved.



BENDING CREEK TRL.

Assigned To DTE.
The turf and plants along with the sabal palms are green, healthy and well-maintained.



BENDING CREEK TRL.

Assigned To Suggs.
DTE will do a soil sample test to determine the cause of the turf not improving.



BLUE REFLECTION AVE.

Assigned To DTE.

The entrance is well-maintained.



BLUE REFLECTION AVE.

Assigned To DTE.

The newly installed flowers look great and well-maintained.



BENDING CREEK TRL.

Assigned To DTE.

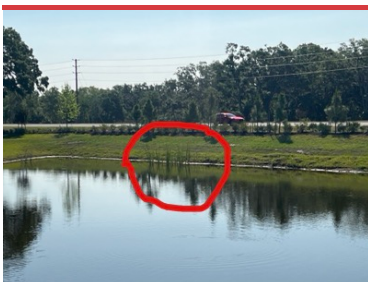
Prune the dead from the plumbago.



BUCK EYE RD.

Assigned To Suggs.

Suggs will be taking out this ornamental grasses and will be putting in mulch grass.



POND 8.

Assigned To Sitex Aquatic.

The pond has cattails.



POND 10.

Assigned To Sitex Aquatic.

The pond has cattail and M. Primrose.



BENDING CREEK TRL.

Assigned To DTE.

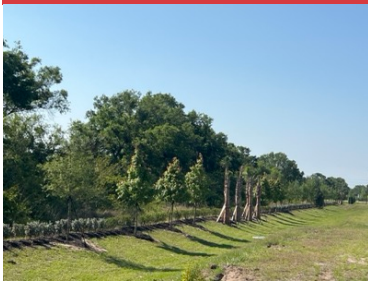
The plants are green, healthy and well-maintained.



POND 5.

Assigned To Sitex Aquatics.

The pond has filamentous algae.



SAPPHIRE BREEZE CV.

Assigned To DTE.

DTE is doing a great job on maintaining the landscape berm.



BENDING CREEK TRL.

Assigned To DTE.

The community entrance facade is well-maintained.



BENDING CREEK TRL:

Assigned To DTE.

The turf in front of the monument will need to be inspected and determine the cause.



BENDING CREEK TRL.

Assigned To DTE.

Going into the community is well-maintained.



BENDING CREEK TRL.

Assigned To DTE.

After my report, DTE flush cut the tree that was snapped in the middle island. Please provide a proposal to have a new tree installed.



BENDING CREEK TRL.

Assigned To DTE.

Prune the dead from the Bismarck located at the front entrance.



BENDING CREEK TRL.

Assigned To DTE.

the exit side of bending Creek TRL is well-maintained.



BENDING CREEK TRL.

Assigned To DTE.
Turf will need to be replaced.



BENDING CREEK TRL.

Assigned To DTE.
Trim the dead palm fronds in the middle island.



BENDING CREEK TRL.

Assigned To DTE.
The blue daze is well-maintained.



GENTILE CURRENT WAY.

Assigned To DTE.
The community entrance facade is well-maintained.