

**BUCKHEAD TRAILS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**JULY 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  
Arturo Gandarilla, Field Manager

## Regular Meeting Agenda

The Regular Meetings of Buckhead Trails Community Development District will be held on **July 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. Consideration of Resolution 2025-04, Adopting a No Fishing Policy
  - B. Consideration of Easement Encroachment Agreement for 10906 Gentle Current Way
4. **CONSENT AGENDA**
  - A. Approval of Minutes of the May 28, 2025 Regular Meeting
  - B. Consideration of Operation and Maintenance Expenditures June 2025
  - C. Acceptance of the Financials and Approval of the Check Register for June 2025
  - D. Ratification of Sod Replacement - Summervale sign Estimate 121654
  - E. Ratification of Horticultural Haulers Tree Removal
  - F. Ratification of Hurricane and Storm Clean-Up Addendum to Landscape Maintenance Agreement
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, August 27, 2025 at 1:00 p.m.**

## **Third Order of Business**

**RESOLUTION NO. 2025-04**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A NO FISHING POLICY; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING 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 in Manatee County, Florida;

**WHEREAS**, the District owns and maintains various common areas including, but not limited to, stormwater ponds, lakes, ponds, wetlands, upland buffer areas, and mitigation and conservation areas within the District (the “**District-Owned Property**”);

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) is authorized to establish policies for the maintenance of stormwater ponds, natural areas, and conservation areas within the District;

**WHEREAS**, the District-Owned Property was not designed for fishing or other recreational activities; and

**WHEREAS**, in an effort to reduce damage to the District-Owner Property and to reduce harm to residents and guests, the District desires to adopt a policy governing the activities on these areas.

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

1. **Incorporation of Recitals**. The above recitals are true and correct and by this reference are incorporated as a material part of this resolution.
2. **Adoption of No Fishing Policy**. The Board hereby adopts the No Fishing Policy attached hereto as **Exhibit “A”**.
3. **Conflicts**. This Resolution replaces any prior resolutions, policies, rules, actions or any portion or content included therein in conflict with this resolution.
4. **Severability**. If any section or part of a section of this resolution is declared invalid, unconstitutional, or inconsistent with any law or regulation, the validity, force and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such part of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
5. **Effective Date**. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded, repealed, replaced, or superseded.

**PASSED AND ADOPTED THIS 23RD DAY OF JULY, 2025.**

**Attest:**

**Buckhead Trails  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: Assistant Secretary

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

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## Buckhead Trails Community Development District

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### Introduction

The Buckhead Trails Community Development District (the “**District**”) owns and maintains various common areas including, but not limited to, stormwater ponds and stormwater drainage areas within the District.

These areas provide many benefits to the District including wildlife habitat areas, natural aesthetic views, wetland recharge areas, and stormwater drainage areas. The District maintains these areas in accordance with all applicable environmental laws and regulatory permits (in some cases these areas are not intended to be maintained and are left in their natural state). Residents are prohibited from disturbing or altering the trees and vegetation in these areas without written permission from the District.

Violators of this policy are deemed to be trespassing on District property and the trespassers will be reported to the local authorities.

**Please be advised that SWFWMD may levy fines for violations of their rules and regulations, up to \$10,000 per offense per day, pursuant to Section 373.430, Florida Statutes.**

### No Fishing Policy

1. No fishing or swimming is permitted in any District stormwater ponds.
2. No other use (including any recreational or simply walking on pond banks) of the ponds is authorized.
3. The stormwater ponds within the District are not natural lakes and were constructed for storm water management purposes.
4. The ponds are not maintained to state code for consumption of the fish found in the ponds.
5. Some of the fish found in the ponds assist in keeping mosquito and midge fly populations under control and assist in maintaining the water quality by mixing the water table.
6. This policy is adopted to support public health, safety, and welfare, by encouraging the avoidance of natural or animal hazards, and potentially avoid exacerbation of any erosion issues (which are usually very costly) due to vehicles, people, or animals standing on pond banks.
7. Violators are deemed to be trespassing on District property and the trespassers will be reported to the local authorities.

Prepared by and return to:  
 Kathryn "KC" Hopkinson, Esq.  
 Straley Robin Vericker  
 1510 W. Cleveland St.  
 Tampa, FL 33606  
 Parcel No.: 589113159

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## Easement Encroachment Agreement

This Easement Encroachment Agreement (this "**Agreement**") is entered into as of June 24, 2025 (the "**Effective Date**"), between the **Buckhead Trails Community Development District** (the "**District**") whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **BRIANNA RENEE REECE CARLISLE and ZACHARY THOMAS VIOLETTE** (collectively the "**Landowner**"), whose mailing address is 10906 GENTLE CURRENT WAY, Parrish, Florida 34219.

### WITNESSETH:

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

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 183, BUCKHEAD TRAILS PHASE IIA (the "**Property**"), a subdivision according to the plat thereof recorded at Plat Book 79, Pages 180-193 (the "**Plat**"), of the Public Records of Manatee County, Florida (the "**Plat**"). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Manatee County.
2. **District Easement.** The District has a 25' (CDD) Public Drainage Easement (the "**Easement**") on the southeast side of the Property, as shown on the Plat (attached as **Exhibit "A"**). Landowner desires to encroach into the Easement by installing a 6-foot-tall almond PVC vinyl privacy fence along the front side of the Property and a 4-foot-tall black aluminum 3-rail fence along the back side of the Property (the "**Improvements**"). The Improvements may be installed as long as the Improvements include a gate on both the front and back fences of a minimum width of eight (8) feet.
3. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the easement area or the use of the easement for public purposes. The Landowner shall be responsible for routine maintenance of the Improvements within the Easement. The Landowner shall allow the District access through the Easement.
4. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners' association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.

5. **Term and Termination.**

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

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

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

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

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

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

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

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

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

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

**Witnesses:**

**Buckhead Trails  
Community Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

\_\_\_\_\_  
Name: Carlos de la Ossa  
Title: Chair of the Board of Supervisors

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF MANATEE

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

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Stamp

**Witnesses:**

	Name: BRIANNA RENEE REECE
	CARLISLE
	Title: Landowner

Print Name

Address

Print Name

Address

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence on \_\_\_\_\_, 2025, by BRIANNA RENEE REECE CARLISLE, Landowner, who [ ] is personally known to me or [ ] has produced \_\_\_\_\_ (type of identification) as identification.

Notary Public Signature

Notary Stamp

**Witnesses:**

\_\_\_\_\_  
Name: ZACHARY THOMAS VIOLETTE  
Title: Landowner

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

\_\_\_\_\_

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Address

STATE OF FLORIDA  
COUNTY OF MANATEE

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

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Stamp

# **Fourth Order of Business**

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

The regular meeting of the Board of Supervisors of Buckhead Trails I Community Development District was held on Wednesday, May 28, 2025 and called to order at 1:04 pm at the Eves Bend Clubhouse located at 4725 Los Robles Court, Palmetto, Florida 34221.

Present and constituting a quorum were:

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

Also present were:

Jayna Cooper	District Manager
Tyson Waag	District Engineer <i>(via phone)</i>
Arturo Gandarilla	Field Manager
Howard Neal	Field Services

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comments**

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

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Acceptance of Fiscal Year 2024 Final Audit**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Fiscal Year 2024 Final Audit, was accepted. 5-0
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**B. Report on Number of Registered Voters (47)**

Ms. Cooper reported that presently there are forty-seven (47) District voters.

**C. Discussion of Fiscal Year 2026 Budget**

Ms. Cooper presented the Fiscal Year 2026 Budget. Discussion ensued. The Board directed Ms. Cooper to add an additional \$75,000 for Creek landscape maintenance.

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Fiscal Year 2026 Budget as revised, was approved. 5-0

**D. Consideration of Resolution 2025-03, Approving Budget and Setting Public Hearing for Fiscal Year 2025-2026**

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2025-03, Approving Budget and Setting Public Hearing for Fiscal Year 2025-2026 for Wednesday August 27, 2025 at 1:00 pm at the Eves Bend Clubhouse located at 4725 Los Robles Court, Palmetto, Florida 34221, was adopted. 5-0

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of Minutes of the April 23, 2025 Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures April 2025**
- C. Acceptance of the Financials and Approval of the Check Register for April 2025**

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**

There being no report, the next item followed.

**B. District Engineer**

Discussion of erosion areas. Mr. Waag will provide report.

**C. District Manager**

Ms. Cooper brought fence easement encroachment agreement under Separate Cover.

Mr. Waag included a stipulation of an 8-foot gate.

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, to approve fence easement encroachment agreement for 10906 Gentle Current Way, was approved. 5-0

**i. Community Inspections Report**

The Community Inspections Report was presented, a copy of which was included in the agenda package. Report was reviewed - discussion ensued regarding additional landscape areas that need to be added to the scope, turf is stressed due to the heat and twelve (12) palm trees will be replaced.

**SIXTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and  
Comments**

There being none, the next order of business followed.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, the meeting was adjourned at 1:10 pm. 5-0

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Jayna Cooper  
District Manager

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Carlos de la Ossa  
Chairperson

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/1/2025	143936	\$15,946.18	\$15,946.18	June 2025 Landscape Contract
INFRAMARK LLC	6/1/2025	150844	\$750.00		Accounting Services June 2025
INFRAMARK LLC	6/1/2025	150844	\$375.00		Administrative Services June 2025
INFRAMARK LLC	6/1/2025	150844	\$2,083.33		District Management June 2025
INFRAMARK LLC	6/1/2025	150844	\$50.00		Rentals & Leases June 2025
INFRAMARK LLC	6/1/2025	150844	\$50.00		Technology/Data Storage June 2025
INFRAMARK LLC	6/1/2025	150844	\$100.00		Website Administration June 2025
INFRAMARK LLC	6/1/2025	150844	\$833.34		Dissemination Services June 2025
INFRAMARK LLC	6/1/2025	150844	\$200.00		Recording Secretary June 2025
INFRAMARK LLC	6/1/2025	150844	\$500.00		Construction Accounting June 2025
INFRAMARK LLC	6/1/2025	150844	\$416.67		Financial & Revenue Collection June 2025
INFRAMARK LLC	6/1/2025	150844	\$1,333.33	\$6,691.67	Field Management June 2025
PASCON GEOENVIRONMENTAL, INC.	6/1/2025	2337	\$1,447.50	\$1,447.50	WUP & SWFWMD Coordination
SITEX AQUATICS, LLC	6/1/2025	10136-B	\$945.00	\$945.00	June 2025 Aquatics Contract
<b>Monthly Contract Subtotal</b>			<b>\$25,030.35</b>	<b>\$25,030.35</b>	
<b>Variable Contract</b>					
ALBERTO VIERA - REIMB	5/29/2025	AV 052925 REIMB	\$67.64	\$67.64	Reimbursement
STRALEY ROBIN VERICKER	6/10/2025	26648	\$1,102.00	\$1,102.00	District Counsel May 2025
<b>Variable Contract Subtotal</b>			<b>\$1,169.64</b>	<b>\$1,169.64</b>	
<b>Utilities</b>					
PEACE RIVER ELECTRIC	6/5/2025	060525 8008	\$240.29	\$240.29	ELECTRIC
PEACE RIVER ELECTRIC	6/5/2025	060525 8007	\$188.53	\$188.53	ELECTRIC
PEACE RIVER ELECTRIC	6/5/2025	060525 8003	\$121.36	\$121.36	ELECTRIC
PEACE RIVER ELECTRIC	6/5/2025	060525 8004	\$103.94	\$103.94	ELECTRIC
PEACE RIVER ELECTRIC	6/5/2025	060525 8005	\$202.64	\$202.64	ELECTRIC
PEACE RIVER ELECTRIC	6/5/2025	060525 8006	\$103.08	\$103.08	ELECTRIC
PEACE RIVER ELECTRIC	6/5/2025	060525 8001	\$100.03	\$100.03	ELECTRIC
PEACE RIVER ELECTRIC	6/5/2025	060525 8002	\$135.81	\$135.81	ELECTRIC
TAMPA ELECTRIC	6/2/2025	5000044439	\$10,094.00	\$10,094.00	Electric - Streetlight Agreement

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

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TAMPA ELECTRIC	6/2/2025	5000044442	\$1,100.00	\$1,100.00	Electric - Streetlight Agreement
TAMPA ELECTRIC	6/2/2025	5000044436	\$10,094.00	\$10,094.00	June 2025 Streetlight Agreement
TAMPA ELECTRIC	6/2/2025	5000044440	\$1,100.00	\$1,100.00	June 2025 Streetlight Agreement
TAMPA ELECTRIC	6/2/2025	5000044438	\$10,094.00	\$10,094.00	June 2025 Streetlight Agreement
TAMPA ELECTRIC	6/2/2025	5000044441	\$1,100.00	\$1,100.00	June 2025 Streetlight Agreement
<b>Utilities Subtotal</b>			<b>\$34,777.68</b>	<b>\$34,777.68</b>	
<b>Additional Services</b>					
BUCKHEAD TRAILS CDD	6/16/2025	06162025 - 01	\$1,657.72	\$1,657.72	SERIES 2022 FY25 TAX DIST ID 05.01-05.31.25
BUCKHEAD TRAILS CDD	6/23/2025	06232025 - 01	\$1,687.50	\$1,687.50	SERIES 2024 FY25 OFF ROLL DS
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/6/2025	144831	\$3,222.38	\$3,222.38	Sod Replacement
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/6/2025	144836	\$695.25	\$695.25	Additional Fert Treatments
DOWN TO EARTH LANDSCAPE & IRRIGATION	6/11/2025	145033	\$4,272.95	\$4,272.95	Sod Replacement
INFRAMARK LLC	6/17/2025	151824	\$900.00		Pond Cleanup
INFRAMARK LLC	6/17/2025	151824	\$11.73	\$911.73	Postage
<b>Additional Services Subtotal</b>			<b>\$12,447.53</b>	<b>\$12,447.53</b>	
<b>TOTAL</b>			<b>\$73,425.20</b>	<b>\$73,425.20</b>	

**Down to Earth**

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



Invoice: #143936

June 2025

**Customer**

Buckhead Trails Pond Maintenance

2005 Pan Am Circle Suite 300  
Tampa, FL 33604

**Property / Project Address**

Buckhead Trails Pond Maintenance  
10403 Buckeye Road  
Ruskin, FL

<b><u>Project/Job</u></b>	<b><u>Invoice Date</u></b>	<b><u>Date Due</u></b>	<b><u>Terms</u></b>	<b><u>Customer PO #</u></b>
Buckhead Trails Common Area and Pond Maintenance Contract (2025)	6/1/2025	7/1/2025	Net 30	
Estimate # 103520				

**Invoice Details**

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

**Billing Questions**

[rhonda.culotta@down2earthinc.com](mailto:rhonda.culotta@down2earthinc.com)  
(904) 780-2257

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

Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card. A processing fee of 2.75% will be added to all credit card payments.

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

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

# WE ARE HERE FOR YOU!

Let us help you  
**Weather the Storm.**



## Have Peace of Mind With **Pre-Authorized Storm Clean-Up**

When you approve a clean-up plan, we are on the ground canvassing your property to assess damage as soon as the storm has passed. We quickly dispatch the appropriate teams to address your needs, prioritizing safety first:

Our record over the years and our ICARE values have proven that we will do everything we can to alleviate the stress caused by inclement weather in a **3-phase approach**:

**Phase 1:** Emergency services to clear roadways, driveways, and walkways for first responders.

**Phase 2:** Complete clean-up, staking, and specific rebuilds as requested, so that recurring maintenance can begin.

**Phase 3:** Property rebuild: Normal enhancement rates would apply.

Utilizing our network of vendor partners and leveraging our Construction Division, we can bring resources to address the situation.

**Please Approve Clean-Up Services by signing this form and emailing it to [Storm\\_Prep@down2earthinc.com](mailto:Storm_Prep@down2earthinc.com) or give it directly to your Account Manager.**

# 2025



**Hurricane season is upon us again. No matter what the weather may bring, your Down to Earth team is looking out for you.**

**To ensure we can provide you with a swift response following severe weather, we recommend the following:**

### **Pre-Authorize Storm Clean-Up**

See our **3-phase approach** below.

### **Keep Us Apprised of your Insurance Requirements**

Let us know of any requirements your insurance carrier may have for documenting damages or corrective actions resulting from a storm. Our team will take photos of damages and keep track of manpower, equipment, and work provided in our repairs.

### **Let Us Know How to Reach You**

Communications can be vulnerable in case of a storm. Remember to keep your contact information updated.

### **Prepare Your Trees**

Reduce the risk of damage and injury by pruning weak branches and opening canopies. Schedule an assessment with our team to ensure your trees are ready.

### **Hurricane Price List**

General Labor	\$80 / per man / per hour (\$110 per man hour OT)
Bucket Truck & Chipper	\$200 / per man / per hour (\$250 per man hour OT)
Loader & Operator Large	\$270 / per hour (\$320 per hour OT)
Loader/ Operator Dump	\$270 / per hour (\$320 per hour OT)
Dump Fees	Market Rate (~\$110 per cubic yard)
Arbor Crew with Dump Truck & Chipper	\$180 / per man / per hour (\$230 per hour OT)
Irrigation Repair	\$110 / per person/ per hour (\$150 per hour OT)
Lodge Pole & Staking Rope	\$35 / unit
Banding Kits (4X2)	\$40 / unit
Crane	Priced per request

*\*Please note: All prices and availability for landscape materials are subject to change and can vary depending on market conditions which are beyond our immediate control. Disruption in normal maintenance services will not result in credits. However, schedules will be adjusted to catch up maintenance services as conditions allow over time unless otherwise agreed in advance. Additional proposals may be required for additional cleanup or arbor care.*

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Print Name/ Title

\_\_\_\_\_  
Property Name

\_\_\_\_\_  
Property Address

\_\_\_\_\_  
Emergency Contact Name

\_\_\_\_\_  
Emergency Contact Phone



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**  
150844

**DATE**  
6/1/2025

**CUSTOMER ID**  
C2412

**NET TERMS**  
Net 30

**PO#**

**DUE DATE**  
7/1/2025

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

Services provided for the Month of: June 2025

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

<b>Subtotal</b>	\$6,691.67
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$6,691.67

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

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

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

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

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

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

# INVOICE

**PACSCON GeoEnvironmental, Inc.**      accounting@pacskon.com  
 4517 George Road, Suite 220      +1 (813) 563-0440  
 Tampa, FL 33634      www.pacscon.com



## Inframark:Buckhead Trails CDD, Parrish, FL (2024-2215)

**Bill to**  
 Ms. Jayna Cooper, CDM  
 District Manager  
 Inframark Infrastructure Management  
 Services  
 2654 Cypress Ridge Blvd., Suite 101  
 Wesley Chapel, FL 33544

### Invoice details

Invoice no.: 2337	Site Name & Location: Oakfield Lakes, Parrish, FL
Terms: Due on receipt	PACSCON Number: 2024-2215
Invoice date: 06/11/2025	Client Number: N/A
Due date: 06/13/2025	

#	Date	Product or service	Description	Qty	Rate	Amount
1.	05/23/2025	<b>PS - Lump Sum</b>	Completion of WUP monitoring & meter reading services - May 23, 2025 Site Visit	1	\$1,000.00	\$1,000.00
2.	05/01/2025	<b>ENV - 01 - Principal Consultant/Sr Program Mgr</b>	Client SWFWMD coordination and discussion and Meeting follow-up	1	\$195.00	\$195.00
3.	05/05/2025	<b>ENV - 01 - Principal Consultant/Sr Program Mgr</b>	SWFWMD coordination	0.5	\$195.00	\$97.50
4.	05/06/2025	<b>ENV - 01 - Principal Consultant/Sr Program Mgr</b>	SWFWMD coordination, client discussion, well logging setup	0.5	\$195.00	\$97.50
5.	05/09/2025	<b>ENV - 05 - Project Scientist</b>	Discussing WUP special conditions with SWFWMD	0.5	\$115.00	\$57.50

**Total**      **\$1,447.50**

### Ways to pay

BANK

Please remit payment to:

4517 George Road, Suite 220  
 Tampa, FL 33634

ACH payments are gladly accepted. If you wish to pay by credit

card, please contact us at [accounting@pacscon.com](mailto:accounting@pacscon.com).

---

**Note to customer**

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

[View and pay](#)

**INVOICE**

Sitex Aquatics, LLC  
PO Box 917  
Parrish, FL 34219

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



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

**Invoice details**

Invoice no.: 10136-B  
Terms: Net 30  
Invoice date: 06/01/2025  
Due date: 07/01/2025

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

**Total \$945.00**

**Overdue 07/01/2025**

# CHECK REQUEST FORM

**District Name:** Buckhead Trails

**Date:** 5/29/25

**Invoice Number:** AV 052925 REIMB

**Please issue a check to:**

**Vendor Name:** Alberto Viero - REIMB

**Vendor No.:** \_\_\_\_\_

**Check amount:** \$67.64

**Please code to:** \_\_\_\_\_

**Check Description/Reason:** reimb travel exp

**Mailing instructions:** \_\_\_\_\_

Alberto Viero

3013 W. Braddock Street

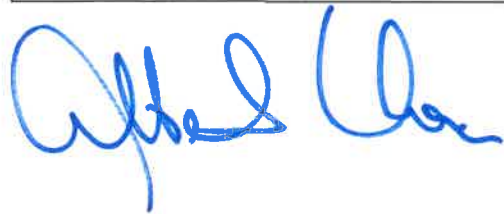
Tampa, FL 33607

**Due Date for Check:** 5/29/2025

**Requestor:** Teresa Farlow

**Manager's review:** \_\_\_\_\_

<b>Buckhead CDD Mileage Reimbursement</b>				
<b>Date</b>	<b>Miles</b>	<b>Milleage rate</b>	<b>Total</b>	<b>Notes</b>
4/23/2025	76	0.445	33.82	cdd meeting
5/28/2025	76	0.445	33.82	cdd meeting
<b>Total</b>			<b>67.64</b>	
Alberto Viera 3013 W. Braddock St Tampa FL 33607				



# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Buckhead Trails CDD  
 Infarmark  
 2005 Pan Am Circle  
 Suite 300  
 Tampa, FL 33607

June 10, 2025  
 Client: 001586  
 Matter: 000001  
 Invoice #: 26648

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
5/16/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING IN PERSON.	0.3	\$100.50
5/20/2025	WAS	REVIEW DRAFT CDD ASSESSMENT AND BUDGET RESOLUTIONS.	0.1	\$33.50
5/21/2025	JMV	REVIEW EMAIL FROM C. BERLOUNE; REVIEW CDD FINANCIAL STATEMENTS.	0.2	\$81.00
5/27/2025	JMV	REVIEW AGENDA PACKET; REVIEW EMAIL FROM J. COOPER.	0.4	\$162.00
5/27/2025	KCH	PREPARE EASEMENT ENCROACHMENT AGREEMENT FOR 10906 GENTLE CURRENT WAY.	1.0	\$335.00
5/28/2025	AM	REVIEW PROPOSED BUDGET; PREPARE RESOLUTION ADOPTING BUDGET FOR FISCAL YEAR 2025-2026 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR BUDGET.	2.0	\$390.00
Total Professional Services			4.0	\$1,102.00

Total Services	\$1,102.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,102.00
Previous Balance		\$2,397.50
<i>Less Payments</i>		<i>(\$2,397.50)</i>
<b>PAY THIS AMOUNT</b>		<b>\$1,102.00</b>

***Please Include Invoice Number on all Correspondence***



# Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

## BUCKHEAD TRAILS CDD

Bill Date  
Account #  
Member #

Agenda Page 285  
213648008  
219443

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



**TOTAL AMOUNT DUE**

# \$240.29

Pay by 06/26/2025

### Monthly Energy Use



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

### Monthly Energy Use Comparison

**1,694 kWh**

This Month  
30 Days

**1,636 kWh**

Last Month  
30 Days

**0 kWh**

This Month  
Last Year  
0 Days

### Your Average Daily Use

**56 kWh**

Use

**\$7.26 Day**

Cost  
*not including taxes and fees*

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



## Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310  
210 Metheny Road  
Wauchula, Florida 33873  
800.282.3824

Account # 213648008  
Service Address 12685 BENDING CREEK TRL

**Total Amount Due \$240.29**  
Pay by 06/26/2025



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

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



110260213648008000024029000025029060520251

**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	05/01/2025	05/31/2025	9,854	11,548	1.0	1,694	5.643
<b>Account Summary</b>				<b>Current Charges</b>			<b>GS-S</b>
Previous Balance			\$223.44	Facilities Use Charge			\$28.00
Payment(s) Made			-\$223.44	Energy Charge	1,694 kWh @ 0.121		\$204.97
Late Fee			\$10.00	CPA	1,694 kWh @ -0.009		-\$15.25
<b>Balance Forward</b>			<b>\$10.00</b>	Property Tax Recovery Fee			\$6.81
Current Charges			\$230.29	Gross Receipts Tax			\$5.76
<b>Total Amount Due</b>			<b>\$240.29</b>	<b>Total Current Charges</b>			<b>\$230.29</b>
<b>Total Amount Due</b>							<b>\$240.29</b>

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



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





# Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

## BUCKHEAD TRAILS CDD

Bill Date: 06/09/2025  
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

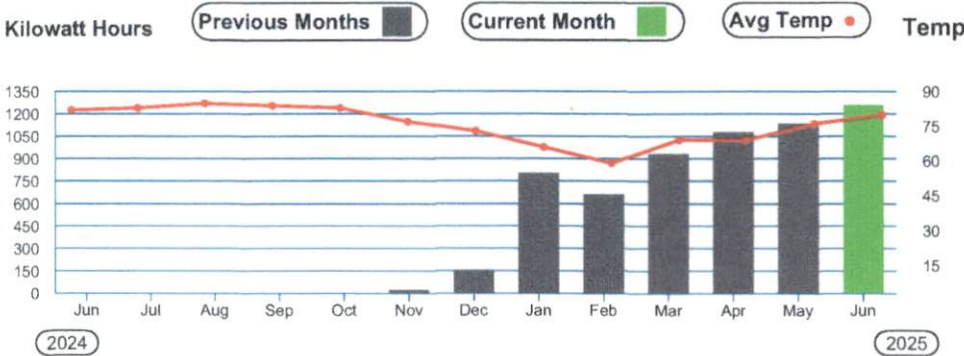


**TOTAL AMOUNT DUE**

# \$188.53

Pay by 06/26/2025

### Monthly Energy Use



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

### Monthly Energy Use Comparison

**1,257 kWh** This Month 30 Days

**1,135 kWh** Last Month 30 Days

**0 kWh** This Month Last Year 0 Days

### Your Average Daily Use

**42 kWh** Use

**\$5.63** 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 Methery Road  
Wauchula, Florida 33873  
800.282.3824

Account #: 213648007  
Service Address: 12965 BENDING CREEK TRL

**Total Amount Due \$188.53**  
Pay by 06/26/2025



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

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



**Account** 213648007      **Service Address** 12965 BENDING CREEK TRL      **Service Description** PUMP      **Board District** 8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading	
	From	To	Previous	Present				
40916388	05/01/2025	05/31/2025	4,764	6,021	1.0	1,257	5.673	
<b>Account Summary</b>			<b>Current Charges</b>			<b>GS-S</b>		
Previous Balance			\$164.08	Facilities Use Charge			\$28.00	
Payment(s) Made			-\$164.08	Energy Charge	1,257 kWh @ 0.121		\$152.10	
Late Fee			\$10.00	CPA	1,257 kWh @ -0.009		-\$11.31	
<b>Balance Forward</b>			<b>\$10.00</b>	Property Tax Recovery Fee			\$5.28	
Current Charges			\$178.53	Gross Receipts Tax			\$4.46	
<b>Total Amount Due</b>			<b>\$188.53</b>	<b>Total Current Charges</b>			<b>\$178.53</b>	
<b>Total Amount Due</b>							<b>\$188.53</b>	

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



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





# Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

## BUCKHEAD TRAILS CDD

Bill Date 06/09/2025  
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**

# \$121.36

Pay by  
06/26/2025

### Monthly Energy Use



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

### Monthly Energy Use Comparison

**690 kWh**

This Month  
30 Days

**732 kWh**

Last Month  
30 Days

**0 kWh**

This Month  
Last Year  
0 Days

### Your Average Daily Use

**23 kWh**

Use

**\$3.51**

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 Methery Road  
Wauchula, Florida 33873  
800.282.3824

Account # 213648003  
Service Address 12715 BENDING CREEK TRL

**Total Amount Due \$121.36**  
Pay by 06/26/2025



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

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



**Account**  
213648003

**Service Address**  
12715 BENDING CREEK TRL

**Service Description**  
LIGHTS-METERING POINT

**Board District**  
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
41019858	05/01/2025	05/31/2025	3,504	4,194	1.0	690	2.118
<b>Account Summary</b>				<b>Current Charges</b>			<b>GS-S</b>
Previous Balance			\$116.33	Facilities Use Charge			\$28.00
Payment(s) Made			-\$116.33	Energy Charge	690 kWh @ 0.121		\$83.49
Late Fee			\$10.00	CPA	690 kWh @ -0.009		-\$6.21
<b>Balance Forward</b>			<b>\$10.00</b>	Property Tax Recovery Fee			\$3.30
Current Charges			\$111.36	Gross Receipts Tax			\$2.78
<b>Total Amount Due</b>			<b>\$121.36</b>	<b>Total Current Charges</b>			<b>\$111.36</b>
<b>Total Amount Due</b>							<b>\$121.36</b>

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





# Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

## BUCKHEAD TRAILS CDD

Bill Date: 06/25/25  
Account #: 213648006  
Member #: 219443

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



**TOTAL AMOUNT DUE**  
**\$103.08**  
Pay by 06/26/2025

### Monthly Energy Use



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

### Monthly Energy Use Comparison

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

### Your Average Daily Use

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

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



## Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310  
210 Metheny Road  
Wauchula, Florida 33873  
800.282.3824

Account # 213648006  
Service Address 10980 GENTLE CURRENT WAY

**Total Amount Due \$103.08**

Pay by 06/26/2025



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

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



110260213648006000010308000011308060520251

**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	05/01/2025	05/31/2025	0	0	1.0	0	0.0
<b>Account Summary</b>			<b>Current Charges</b>			<b>GS-S</b>	
Previous Balance			\$93.08	Facilities Use Charge		\$28.00	
Payment(s) Made			-\$93.08	Kva Min Up Charge		\$60.00	
Late Fee			\$10.00	Property Tax Recovery Fee		\$2.75	
<b>Balance Forward</b>			<b>\$10.00</b>	Gross Receipts Tax		\$2.33	
Current Charges			\$93.08	<b>Total Current Charges</b>		<b>\$93.08</b>	
<b>Total Amount Due</b>			<b>\$103.08</b>	<b>Total Amount Due</b>			<b>\$103.08</b>

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



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





# Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

BUCKHEAD TRAILS CDD

Bill Date 06/09/2025  
Account # 213648005  
Member # 219443

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

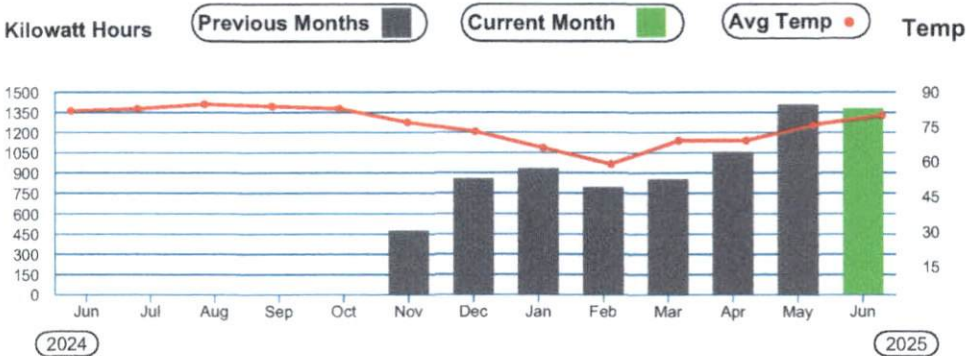


**TOTAL AMOUNT DUE**

# \$202.64

Pay by 06/26/2025

## Monthly Energy Use



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

## Monthly Energy Use Comparison

**1,376 kWh**

This Month  
30 Days

**1,408 kWh**

Last Month  
30 Days

**0 kWh**

This Month  
Last Year  
0 Days

## Your Average Daily Use

**46 kWh**

Use

**\$6.07 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 Methery Road  
Wauchula, Florida 33873  
800.282.3824

Account # 213648005  
Service Address 12104 HIDDEN VISTA DR

**Total Amount Due \$202.64**  
Pay by 06/26/2025



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

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



110260213648005000020264000021264060520254

**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	05/01/2025	05/31/2025	6,375	7,751	1.0	1,376	6.012
<b>Account Summary</b>			<b>Current Charges</b>			<b>GS-S</b>	
Previous Balance			\$196.42	Facilities Use Charge			\$28.00
Payment(s) Made			-\$196.42	Energy Charge		1,376 kWh @ 0.121	\$166.50
Late Fee			\$10.00	CPA		1,376 kWh @ -0.009	-\$12.38
<b>Balance Forward</b>			<b>\$10.00</b>	Property Tax Recovery Fee			\$5.70
Current Charges			\$192.64	Gross Receipts Tax			\$4.82
<b>Total Amount Due</b>			<b>\$202.64</b>	<b>Total Current Charges</b>			<b>\$192.64</b>
<b>Total Amount Due</b>						<b>\$202.64</b>	

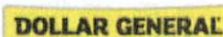
Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit [pay.vanilladirect.com/pages/retailers](http://pay.vanilladirect.com/pages/retailers)



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

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





# Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

BUCKHEAD TRAILS CDD

Bill Date  
Account #  
Member #

06/25/2025  
213648004  
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

# \$103.94

Pay by 06/26/2025

## Monthly Energy Use



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

## Monthly Energy Use Comparison

**543 kWh**

This Month  
30 Days

**604 kWh**

Last Month  
30 Days

**0 kWh**

This Month  
Last Year  
0 Days

## Your Average Daily Use

**18 kWh**

Use

**\$2.96 Day**

Cost  
*not including taxes and fees*

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



### Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310  
210 Metheny Road  
Wauchula, Florida 33873  
800.282.3824

Account # 213648004  
Service Address 10711 GENTLE CURRENT WAY

**Total Amount Due \$103.94**  
Pay by 06/26/2025



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

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



110260213648004000010394000011394060520259

**Account** 213648004      **Service Address** 10711 GENTLE CURRENT WAY      **Service Description** LIGHTS-METERING POINT      **Board District** 8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
33456163	05/01/2025	05/31/2025	2,386	2,929	1.0	543	1.628
<b>Account Summary</b>			<b>Current Charges</b>			<b>GS-S</b>	
Previous Balance			\$101.16	Facilities Use Charge			\$28.00
Payment(s) Made			-\$101.16	Energy Charge		543 kWh @ 0.121	\$65.70
Late Fee			\$10.00	CPA		543 kWh @ -0.009	-\$4.89
<b>Balance Forward</b>			<b>\$10.00</b>	Property Tax Recovery Fee			\$2.78
Current Charges			\$93.94	Gross Receipts Tax			\$2.35
<b>Total Amount Due</b>			<b>\$103.94</b>	<b>Total Current Charges</b>			<b>\$93.94</b>
<b>Total Amount Due</b>						<b>\$103.94</b>	

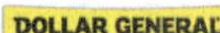
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799366433650001102602136480041

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





# Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

BUCKHEAD TRAILS CDD

Bill Date  
Account #  
Member #

Agenda Page 40  
06/09/2025  
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.presco.coop

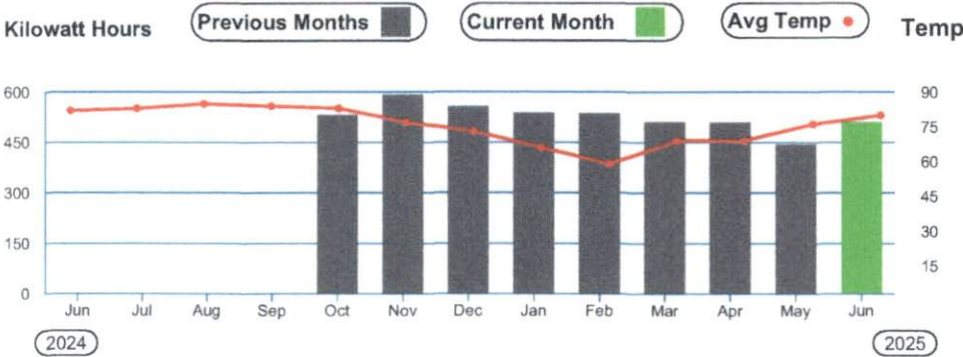


**TOTAL AMOUNT DUE**

# \$100.03

Pay by  
06/26/2025

## Monthly Energy Use



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

## Monthly Energy Use Comparison

**510 kWh**

This Month  
30 Days

**445 kWh**

Last Month  
30 Days

**0 kWh**

This Month  
Last Year  
0 Days

## Your Average Daily Use

**17 kWh**

Use

**\$2.84**

Day

Cost  
not including  
taxes and fees

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



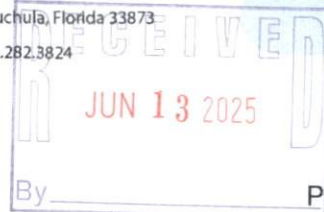
# Peace River Electric Cooperative, Inc.

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 \$100.03**  
Pay by 06/26/2025



3 4

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

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



**Account** 213648001      **Service Address** 10614 HIDDEN BANKS GLN      **Service Description** LIGHTS-METERING POINT      **Board District** 8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
40431049	05/01/2025	05/31/2025	4,223	4,733	1.0	510	1.567
<b>Account Summary</b>				<b>Current Charges</b>			<b>GS-S</b>
Previous Balance			\$82.34	Facilities Use Charge			\$28.00
Payment(s) Made			-\$82.34	Energy Charge	510 kWh @ 0.121		\$61.71
Late Fee			\$10.00	CPA	510 kWh @ -0.009		-\$4.59
<b>Balance Forward</b>			<b>\$10.00</b>	Property Tax Recovery Fee			\$2.66
Current Charges			\$90.03	Gross Receipts Tax			\$2.25
<b>Total Amount Due</b>			<b>\$100.03</b>	<b>Total Current Charges</b>			<b>\$90.03</b>
<b>Total Amount Due</b>							<b>\$100.03</b>

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



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





# Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

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



## BUCKHEAD TRAILS CDD

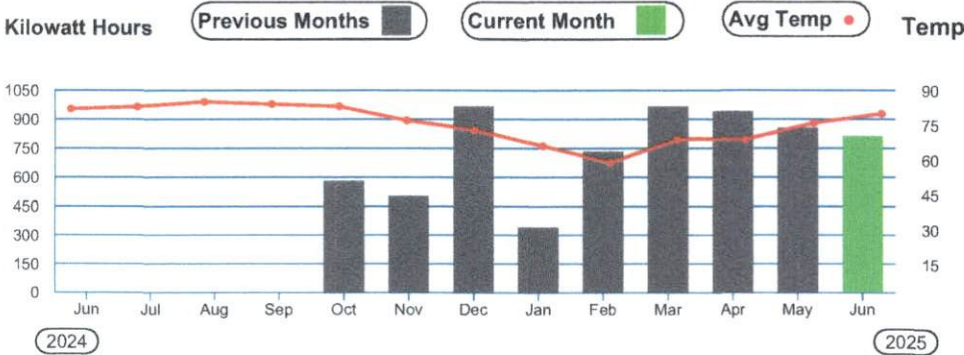
Bill Date **06/25/2025** Agenda Page 25  
Account # **213648002**  
Member # **219443**

**TOTAL AMOUNT DUE**

**\$135.81**

Pay by **06/26/2025**

### Monthly Energy Use



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

### Monthly Energy Use Comparison

**812 kWh** This Month 30 Days

**857 kWh** Last Month 30 Days

**0 kWh** This Month Last Year 0 Days

### Your Average Daily Use

**27 kWh** Use

**\$3.96** Day Cost not including taxes and fees

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



## Peace River Electric Cooperative, Inc.

Your Touchstone Energy® Cooperative

PO Box 1310  
210 Metheny Road  
Wauchula, Florida 33873  
800.282.3824

Account # 213648002  
Service Address 12817 WANDERLUST PL

**Total Amount Due \$135.81**  
Pay by **06/26/2025**



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

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







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

Phone: 813-228-4111  
 Agenda Page 44

\*\*\*\* Invoice \*\*\*\*

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

**Invoice#:** 5000044439  
**Contract#:** 3000000377  
 Terms: NT30

**Invoice Date:** 06/02/2025  
**Due Date:** 07/02/2025

**Billing Period:**  
 04/29/2025-05/29/2025

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
<b>Total</b>				<b>\$10,094.00</b>

**PLEASE ATTACH SLIP TO CHECK**

**BUCKHEAD TRAILS I CDD**

**Please Mail Check Payable To :**

**Wire Transfer Details:**

**Total: \$10,094.00**  
**Invoice#: 5000044439**  
 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 45

\*\*\*\* Invoice \*\*\*\*

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

**Invoice#:** 5000044442  
**Contract#:** 3000000379  
 Terms: NT30

**Invoice Date:** 06/02/2025  
**Due Date:** 07/02/2025

**Billing Period:**  
 04/28/2025-05/27/2025

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
<b>Total</b>				<b>\$1,100.00</b>

**PLEASE ATTACH SLIP TO CHECK**

**BUCKHEAD TRAILS I CDD**

**Please Mail Check Payable To :**

**Wire Transfer Details:**

**Total: \$1,100.00**  
**Invoice#: 5000044442**  
 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 46

\*\*\*\* Invoice \*\*\*\*

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

**Invoice#:** 5000044436  
**Contract#:** 3000000377  
 Terms: NT30

**Invoice Date:** 06/02/2025  
**Due Date:** 07/02/2025

**Billing Period:**  
 02/27/2025-03/29/2025

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
<b>Total</b>				<b>\$10,094.00</b>

**PLEASE ATTACH SLIP TO CHECK**

**BUCKHEAD TRAILS I CDD**

**Please Mail Check Payable To :**

**Wire Transfer Details:**

<b>Total: \$10,094.00</b>
<b>Invoice#: 5000044436</b>
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 47

\*\*\*\* Invoice \*\*\*\*

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

**Invoice#:** 5000044440  
**Contract#:** 3000000379  
 Terms: NT30

**Invoice Date:** 06/02/2025  
**Due Date:** 07/02/2025

**Billing Period:**  
 02/28/2025-03/27/2025

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
<b>Total</b>				<b>\$1,100.00</b>

**PLEASE ATTACH SLIP TO CHECK**

**BUCKHEAD TRAILS I CDD**

**Please Mail Check Payable To :**

**Wire Transfer Details:**

**Total: \$1,100.00**  
**Invoice#: 5000044440**  
 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 48

\*\*\*\* Invoice \*\*\*\*

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

**Invoice#:** 5000044438  
**Contract#:** 3000000377  
 Terms: NT30

**Invoice Date:** 06/02/2025  
**Due Date:** 07/02/2025

**Billing Period:**  
 03/30/2025-04/28/2025

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

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

**PLEASE ATTACH SLIP TO CHECK**

**BUCKHEAD TRAILS I CDD**

**Please Mail Check Payable To :**

**Wire Transfer Details:**

**Total: \$10,094.00**  
**Invoice#: 5000044438**  
 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 49

\*\*\*\* Invoice \*\*\*\*

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

**Invoice#:** 5000044441  
**Contract#:** 3000000379  
 Terms: NT30

**Invoice Date:** 06/02/2025  
**Due Date:** 07/02/2025

**Billing Period:**  
 03/28/2025-04/27/2025

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
<b>Total</b>				<b>\$1,100.00</b>

**PLEASE ATTACH SLIP TO CHECK**

**BUCKHEAD TRAILS I CDD**

**Please Mail Check Payable To :**

**Wire Transfer Details:**

**Total: \$1,100.00**  
**Invoice#: 5000044441**  
 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

# BUCKHEAD TRAILS CDD

## DISTRICT CHECK REQUEST

**Today's Date** 6/16/2025

**Payable To** Buckhead Trails CDD

**Check Amount** \$1,657.72

**Check Description** Series 2022 - FY 25 Tax Dist. ID 5/1-5/31

**Special Instructions** Do not mail. Please give to Eric

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

DM			
Fund	<u>001</u>		
G/L	<u>20702</u>		<i>Eric</i>
Object Code			_____
Chk #	_____	Date	_____
			Authorization

]

# BUCKHEAD TRAILS CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE  
FISCAL YEAR 2025, TAX YEAR 2024

	Dollar Amounts	Fiscal Year 2025 Percentages		
Net O&M	156,638.73	25.68%	0.256800	
Net DS 2022	453,320.15	74.32%	0.743200	99%
Net DS 2024		0.00%	0.000000	
Net Total	609,958.89	100.00%	1.000000	

Date Received	Amount Received	25.68%	25.68%	74.32%	74.32%	0.00%	0.00%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2022 Debt Service Revenue	Rounded 2022 Debt Service Revenue	Raw Numbers 2024 Debt Service Revenue	Rounded 2024 Debt Service Revenue			
12/4/2024	2,078.93	533.87	533.87	1,545.06	1,545.06	-	-	-	11/1 - 11/15	1165
12/13/2024	591,775.71	151,969.25	151,969.25	439,806.46	439,806.46	-	-	-		1176
1/21/2025	7,198.82	1,848.67	1,848.67	5,350.15	5,350.15	-	-	-		
3/21/2025	2,143.90	550.56	550.56	1,593.34	1,593.34	-	-	-	2/1-2/28	1210
6/16/2025	2,230.52	572.80	572.80	1,657.72	1,657.72	-	-	-	5/1-5/31	
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
		-	-	-	-	-	-	-		
<b>TOTAL</b>	605,427.88	155,475.16	155,475.15	449,952.72	449,952.73	-	-	-		
<b>Net Total on Roll</b>	609,958.89		156,638.73		453,320.15		-	-		
<b>Collection Surplus / (Deficit)</b>	(4,531.01)		(1,163.58)		(3,367.42)		-	-		

**Manatee County Tax Collector  
RECEIPT OF DEPOSIT OF COUNTY FUNDS**

**BUCKHEAD TRAILS CDD**

For taxes collected from 05/01/2025 through 05/31/2025  
The following funds were deposited to your account on: 06/16/2025

*Current Real Estate and Personal Property*

Fund Description	Fund	Payments Collected	Commission	Net Deposit
BUCKHEAD TRAILS CDD	LR87	2,299.51	68.99	2,230.52

Current Real Estate and Personal Property Totals:	2,299.51	68.99	2,230.52
---	----------	-------	----------

**Totals for BUCKHEAD TRAILS CDD**

Fund	Collected Total	Commission Total	Net Deposit
LR87 BUCKHEAD TRAILS CDD	2,299.51	68.99	2,230.52

**TOTAL Acknowledged by this Receipt: 2,230.52**

# BUCKHEAD TRAILS

## DISTRICT CHECK REQUEST

Today's Date 6/23/2025

Total Check Amount \$1,687.50

Payable To Buckhead Trails CDD

Check Description Series 2024 - FY25 Off Roll Collecions,"

Series 2022	<u>\$</u>	<u>-</u>
Series 2024	<u>\$</u>	<u>1,687.50</u>

Special Instructions Do not mail. Please give to Eric

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

*Eric*

\_\_\_\_\_  
Authorization

DM	_____
Fund	<u>001</u>
G/L	<u>20702</u>
Object Code	_____
Chk #	_____ Date _____

## BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Date: 6/23/2025  
 To: Teresa  
 From: Eric  
 RE: Off-Roll: Deposit to O&M Account\_FY 2025

**I. Please deposit to O&M account**

Builder	Check #	Date	Amount
Starlight Homes	581033567	6/20/2025	\$ 118.44
Starlight Homes	581033567	6/20/2025	\$ 296.11

**Total Deposit from Closings: \$ 414.55**

Allocation of Proceeds Collected at Lot Closing				
Date	Lot / Block #	Address	FY 2023 O&M Obligation	Deposit
6/20/2025	1 lot	TBD	\$118.44	\$118.44
6/20/2025	2 lots	TBD	\$296.11	\$296.11
			\$414.55	\$414.55



**Down to Earth**

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



Invoice: #144831  
June 2025

**Customer**

Buckhead Trails Pond Maintenance  
  
2005 Pan Am Circle Suite 300  
Tampa, FL 33604

**Property / Project Address**

Buckhead Trails Pond Maintenance  
10403 Buckeye Road  
Ruskin, FL

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
Sod replacement along Bending Creek TO SUGGS	6/6/2025	6/21/2025	Net 15	
Estimate # 119821				

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#119821 - Sod replacement along Bending Creek TO SUGGS				<b>\$3,222.38</b>
• Install new CitraBlue to Randy Suggs Landscape				
<b>LCE025: Tree/Plant Installation</b>				<b>\$3,222.38</b>
Provista (citrablue) Sod installed (E) (Kit)	Square Foot	2000.00	\$1.61	\$3222.38

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.

<p><b>Billing Questions</b>  <a href="mailto:rhonda.culotta@down2earthinc.com">rhonda.culotta@down2earthinc.com</a>            (904) 780-2257</p> <p>Visit us at <a href="https://dtelandscape.com">https://dtelandscape.com</a> for all other questions or concerns.</p>	Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card. A processing fee of 2.75% will be added to all credit card payments.	Subtotal	\$3,222.38
	<a href="https://dtelandscape.com/terms-and-conditions/">DTElandscape.propertyserviceportal.com</a>	Sales Tax	\$0.00
		<b>Total</b>	<b>\$3,222.38</b>
		Credits/Payments	(\$0.00)
		<b>Balance Due</b>	<b>\$3,222.38</b>

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More action



Cooper, Jayna <jayna.cooper@inframark.com>

To: ☒ Dave Towsley



Mon 3/3/2025 2:44 PM

Retention: Compliance (7 years) Expires: Mon 3/1/2032 2:44 PM

**Attention!**

**Notice: External Email**

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**Please report any suspicious email to IT Support.**

Dave,

Please use this email as pre-authorization to perform landscape work, not to exceed \$6,000, for Buckhead Trails CDD.

Thanks!

Jayna

**Jayna Cooper** | CDM | District Manager



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607

813.608-8242 | [www.inframarkims.com](http://www.inframarkims.com)

Please send invoices to - [inframarkcms@payableslockbox.com](mailto:inframarkcms@payableslockbox.com)

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**Down to Earth**

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



Invoice: #144836  
June 2025

**Customer**

Buckhead Trails Pond Maintenance  
  
2005 Pan Am Circle Suite 300  
Tampa, FL 33604

**Property / Project Address**

Buckhead Trails Pond Maintenance  
10403 Buckeye Road  
Ruskin, FL

<b><u>Project/Job</u></b>	<b><u>Invoice Date</u></b>	<b><u>Date Due</u></b>	<b><u>Terms</u></b>	<b><u>Customer PO #</u></b>
May 2025 enhanced fertilizer application	6/6/2025	6/21/2025	Net 15	
Estimate # 119868				

**Invoice Details**

<b>Description of Services &amp; Items</b>	<b>Unit</b>	<b>Quantity</b>	<b>Rate</b>	<b>Amount</b>
#119868 - May 2025 enhanced fertilizer application				<b>\$695.25</b>
16-0-8 liquid fert, as well as a 25-0-10				

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.

<b>LCE025: Tree/Plant Installation</b>				<b>\$695.25</b>
Subcontractor - Fert & Pest Application (Sub)	Each	1.00	\$695.25	\$695.25

<p><b>Billing Questions</b>  <a href="mailto:rhonda.culotta@down2earthinc.com">rhonda.culotta@down2earthinc.com</a>            (904) 780-2257</p> <p>Visit us at <a href="https://dtelandscape.com">https://dtelandscape.com</a> for all other questions or concerns.</p>	<p>Please click the link below to be directed to the Down to Earth customer portal to view invoices and to make payment by credit card. A processing fee of 2.75% will be added to all credit card payments.</p> <p><a href="https://dtelandscape.com/terms-and-conditions/">https://dtelandscape.com/terms-and-conditions/</a></p>	Subtotal	\$695.25
		Sales Tax	\$0.00
		<b>Total</b>	<b>\$695.25</b>
		Credits/Payments	(\$0.00)
		<b>Balance Due</b>	<b>\$695.25</b>

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More action



Cooper, Jayna <jayna.cooper@inframark.com>

To: ☒ Dave Towsley



Mon 3/3/2025 2:44 PM

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Jayna

**Jayna Cooper** | CDM | District Manager



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607  
813.608-8242 | [www.inframarkims.com](http://www.inframarkims.com)

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More actions



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**Down to Earth**

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



Invoice: #145033  
June 2025

**Customer**

Buckhead Trails Pond Maintenance  
  
2005 Pan Am Circle Suite 300  
Tampa, FL 33604

**Property / Project Address**

Buckhead Trails Pond Maintenance  
10403 Buckeye Road  
Ruskin, FL

<u>Project/Job</u>	<u>Invoice Date</u>	<u>Date Due</u>	<u>Terms</u>	<u>Customer PO #</u>
Sod replacement along Bending Creek REVISED AND SPLIT WITH CUSTOMER	6/11/2025	6/26/2025	Net 15	
Estimate # 119823				

**Invoice Details**

Description of Services & Items	Unit	Quantity	Rate	Amount
#119823 - Sod replacement along Bending Creek REVISED AND SPLIT WITH CUSTOMER				<b>\$4,272.95</b>
<ul style="list-style-type: none"> <li>Install new citrablue sod in 2 locations along Bending creek trails. This is sod that failed to rooting after installation.</li> <li>Rebill, sent separate invoice for the 5 pallets for Suggs responsibility.</li> <li>split remaining balance of work</li> </ul>				
<b>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.</b>				
<b>LCE025: Tree/Plant Installation</b>				<b>\$4,102.95</b>
Provista (citrablue) Sod installed (E) (Kit)	Square Foot	2500.00	\$1.61	\$4027.95
Site Prep, Removal, & Disposal (E) (Labor)				\$75.00
<b>LCE006: Irrigation Repairs</b>				<b>\$170.00</b>
Irrigation Labor (Hide) (Labor)				\$170.00

**Billing Questions**  
[rhonda.culotta@down2earthinc.com](mailto:rhonda.culotta@down2earthinc.com)  
 (904) 780-2257

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[DTElandscape.propertyserviceportal.com](https://dtelandscape.com/terms-and-conditions/)

Subtotal	\$4,272.95
Sales Tax	\$0.00
<b>Total</b>	<b>\$4,272.95</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$4,272.95</b>

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More actions



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To: Dave Towsley



Mon 3/3/2025 2:44 PM

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Thanks!

Jayna

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Please send invoices to - [inframarkcms@payableslockbox.com](mailto:inframarkcms@payableslockbox.com)



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

<b>INVOICE#</b>	151824
<b>CUSTOMER ID</b>	C2412
<b>PO#</b>	

<b>DATE</b>	6/17/2025
<b>NET TERMS</b>	Net 30
<b>DUE DATE</b>	7/17/2025

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

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Work Order # WOBT05232005 \$900	1	Ea	900.00		900.00
Postage	17	Ea	0.69		11.73
<b>Subtotal</b>					<b>911.73</b>

<b>Subtotal</b>	\$911.73
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$911.73

**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  
June 30, 2025

Prepared by:



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

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**  
 As of June 30, 2025  
 (In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2022	SERIES 2024	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
				CAPITAL PROJECTS FUND	CAPITAL PROJECT FUNDS			
<b>ASSETS</b>								
Cash - Operating Account	\$ 5,193	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,193
Cash in Transit	-	3,345	-	-	-	-	-	3,345
Due From Other Funds	2,024	93	1,688	-	-	-	-	3,805
Investments:								
Acq. & Construction - Amenity	-	-	-	841,826	-	-	-	841,826
Acq. & Construction - Other	-	-	-	-	1,696,027	-	-	1,696,027
Acquisition & Construction Account	-	-	-	5	1,435	-	-	1,440
Prepayment Account	-	-	2,094,381	-	-	-	-	2,094,381
Reserve Fund	-	871,128	1,122,005	-	-	-	-	1,993,133
Revenue Fund	-	115,593	122,220	-	-	-	-	237,813
Fixed Assets								
Construction Work In Process	-	-	-	-	-	17,076,003	-	17,076,003
Amount To Be Provided	-	-	-	-	-	-	27,765,000	27,765,000
<b>TOTAL ASSETS</b>	<b>\$ 7,217</b>	<b>\$ 990,159</b>	<b>\$ 3,340,294</b>	<b>\$ 841,831</b>	<b>\$ 1,697,462</b>	<b>\$ 17,076,003</b>	<b>\$ 27,765,000</b>	<b>\$ 51,717,966</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 75,508	\$ -	\$ -	\$ 254,308	\$ -	\$ -	\$ -	\$ 329,816
Bonds Payable	-	-	-	-	-	-	27,765,000	27,765,000
Due To Other Funds	-	-	-	3,804	-	-	-	3,804
<b>TOTAL LIABILITIES</b>	<b>75,508</b>	<b>-</b>	<b>-</b>	<b>258,112</b>	<b>-</b>	<b>-</b>	<b>27,765,000</b>	<b>28,098,620</b>
<b>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	990,159	3,340,294	-	-	-	-	4,330,453
Capital Projects	-	-	-	583,719	1,697,462	-	-	2,281,181
Unassigned:	(68,291)	-	-	-	-	17,076,003	-	17,007,712
<b>TOTAL FUND BALANCES</b>	<b>(68,291)</b>	<b>990,159</b>	<b>3,340,294</b>	<b>583,719</b>	<b>1,697,462</b>	<b>17,076,003</b>	<b>-</b>	<b>23,619,346</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 7,217</b>	<b>\$ 990,159</b>	<b>\$ 3,340,294</b>	<b>\$ 841,831</b>	<b>\$ 1,697,462</b>	<b>\$ 17,076,003</b>	<b>\$ 27,765,000</b>	<b>\$ 51,717,966</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Tax Collector	\$ -	\$ 480	\$ 480	0.00%
Special Assmnts- Tax Collector	-	155,475	155,475	0.00%
Special Assmnts- CDD Collected	-	175,823	175,823	0.00%
Developer Contribution	515,745	65,727	(450,018)	12.74%
<b>TOTAL REVENUES</b>	<b>515,745</b>	<b>397,505</b>	<b>(118,240)</b>	<b>77.07%</b>

**EXPENDITURES****Administration**

Supervisor Fees	12,000	4,600	7,400	38.33%
ProfServ-Administrative	4,500	3,375	1,125	75.00%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	11,500	7,500	4,000	65.22%
ProfServ-Info Technology	600	450	150	75.00%
ProfServ-Recording Secretary	2,400	1,600	800	66.67%
ProfServ-Trustee Fees	6,500	8,762	(2,262)	134.80%
District Counsel	9,500	16,873	(7,373)	177.61%
District Engineer	9,500	12,257	(2,757)	129.02%
District Manager	25,000	28,239	(3,239)	112.96%
Accounting Services	9,000	10,750	(1,750)	119.44%
Auditing Services	6,000	7,000	(1,000)	116.67%
Website Compliance	1,600	1,592	8	99.50%
Postage	500	33	467	6.60%
Rentals & Leases	600	450	150	75.00%
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	3,333	(2,133)	277.75%
Meeting Expense	1,000	146	854	14.60%
Entry System-Key Fob	2,000	-	2,000	0.00%
Website Administration	1,200	900	300	75.00%
Office Supplies	100	-	100	0.00%
Janitorial Supplies	1,500	-	1,500	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>142,549</b>	<b>111,116</b>	<b>31,433</b>	<b>77.95%</b>

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
Contracts-Janitorial Services	16,000	-	16,000	0.00%
Contracts-Landscape	150,000	127,462	22,538	84.97%
Contracts-Aquatic Control	38,000	15,529	22,471	40.87%
Contracts-Pools	24,000	-	24,000	0.00%
Amenity Center Pest Control	1,800	-	1,800	0.00%
Electricity - Streetlights	50,000	139,482	(89,482)	278.96%
Insurance - General Liability	3,146	2,975	171	94.56%
R&M-Pools	3,000	2,195	805	73.17%
R&M-Monument, Entrance & Wall	10,000	-	10,000	0.00%
R&M Landscape	20,000	22,745	(2,745)	113.73%
R&M-Security Cameras	2,000	-	2,000	0.00%
Mitigation Maintenance	-	48,167	(48,167)	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	1,448	8,552	14.48%
Furniture Repair/Replacement	5,000	-	5,000	0.00%
Access Control Maintenance & Repair	5,000	-	5,000	0.00%
Special Events	10,000	-	10,000	0.00%
Dog Waste Station Supplies	4,000	-	4,000	0.00%
<b>Total Other Physical Environment</b>	<b>372,946</b>	<b>360,003</b>	<b>12,943</b>	<b>96.53%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	250	350	(100)	140.00%
<b>Total Contingency</b>	<b>250</b>	<b>350</b>	<b>(100)</b>	<b>140.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>515,745</b>	<b>471,469</b>	<b>44,276</b>	<b>91.42%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(73,964)	(73,964)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Capital Improvement	-	211,255	211,255	0.00%
Construction in Progress	-	(211,255)	(211,255)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (73,964)	\$ (73,964)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>5,673</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (68,291)</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 34,672	\$ 34,672	0.00%
Special Assmnts- Tax Collector	-	449,953	449,953	0.00%
Special Assmnts- CDD Collected	868,775	194,644	(674,131)	22.40%
<b>TOTAL REVENUES</b>	<b>868,775</b>	<b>679,269</b>	<b>(189,506)</b>	<b>78.19%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	190,000	190,000	-	100.00%
Interest Expense	678,775	683,288	(4,513)	100.66%
<b>Total Debt Service</b>	<b>868,775</b>	<b>873,288</b>	<b>(4,513)</b>	<b>100.52%</b>
<b>TOTAL EXPENDITURES</b>	<b>868,775</b>	<b>873,288</b>	<b>(4,513)</b>	<b>100.52%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(194,019)	(194,019)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>1,184,178</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 990,159</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 49,262	\$ 49,262	0.00%
Special Assmnts- CDD Collected	1,117,985	3,141,159	2,023,174	280.97%
<b>TOTAL REVENUES</b>	<b>1,117,985</b>	<b>3,190,421</b>	<b>2,072,436</b>	<b>285.37%</b>
<b>EXPENDITURES</b>				
<b>Debt Service</b>				
Principal Debt Retirement	220,000	220,000	-	100.00%
Interest Expense	897,985	988,453	(90,468)	110.07%
<b>Total Debt Service</b>	<b>1,117,985</b>	<b>1,208,453</b>	<b>(90,468)</b>	<b>108.09%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,117,985</b>	<b>1,208,453</b>	<b>(90,468)</b>	<b>108.09%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	1,981,968	1,981,968	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>1,358,326</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 3,340,294</b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 27,486	\$ 27,486	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>27,486</b>	<b>27,486</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	27,486	27,486	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Construction in Progress	-	(355,041)	(355,041)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(355,041)</b>	<b>(355,041)</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ (327,555)</u>	<u>\$ (327,555)</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>911,274</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 583,719</u></b>		

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 140,661	\$ 140,661	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>140,661</b>	<b>140,661</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	140,661	140,661	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Construction in Progress	-	(6,587,460)	(6,587,460)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(6,587,460)</b>	<b>(6,587,460)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (6,446,799)	\$ (6,446,799)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>8,144,261</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,697,462</b>		

# Bank Account Statement

Buckhead Trails CDD

**Bank Account No.** 2256  
**Statement No.** 06-25

**Statement Date** 06/30/2025

<b>G/L Account No. 101001 Balance</b>	5,192.69	<b>Statement Balance</b>	9,204.86
		<b>Outstanding Deposits</b>	1,002.29
<b>Positive Adjustments</b>	0.00		
<b>Subtotal</b>	5,192.69	<b>Subtotal</b>	10,207.15
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	-5,014.46
<b>Ending G/L Balance</b>	5,192.69	<b>Ending Balance</b>	5,192.69

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
06/16/2025		JE000659	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	2,230.52	2,230.52	0.00
06/23/2025		JE000669	Special Assmnts-CDD Collected	Off Roll Check Deposit	2,102.05	2,102.05	0.00
<b>Total Deposits</b>					4,332.57	4,332.57	0.00
<b>Checks</b>							
							0.00
04/29/2025	Payment	1237	AUSTIN BERNIS	Check for Vendor V00022	-200.00	-200.00	0.00
05/28/2025	Payment	1238	INFRAMARK LLC	Check for Vendor V00007	-22,005.57	-22,005.57	0.00
05/28/2025	Payment	1239	PEACE RIVER ELECTRIC	Check for Vendor V00032	-1,108.00	-1,108.00	0.00
06/04/2025	Payment	1240	ALBERTO VIERA	Check for Vendor V00012	-200.00	-200.00	0.00
06/04/2025	Payment	1241	AUSTIN BERNIS	Check for Vendor V00022	-200.00	-200.00	0.00
06/04/2025	Payment	1242	CARLOS DE LA OSSA	Check for Vendor V00013	-200.00	-200.00	0.00
06/04/2025	Payment	1244	NICHOLAS J. DISTER	Check for Vendor V00014	-200.00	-200.00	0.00
06/11/2025	Payment	1246	ALBERTO VIERA - REIMB	Check for Vendor V00026	-67.64	-67.64	0.00
06/19/2025	Payment	1248	PEACE RIVER ELECTRIC	Check for Vendor V00032	-1,195.68	-1,195.68	0.00
<b>Total Checks</b>					-25,376.89	-25,376.89	0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Checks</b>							
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

# Bank Account Statement

Buckhead Trails CDD

**Bank Account No.** 2256

**Statement No.** 06-25

**Statement Date**

06/30/2025

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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
06/04/2025	Payment	1243	INFRAMARK LLC	Check for Vendor V00007	-750.00
06/04/2025	Payment	1245	RYAN MOTKO	Check for Vendor V00015	-200.00
06/19/2025	Payment	1247	BUCKHEAD TRAILS CDD	Check for Vendor V00018	-1,657.72
06/24/2025	Payment	1249	BUCKHEAD TRAILS CDD	Check for Vendor V00018	-1,687.50
<b>Total Outstanding Checks</b>					-5,014.46

**Outstanding Deposits**

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

# Estimate: #121654



**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**

Sod replacement - Summervale  
 sign June 2025

**Estimated Job Start Date**

July 7, 2025

**Proposed By**

Alexandra Steiner

**Due Date**

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

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

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

Proposed By:

Agreed & Accepted By:

Alexandra Steiner  
 Down to Earth

06/25/2025  
 Date

Jayna Cooper  
 Buckhead Trails Pond  
 Maintenance

6/30/25  
 Date

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

**ESTIMATE**

**Horticulture Haulers Inc.**  
11315 Carter Rd  
Palmetto, FL 34221

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



**Bill to**  
Inframark

**Ship to**  
Inframark

**Estimate details**

Job Location: 12309 106th ave east parrish

Estimate no.: 1660  
Estimate date: 06/17/2025

#	Product or service	Description	Qty	Rate	Amount
1.	<b>Tree Removal</b>	Buck head trails. Removal of 3 trees. Stump grinding not included.	1	\$3,400.00	\$3,400.00
				<b>Total</b>	<b>\$3,400.00</b>

Accepted date

6/20/25

Accepted by



### Hurricane and Storm Clean-Up Addendum to the Landscape Maintenance Services Agreement

This Hurricane and Storm Clean-Up Addendum to the Landscape Maintenance Services Agreement (this “**Storm Addendum**”) is made and entered into as of April 18, 2025, by and between the **Buckhead Trails Community Development District** (the “**District**”) and **SSS Down to Earth OPCO LLC d/b/a Down to Earth**, a Florida limited liability company (the “**Contractor**”).

#### Background Information:

The District and the Contractor entered into a Landscape Maintenance Services Agreement dated October 22, 2024 (the “**Agreement**”). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to pre-authorize hurricane and storm clean-up expectations and pricing. The Contractor submitted a proposal for such clean-up services which have been incorporated into this Storm Addendum. The District and the Contractor each has the authority to execute this Storm Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Storm Addendum so that this Storm Addendum constitutes a legal and binding obligation of each party hereto.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Storm Addendum.
2. **Pre-Authorized Hurricane and Storm Clean-Up Services.** Contractor agrees to provide pre-authorized hurricane and storm clean-up services as further described in the attached **Exhibit A**.
  - a. Contractor shall provide all labor and equipment necessary for these services.
  - b. Phase 1: Emergency services to clear roadways, driveways, and walkways for first responders.
  - c. Phase 2: Complete clean-up, staking, and specific rebuilds as requested, so that recurring maintenance can begin.
  - d. Phase 3: Property rebuild.
3. **Additional Compensation for Emergency Clean-Up Services.** Contractor shall perform the additional emergency clean-up services for the prices as further described on the attached Hurricane Price List (**Exhibit A**).
4. **Ratification of all Other Terms of the Agreement.** Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

**IN WITNESS WHEREOF** the undersigned have executed this Storm Addendum effective as of the date written above.

**SSS Down to Earth OPCO LLC d/b/a Down to Earth**

DocuSigned by:

By: Tom Lazzaro  
Name: Tom Lazzaro  
Title: CEO

**Buckhead Trails Community Development District**

Signed by:

Carlos de la Ossa  
CC0CB251E795481...  
Carlos de la Ossa  
Chair of the Board of Supervisors

# WE ARE HERE FOR YOU!

Let us help you  
**Weather the Storm.**



## Have Peace of Mind With **Pre-Authorized Storm Clean-Up**

We are on the ground canvassing your property to assess damage as soon as the storm has passed. We quickly dispatch the appropriate teams to address your needs, prioritizing safety first:

We will do everything we can to alleviate the stress caused by inclement weather in a **3-phrase approach**:

**Phase 1:** Emergency services to clear roadways, driveways, and walkways for first responders.

**Phase 2:** Complete clean-up, staking, and specific rebuilds as requested, so that recurring maintenance can begin.

**Phase 3:** Property rebuild: Normal enhancement rates would apply.

Utilizing our network of vendor partners and leveraging our Construction Division, we will bring resources to address the situation.

**[Storm\\_Prep@down2earthinc.com](mailto:Storm_Prep@down2earthinc.com)**

# EXHIBIT "A"

## Pre-Authorize Storm Clean-Up

See our **3-phrase approach** below.

## Keep Us Apprised of your Insurance Requirements

Let us know of any requirements your insurance carrier may have for documenting damages or corrective actions resulting from a storm. Our team will take photos of damages and keep track of manpower, equipment, and work provided in our repairs.

## Let Us Know How to Reach You

Communications can be vulnerable in case of a storm. Remember to keep your contact information updated.

## Prepare Your Trees

Reduce the risk of damage and injury by pruning weak branches and opening canopies. Schedule an assessment with our team to ensure your trees are ready.

## Hurricane Price List

General Labor	\$80 / per man / per hour (\$110 per man hour OT)
Bucket Truck & Chipper	\$200 / per man / per hour (\$250 per man hour OT)
Loader & Operator Large	\$270 / per hour (\$320 per hour OT)
Loader/ Operator Dump	\$270 / per hour (\$320 per hour OT)
Dump Fees	Market Rate (~\$110 per cubic yard)
Arbor Crew with Dump Truck & Chipper	\$180 / per man / per hour (\$230 per hour OT)
Irrigation Repair	\$110 / per person/ per hour (\$150 per hour OT)
Lodge Pole & Staking Rope	\$35 / unit
Banding Kits (4X2)	\$40 / unit
Crane	Priced per request

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Print Name/ Title

\_\_\_\_\_  
Property Name

\_\_\_\_\_  
Property Address

\_\_\_\_\_  
Emergency Contact Name

\_\_\_\_\_  
Emergency Contact Phone

# **Fifth Order of Business**



ARTURO GANDARILLA.  
DISTRICT FIELD COORDINATOR

## BUCKHEAD TRAILS JULY FIELD INSPECTION REPORT, 7/16/25, 5:01 PM

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BUCKHEAD TRAILS CDD, DOWN TO EARTH

Wednesday, July 16, 2025

Prepared For Board Of Supervisors

12 Items Identified

Green -Completed  
Red - Not completed/No response  
Orange - Scheduled to be completed

# ITEM 1- BENDING CREEK TRL.

Assigned To: Down To Earth

The landscape beds around the entrance of Bending Creek Trail look well-maintained—weed-free with neatly trimmed and shaped hedges. The Sabal palms at the entrance of Buckhead also look great.”



## ITEM 2- BENDING CREEK TRL.

Assigned To: Down To Earth.

The landscape beds on the exit side of Bending Creek toward Buckeye Road are all weed-free. The hedges have been trimmed and are nicely shaped. The turf looks great, with good fertility. The center island is in good condition, and the Blue Daze is healthy with vibrant color. Thanks for keeping an eye on things!"



### ITEM 3- BENDING CREEK TRL.

Due By: Monday, July 28, 2025

Assigned To: Down To Earth.

On Bending Creek heading toward Blue Reflection, photos 1 through 3 show how great the turf looks. The hedges are neatly trimmed, and the Sabal palms are in good condition.

Photo 4 shows a few weeds near the Schillings and ornamental grasses—not heavy, but it should be addressed soon before it becomes an issue.”



### ITEM 4- BENDING CREEK TRL.

Assigned To: Down To Earth & Randy Suggs

The landscape beds on and off Bending Creek heading back toward Gentle Current look great. Soft edging has been done nicely, the hedges are well trimmed, and the beds are weed-free.

The last photo captures how well everything looks—healthy turf with good fertility, and thriving trees and plants. A few Sabal palms still need to be replaced, but Suggs is already in the process of taking care of that.”



### ITEM 5- BLUE REFLECTION.

Assigned To: Down To Earth

The Blue Reflection entrance off Bending Creek Trail looks good. The landscape beds are well-maintained, and the sidewalks are neatly edged and weed-free.”



# ITEM 6- BENDING CREEK TRL.

Assigned To: Sitex Aquatics

Pond 5 is well maintained.



## ITEM 7- BENDING CREEK TRL.

Assigned To: Down To Earth.

Down Bending Creek, just past Summer Breeze, the turf looks great, the plants are neatly trimmed, and the sidewalks are clean and free of weeds.”



## ITEM 8- HIDDEN BANKS

Assigned To: Sitex Aquatics.

The pond was recently sprayed for filamentous algae that is now died off.



### ITEM 9- HIDDEN VISTA DR.

Assigned To: Down To Earth.

The monument at the exit side of Hidden Vista on Buckeye Road, along with the surrounding landscape beds, appears to be in good condition. The bed along the fence heading west on Buckeye also looks to be well maintained overall.”



### ITEM 10- BUCKEYE RD.

Due By: Monday, July 28, 2025

Assigned To: Down To Earth.

The beds heading east on Buckeye Road appear to be well maintained overall, though there are some minor weeds starting to come in. It would be best to address them soon before they become a bigger issue."



# ITEM 11- TRANQUIL WATERS TER

Assigned To: Sitex Aquatics

Pond 10 is well maintained.



### ITEM 12- HOPSCOTCH AVE.

Assigned To: Down To Earth.

The culvert on Hopscotch Ave is well maintained. Down to Earth has been keeping the area clean and free of debris, allowing proper water flow between both sides.

