

Buckhead Trails Community Development District

**June 24, 2026
Agenda Package**

TEAMS MEETING INFORMATION

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

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33067

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Buckhead Trails Community Development District

Board of Supervisors

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

District Staff

Brian Lamb, District Secretary
John Vericker, District Counsel
Tonja Stewart, District Engineer
Long Nguyen, Field Manager
Kristee Cole, District Manager
Angel Montagna, District Manager

Regular Meeting Agenda

The Regular Meetings of Buckhead Trails Community Development District will be held on **June 24, 2026, at 1:00 p.m. at the Eves Bend Clubhouse located at 4725 Los Robles Court, Palmetto, FL 34221**. For those who intend to call in below is the Team link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

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

Meeting ID: 242 062 377 278 6 Passcode: 8QV78CY2
Call in #: [+1 646-838-1601](tel:+16468381601) Phone conference ID: 443 559 593#

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

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

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

3. BUSINESS ITEMS

4. CONSENT AGENDA

- A. Approval of Meeting Minutes for May 2026
- B. Consideration of Operation and Maintenance Expenditures for May 2026
- C. Acceptance of the Financials (Under Separate Cover) and Approval of the Check Register for May 2026
- D. Ratification of the Inframark 2nd Amendment Field Manager
- E. Ratification of the Down to Earth Landscape & Irrigation Plant Replacements Hidden Vista Proposal 148756
- F. Ratification of the Security System On-Site Installation and Off-Site Monitoring Service Agreement
- G. Ratification of the Easement Encroachment Agreement 10465 Curving Creek Loop
- H. Ratification of the Down to Earth Landscape & Irrigation Sod Replacement Proposal 149550
- I. Ratification of the Down to Earth Landscape & Irrigation Bending Creek Entrance Proposal 149760
- J. Ratification of the Fence Easement Encroachment Agreement 10836 Gentle Current Way
- K. Ratification of the Down to Earth Landscape & Irrigation Addendum No.4 Landscape Maintenance Service Agreement
- L. Ratification of the Pest Control Service Agreement with McCall Pest & Wildlife

5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Community Inspection Report

ii. Sitex Aquatic Monthly Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

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D. Consideration of Resolution 2026-08 Setting Landowner Election

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, the Resolution 2026-08 Setting Landowner Election, for Wednesday, November 18, 2026 at 1:00 p.m., at The Eves Bend Amenity Center, 4725 Los Robles Court, Palmetto, Florida 34221, was adopted. 3-0

FOURTH ORDER OF BUSINESS **Consent Agenda**

- A. Approval of Meeting Minutes for April 2026**
- B. Consideration of Operation and Maintenance Expenditures for April 2026**
- C. Acceptance of the Financials and Approval of the Check Register for April 2026**
- D. Ratification of the Addendum # 3 to the Landscape Maintenance Service Agreement**
- E. Ratification of the Salva Tree Cutting Service Trimming 75 Palm Tree Proposal # 2025-86**
- F. Ratification of the Salva Tree Cutting Service Removal Dead Palm Tree Proposal# 2025-87**
- G. Ratification of the Down to Earth Landscape & Irrigation Repair Proposal# 146472**
- H. Ratification of Addendum #2 Aquatic Management Agreement with Sitex**
- I. Ratification of the Brown & Brown Insurance Proposal**
- J. Ratification of the Locking Bulletin Proposal**
- K. Ratification of the Down to Earth Landscape Plant Replacement Proposal # 139414**
- L. Ratification of the Salva Tree Cutting Service Proposal # 2026-106**
- M. Ratification of the Landscape and Irrigation Maintenance Agreement with Sunrise**
- N. Ratification of the Additional Work Authorization to Sitex Aquatic Management Agreement**
- O. Ratification of the Down to Earth Landscape & Irrigation Proposal #147759**

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, the Consent Agenda, was approved. 3-0

FIFTH ORDER OF BUSINESS **Staff Reports**

- A. District Counsel**
- B. District Engineer**
- C. District Manager**

There being no reports, the next item followed.

i. Community Inspections Report

Ms. Turkoane presented and reviewed the Community Inspections Report, a copy of which was included in the agenda package. Discussion ensued regarding, pocket park and buffer area, as both were compromised by foot traffic immediately following today’s turnover.

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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. Motko, with all in favor,
the meeting adjourned at 1:07 p.m. 3-0

Jayna Cooper/Rollamay Turkoane
District Manager

Carlos de la Ossa
Chairperson

BUCKHEAD TRAILS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
CITY-WIDE CLEANING LLC	4/20/2026	20111	\$627.50			HALF MONTH OF APRIL CLEANING SERVICES
CITY-WIDE CLEANING LLC	5/8/2026	20151	\$1,255.00		\$1,882.50	CLEANING SERVICES
INFRAMARK LLC	5/1/2026	178495	\$750.00			May -2026 District MGMT Services
INFRAMARK LLC	5/1/2026	178495	\$375.00			May 2026-DISTRICT ADMINISTRATIVE
INFRAMARK LLC	5/1/2026	178495	\$500.00			MAY-2026 CONSTRUCTION ACCOUNTING
INFRAMARK LLC	5/1/2026	178495	\$833.34			MAY- 2026 DISSEMINATION SERVICES
INFRAMARK LLC	5/1/2026	178495	\$2,083.33			MAY -2026 DISTRICT MANAGEMENT
INFRAMARK LLC	5/1/2026	178495	\$1,333.33			MAY -2026 FIELD MANAGEMENT
INFRAMARK LLC	5/1/2026	178495	\$416.67			MAY -2026 FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	5/1/2026	178495	\$200.00			MAY-2026 RECORDING SECRETARY
INFRAMARK LLC	5/1/2026	178495	\$50.00			MAY -2026 RENTAL AND LEASES
INFRAMARK LLC	5/1/2026	178495	\$50.00			MAY -2026 TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	5/1/2026	178495	\$100.00	\$6,691.67	\$6,691.67	MAY -2026 WEBSITE MAINTENANCE/ADMIN
SITEX AQUATICS, LLC	5/1/2026	11031-B	\$2,055.00			AQUATIC MAINTENANCE
SPLASH PROS LLC	5/1/2026	12565	\$1,800.00			April 2026 -POOL SERVICES
SPLASH PROS LLC	5/1/2026	12565	\$2,250.00	\$4,050.00	\$4,050.00	May 2026 -POOL SERVICES
STRALEY ROBIN VERICKER	5/12/2026	28398	\$6,882.25			DISTRICT COUNSEL SERVICES
Monthly Contract Subtotal			\$21,561.42			
Variable Contract						
DOWN TO EARTH	5/1/2026	173946	\$21,596.03			POND MAINTENANCE
DOWN TO EARTH	5/27/2026	177086	\$50.00			IRRIGATION REPAIRS-BUBBLER ADDED/REPLACED
DOWN TO EARTH	5/27/2026	177082	\$2,489.50		\$24,135.53	MAY 2026-PLANT REPLACEMENTS
INFRAMARK LLC	5/14/2026	179170	\$12.58			POSTAGE
INFRAMARK LLC	5/14/2026	179170	\$7.30		\$19.88	USPS -SENT KEY FOBS TO CENTEX SALES OFFICE
SUNRISE LANDSCAPE	5/1/2026	14 62046	\$3,448.67			LANDSCAPE MAINTENANCE CONTRACT-OAKFIELD LAKES CENTER
WEISER SECURITY SERVICES INC	5/1/2026	1264514	\$5,536.25			INSTALLATION OF CAMERA EQUIPMENT
Variable Contract Subtotal			\$33,140.33			
Utilities						

BUCKHEAD TRAILS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
FPL	4/14/2026	041426-56533-ACH	\$115.92			STREETLIGHTS
FPL	5/14/2026	051426-56533-ACH	\$113.24		\$229.16	STREETLIGHTS
PEACE RIVER ELECTRIC	5/7/2026	050726-8006-ACH	\$92.23			ELECTRIC
PEACE RIVER ELECTRIC	5/7/2026	050726-8007-ACH	\$109.12			ELECTRIC
PEACE RIVER ELECTRIC	5/7/2026	050726-8008-ACH	\$143.04			ELECTRIC
PEACE RIVER ELECTRIC	5/7/2026	050726-8001-ACH	\$102.74			ELECTRIC
PEACE RIVER ELECTRIC	5/7/2026	050726-8002-ACH	\$148.32			ELECTRIC
PEACE RIVER ELECTRIC	5/7/2026	050726-8003-ACH	\$117.97			ELECTRIC
PEACE RIVER ELECTRIC	5/7/2026	050726-8004-ACH	\$76.32			ELECTRIC
PEACE RIVER ELECTRIC	5/7/2026	050726-8005-ACH	\$45.73			ELECTRIC
PEACE RIVER ELECTRIC	5/7/2026	050726-8009-ACH	\$1,688.48		\$2,523.95	ELECTRIC
TAMPA ELECTRIC	5/15/2026	5000047732	\$24,411.00			Electric - Streetlight Agreement
TAMPA ELECTRIC	5/15/2026	5000047731	\$41,734.50			Electric - Streetlight Agreement
TAMPA ELECTRIC	11/14/2025	5000046222	\$10,094.00		\$76,239.50	Electric - Streetlight Agreement
Utilities Subtotal			\$78,992.61			
Regular Services						
ALBERTO VIERA	5/27/2026	AV-052726	\$200.00			BOARD 05/27/2026
CARLOS DE LA OSSA	5/27/2026	CO-052726	\$200.00			BOARD 05/27/2026
DOWN TO EARTH	5/1/2026	173946	\$215.96			Fuel Charge
PACSON GEOENVIRONMENTAL, INC.	5/4/2026	2607	\$1,000.00			METER READING
RISK MANAGEMENT ASSOCIATES INC	5/12/2026	24835233	\$838.00			INSURANCE POLICY-05/01/26-10/01/26 - General Liability
RISK MANAGEMENT ASSOCIATES INC	5/12/2026	24835233	\$210.00			INSURANCE POLICY-05/01/26-10/01/26
RISK MANAGEMENT ASSOCIATES INC	5/12/2026	24835233	\$209.00			INSURANCE POLICY-05/01/26-10/01/26-Crime

BUCKHEAD TRAILS CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
RISK MANAGEMENT ASSOCIATES INC	5/12/2026	24835233	\$1,006.00	\$2,263.00	\$2,263.00	INSURANCE POLICY-05/01/26-10/01/26-Director & Office
RYAN MOTKO	5/27/2026	RM-052726	\$200.00			BOARD 05/27/2026
SITEX AQUATICS, LLC	5/1/2026	11031-B	\$61.65			TEMPORARY FUEL SURCHARGE
U.S. BANK	4/24/2026	8163618	\$2,228.07			TRUSTEE FEES 04/01/26-09/30/26 10/31/26-03/31/27
U.S. BANK	4/24/2026	8163618	\$2,228.06	\$4,456.13	\$4,456.13	TRUSTEE FEES 10/31/26-03/31/27
Regular Services Subtotal			\$8,596.74			
Additional Services						
COASTAL FENCE SERVICES, LLC	5/25/2026	3549-2	\$26,400.00			May-2026 WATERING TRUCKS
COASTAL FENCE SERVICES, LLC	5/25/2026	3549-1	\$2,200.00			May -2026 WATERING TRUCKS
COASTAL FENCE SERVICES, LLC	5/25/2026	3549	\$2,200.00		\$30,800.00	May -2026 WATERING TRUCKS
DOWN TO EARTH	5/27/2026	177085	\$896.67			May -2026 TURF APPLICATION
INFRAMARK LLC	5/14/2026	179170	\$64.62			GRAND OPENING TRASH CANS AMENITY
SALVA TREE CUTTING SERVICE	5/4/2026	2026-106-DEP	\$5,415.00			DEPOSIT FOR WATER TRUCK
Additional Services Subtotal			\$37,176.29			
TOTAL			\$179,467.39			



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

178495

DATE

5/1/2026

BILL TO

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

CUSTOMER ID

C2412

NET TERMS

Due On Receipt

PO#**DUE DATE**

5/1/2026

Services provided for the Month of: May 2026

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

Subtotal	\$6,691.67
Tax	\$0.00
Total Due	\$6,691.67

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219

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



Bill to

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

Invoice details

Invoice no.: 11031-b
Terms: Net 30
Invoice date: 05/01/2026
Due date: 05/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Aquatic Maintenance	Monthly Lake Maintenance- 17 ponds and 1 canal Ponds #1-17 & C1	1	\$2,055.00	\$2,055.00
2.		Additional Services	Temporary Fuel Surcharge	1	\$61.65	\$61.65

Total **\$2,116.65**

Ways to pay

BANK

[View and pay](#)



Subject: Notice of Temporary Fuel Surcharge

We value the trust you place in Sitex Aquatics & remain committed to providing the reliable, high quality service at a fair price you have been used too.

As you know over the last few months, fuel prices have increased significantly, resulting in a substantial rise in our operating cost, particularly for our service vehicles & equipment. While we have absorbed these increases for as long as possible & with no relief in the near future we have no choice but add a temporary fuel charge of 3% to the monthly invoice effective April 1st.

As soon as fuel prices drop & stabilize this surcharge will be eliminated, hopefully sooner than later!

We appreciate your understanding, loyalty, & continued partnership moving forward.

Sincerely,

Joe Craig

President

Sitex Aquatics llc.

813.564.2322

joe@sitexaquatics.com

Splash Pros

4802 Lena Road Unit 106
Bradenton, FL, 34211
(941) 325-0383

Invoice #: 12565

Invoice Date: 5/1/2026

Due Date: 5/1/2026

Bill To: Buckhead Trails CDD
Buckhead Trails CDD Sapphire Breeze Cove
Parrish, FL 34211

LOCATION: Sapphire Breeze Cove, Parrish

Item	Description	Qty	Rate	Amount
May Pool Service		1.00	\$2,250.00	\$2,250.00
April Pool Service (Prorated)		1.00	\$1,800.00	\$1,800.00

Thanks so much for trusting us with your pool/spa! Please let us know if you have any questions or concerns.

**Effective January 1st, 2026; invoices not paid by the 15th of the month will have an additional \$25 late fee added and will be required to have a card on file.

Subtotal: \$4,050.00

Tax: \$0.00

Total: \$4,050.00

Amount Due: \$4,050.00

Down to Earth Landscape & Irrigation

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



Invoice: #173946

May 2026

Customer

Buckhead Trails Pond Maintenance
Inframark
2005 Pan Am Circle Suite 300

Tampa, FL 33604

Property / Project Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Project/Job

Buckhead Trails Common Area and Pond Maintenance
Contract (2026)
Estimate # 135076

Invoice Date

5/1/2026

Date Due

6/15/2026

Terms

Net 45

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#135076 - Buckhead Trails Common Area and Pond Maintenance Contract (2026)				\$21,596.03
LCR003: General Maintenance				\$9,129.03
LCR003: Additional Common Areas - Start 12/1/24				\$3,000.60
LCR003: 2 Additional Common Areas - Start 2/17/25				\$4,454.40
Add Common Area, Perimeter Area, Six Ponds - Start 4/22/2026				\$5,012.00
Fuel Surcharge				\$215.96

Billing Questions

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

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

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

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

Subtotal	\$21,811.99
Sales Tax	\$0.00
Total	\$21,811.99
Credits/Payments	(\$0.00)
Balance Due	\$21,811.99

Down to Earth Landscape & Irrigation

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



Invoice: #177086

May 2026

Customer

Buckhead Trails Pond Maintenance
Inframark
2005 Pan Am Circle Suite 300

Tampa, FL 33604

Property / Project Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Project/Job

Invoice Irrigation Form 05.14.2026
Estimate # 148039

Invoice Date

5/27/2026

Date Due

6/11/2026

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#148039 - Invoice Irrigation Form 05.14.2026				\$50.00
LCE006: Irrigation Repairs				\$50.00
Bubbler Added/ Replaced (Kit)	Each	2.00	\$25.00	\$50.00

Billing Questions

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

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

Subtotal	\$50.00
Sales Tax	\$0.00
Total	\$50.00
Credits/Payments	(\$0.00)
Balance Due	\$50.00

Irrigation Service Report

General Information

Technician: Kvelazquez

Customer: Buckhead Trails Pond Maintenance

Branch: Sarasota

Report Type: Wetcheck Inspection

Controller Name: Timer by West Entrance

Date: May 14, 2026

Programs Needed: No

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ICC2

POC Info: Well

Pump Status Type: Pressurized

Programs

Program Name: Program A

Start Time: 8 p.m.

Seasonal Adjustment: 100

Run Days: tuesday,friday,sunday

Irrigation Zones

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

Irrigation Zones

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

Account Manager Contact

Monthly Irrigation Inspection Status: Completed

Contacted Manager: Yes

Contact Time: 11 a.m.

Communication Type: Text

Additional Comments:

Down to Earth Landscape & Irrigation

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



Invoice: #177082

May 2026

Customer

Buckhead Trails Pond Maintenance
Inframark
2005 Pan Am Circle Suite 300

Property / Project Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Tampa, FL 33604

Project/Job

Plant Replacements - Feb 2026
Estimate # 139414

Invoice Date

5/27/2026

Date Due

6/11/2026

Terms

Net 15

Customer PO #

<u>Invoice Details</u>				
Description of Services & Items	Unit	Quantity	Rate	Amount

#139414 - Plant Replacements - Feb 2026				\$2,489.50
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Remove and replace 10 dead Podocarpus at the Bending Creek entrance monument sign:



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

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

LCE025: Tree/Plant Installation				\$2,379.00
Site Prep, Removal, & Disposal (E) (Labor)				\$510.00
Podocarpus "Japanese Yew" (Material)	15 Gallon Plant	10.00	\$186.90	\$1869.00
LCE005: Irrigation Installation				\$110.50
Irrigation Labor (Hide) (Labor)				\$85.00
Miscellaneous Irrigation Parts (Material)	Each	10.00	\$2.55	\$25.50

Billing Questions
rhonda.culotta@down2earthinc.com
 (904) 780-2257
 Visit us at <https://dtelandscape.com> for all other questions or concerns.

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

Subtotal	\$2,489.50
Sales Tax	\$0.00
Total	\$2,489.50
Credits/Payments	(\$0.00)
Balance Due	\$2,489.50



Down to Earth Landscape & Irrigation

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

Estimate: #139414

Customer Address

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

Billing Address

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

Physical Job Address

Buckhead Trails Pond Maintenance
 10403 Buckeye Road
 Ruskin, FL

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Plant Replacements - Feb 2026	February 23, 2026	Alexandra Steiner	

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$510.00
Podocarpus "Japanese Yew"	15 Gallon Plant	10	\$186.90	\$1,869.00
Irrigation Installation				
Irrigation Labor (Hide)				\$85.00
Miscellaneous Irrigation Parts	Each	10	\$2.55	\$25.50
			Subtotal	\$2,489.50
			Estimated Tax	\$0.00
			Job Total	\$2,489.50

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/>.

Remove and replace 10 dead Podocarpus at the Bending Creek entrance monument sign:



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

Proposed By:

Alexandra Steiner
Down to Earth

02/17/2026

Date

Agreed & Accepted By:

Jayna Cooper

5-4-2026

Inframark

Date

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

179170

DATE

5/14/2026

BILL TO

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

CUSTOMER ID

C2412

NET TERMS

Due On Receipt

PO#**DUE DATE**

5/14/2026

Services provided for the Month of: April 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Rollamay Turkoane- 4-20-26 TARGET : Trash Can for the Buckhead Trails Amenity: \$55.04, DOLLAR GENERAL #13844 : Buckhead Trails Amenity Grand Opening: \$9.58, 4-23-26 USPS PO : Sent Key Fobs to Centex Sales Office for Buckhead Trails: \$7.30	1	Ea	71.92		71.92
Postage	17	Ea	0.74		12.58
Subtotal					84.50

Subtotal	\$84.50
Tax	\$0.00
Total Due	\$84.50

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.



5100 W Kennedy Blvd
 Ste 325
 Tampa, FL 33609

Invoice 14 62046

PO#	Date
	05/01/2026
Sales Rep	Terms
Niles Badgerow	Net 30

Bill To
Inframark 2005 Pan Am Circle Ste 300 Tampa, FL 33607

Property Address
Oakfield Lakes Amenity Center 10413 Sapphire Breeze Cove Parrish, FL 34219

Item	Qty	Rate	Ext. Price	Amount
#40603 - Landscape Maintenance Contract - Oakfield Lakes Amenity Center May 2026				\$3,448.67

Total	\$3,448.67
Credits/Payments	<u>(\$0.00)</u>
Balance Due	\$3,448.67



Weiser Security Services, Inc
 P. O. Box 51720
 New Orleans, LA 70151-1720
 (504)949-7558

INVOICE NO.	1264514
DATE	05/01/26

CUSTOMER

Buckhead Trails
 2005 Pan Am Cir Suite 300
 Tampa, FL 33607

SERVICE LOCATION

Buckhead Trails - CYBER
 10508 Sapphire Breeze Cv
 Parrish, FL 34219-4641

TERMS: Net 15 Days	CUSTOMER NO. 4171794		P.O. NO.	
Description	Quantity	Unit of Measure	Price	Amount
Installation of Camera Equipment: 6 Cameras, 1 16CHNLNVR, 1 Axis Speaker, 1 Equipment Rack	1.00	Each	5,150.00	5,150.00
Questions? Call 504-586-4701. A finance charge of 1 1/2% per month (18% annual) will be added on accounts which are not paid within 15 days. Customer agrees to pay reasonable attorney fees if necessary. A \$30 fee on NSF check applies.			Sub-Total	5,150.00
			Sales Tax	386.25
			TOTAL	\$5,536.25

▼ TO ENSURE PROPER CREDIT, PLEASE DETACH AND MAIL BOTTOM PORTION WITH YOUR PAYMENT ▼

ATTENTION:

Buckhead Trails
 2005 Pan Am Cir Suite 300
 Tampa, FL 33607

Customer No.	4171794
Job No.	1080242
Invoice No.	1264514
Invoice Date	05/01/26
Amount Due	\$5,536.25
Amount Remitted	

PLEASE SEND REMITTANCE TO

Weiser Security Services, Inc
 P. O. Box 51720
 New Orleans, LA 70151-1720



Electric Bill Statement

For: Mar 16, 2026 to Apr 14, 2026 (29 days)

Statement Date: Apr 14, 2026

Account Number: 83626-56533

Service Address:

10010 TRELIS VINE WAY # SL
PARRISH, FL 34219

BUCKHEAD TRAIL CDD,
Here's what you owe for this billing period.

CURRENT BILL

\$115.92

TOTAL AMOUNT YOU OWE

May 5, 2026

NEW CHARGES DUE BY

KEEP IN MIND

- Payments received after May 05, 2026 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after May 04, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

Amount of your last bill	128.82
Payments received	-128.82
Balance before new charges	0.00
Total new charges	115.92
Total amount you owe	\$115.92

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

The amount enclosed includes the following donation:

FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

BUCKHEAD TRAIL CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

83626-56533

ACCOUNT NUMBER

\$115.92

TOTAL AMOUNT YOU OWE

May 5, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	128.82
Payment received - Thank you	-128.82
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Non-fuel: (\$0.094600 per kWh)	\$67.55
Fuel: (\$0.032020 per kWh)	\$22.86
Electric service amount	104.61
Gross receipts tax (State tax)	2.68
Florida sales tax (State tax)	7.46
County sales tax (Local tax)	1.08
Taxes and charges	11.22
Regulatory fee (State fee)	0.09
Total new charges	\$115.92
Total amount you owe	\$115.92

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD5605. Next meter reading May 14, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	02473		01759		714

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Apr 14, 2026	Mar 16, 2026
kWh Used	714	806
Service days	29	31
kWh/day	25	26
Amount	\$115.92	\$128.82

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

Download the app

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[Download now](#)

Save with HVAC rebates

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[Claim rebates](#)

Unlock energy insights

Save energy with Business Energy Manager. We'll analyze your usage patterns and help lower your bill.

[Analyze usage](#)

When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.



Electric Bill Statement

For: Apr 14, 2026 to May 14, 2026 (30 days)

Statement Date: May 14, 2026

Account Number: 83626-56533

Service Address:

10010 TRELIS VINE WAY # SL
PARRISH, FL 34219

BUCKHEAD TRAIL CDD,
Here's what you owe for this billing period.

CURRENT BILL

\$113.24

TOTAL AMOUNT YOU OWE

Jun 4, 2026

NEW CHARGES DUE BY

KEEP IN MIND

- Payments received after June 04, 2026 are considered late; a late payment charge, the greater of \$5.00 or 1.5% of your past due balance will apply. Your account may also be billed a deposit adjustment.
- The amount due on your account will be drafted automatically on or after June 03, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

Amount of your last bill	115.92
Payments received	-115.92
Balance before new charges	0.00
Total new charges	113.24
Total amount you owe	\$113.24

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

Customer Service: 1-800-375-2434
Outside Florida: 1-800-226-3545

Report Power Outages: 1-800-4OUTAGE (468-8243)
Hearing/Speech Impaired: 711 (Relay Service)



/ 3* FPL AUTOMATIC BILL PAY - DO NOT PAY *

The amount enclosed includes the following donation:

FPL Care To Share: _____

Make check payable to FPL in U.S. funds and mail along with this coupon to:

BUCKHEAD TRAIL CDD
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

FPL
GENERAL MAIL FACILITY
MIAMI FL 33188-0001

Visit [FPL.com/PayBill](https://www.fpl.com/PayBill) for ways to pay.

83626-56533

ACCOUNT NUMBER

\$113.24

TOTAL AMOUNT YOU OWE

Jun 4, 2026

NEW CHARGES DUE BY

\$ Auto pay - DO NOT PAY

AMOUNT ENCLOSED



BILL DETAILS

Amount of your last bill	115.92
Payment received - Thank you	-115.92
Balance before new charges	\$0.00

New Charges

Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS	
Base charge:	\$14.20
Non-fuel: (\$0.094600 per kWh)	\$65.74
Fuel: (\$0.032020 per kWh)	\$22.25
Electric service amount	102.19
Gross receipts tax (State tax)	2.62
Florida sales tax (State tax)	7.29
County sales tax (Local tax)	1.05
Taxes and charges	10.96
Regulatory fee (State fee)	0.09
Total new charges	\$113.24
Total amount you owe	\$113.24

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

Meter reading - Meter ACD5605. Next meter reading Jun 15, 2026.

Usage Type	Current	-	Previous	=	Usage
kWh used	03168		02473		695

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	May 14, 2026	Apr 14, 2026
kWh Used	695	714
Service days	30	29
kWh/day	23	25
Amount	\$113.24	\$115.92

KEEP IN MIND

- Taxes, fees, and charges on your bill are determined and required by your local and state government to be used at their discretion.
- The fuel charge represents the cost of fuel used to generate electricity. It is a direct pass-through to customers. FPL does not profit from fuel, although higher costs do result in higher state and local taxes and fees.

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See how, when and where your business uses energy and uncover opportunities to reduce costs.

[Analyze usage](#)

Guaranteed bill credits

Lower operating costs with On Call automatic bill credits when eligible A/C units are enrolled.

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When you pay by check, you authorize FPL to process your payment electronically or as a draft. If your payment is processed electronically, your checking account may be debited on the same day we receive the check and your check will not be returned with your checking account statement. FPL does not agree to any restrictions, conditions or endorsements placed on any bill statement or payments such as check, money order or other forms of payment. We will process the payment as if these restrictions or conditions do not exist.

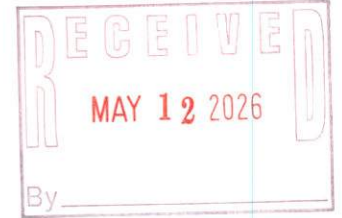


BUCKHEAD TRAILS CDD
Bill Date 05/07/2026
Account # 213648006
Member # 219443

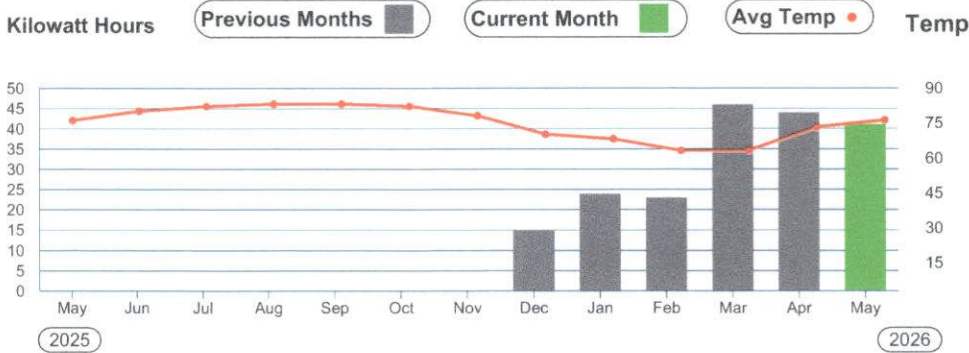
Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.preco.coop



TOTAL AMOUNT DUE
\$92.23
Bank Draft is scheduled for 05/28/2026



Monthly Energy Use



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

Monthly Energy Use Comparison

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

Your Average Daily Use

1 kWh Use
\$1.09 Day Cost not including taxes and fees

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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648006
Service Address 10980 GENTLE CURRENT WAY

Bank Draft Amount **\$92.23**
is scheduled for 05/28/2026



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

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



Account
213648006

Service Address
10980 GENTLE CURRENT WAY

Service Description
PUMP

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
42650528	04/02/2026	05/02/2026	86	127	1.0	41	0.132

Account Summary		Current Charges		GS-S
Previous Balance	\$92.16	Facilities Use Charge		\$28.00
Payment(s) Made	-\$92.16	Kva Min Up Charge		\$55.04
Balance Forward	\$0.00	Energy Charge	41 kWh @ 0.121	\$4.96
Current Charges	\$92.23	CPA	41 kWh @ -0.004	-\$0.16
Total Amount Due	\$92.23	Property Tax Recovery Fee		\$2.08
		Gross Receipts Tax		\$2.31
		Total Current Charges		\$92.23
Bank Draft Amount				\$92.23





FREE INSTALLATION OF Surge Suppressors

Big protection. Small monthly cost. Zero worries

Order a surge suppressor by May 31, 2026, and we will waive the typical \$24.95 installation fee! Once installed, an equipment lease fee of \$5.95 (plus tax) per month applies.

Learn more: www.preco.coop/energy/surge-protection/







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



799366433650001102602136480066

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

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





BUCKHEAD TRAILS CDD

Bill Date 05/07/2026
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
\$109.12
Bank Draft is scheduled for 05/28/2026



Monthly Energy Use



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

Monthly Energy Use Comparison

649 kWh This Month 30 Days

554 kWh Last Month 30 Days

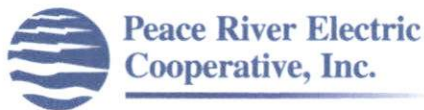
1,135 kWh This Month Last Year 30 Days

Your Average Daily Use

22 kWh Use

\$3.46 Day Cost not including taxes and fees

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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648007
Service Address 12965 BENDING CREEK TRL

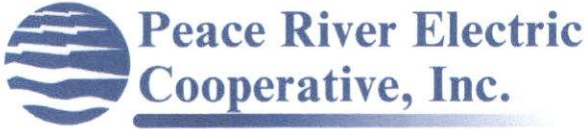
Bank Draft Amount \$109.12
is scheduled for 05/28/2026



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

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





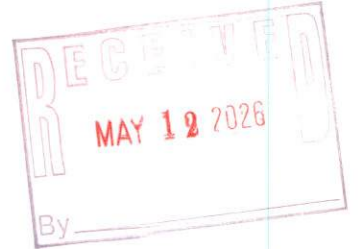
BUCKHEAD TRAILS CDD

Bill Date 05/07/2026
Account # 213648008
Member # 219443

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

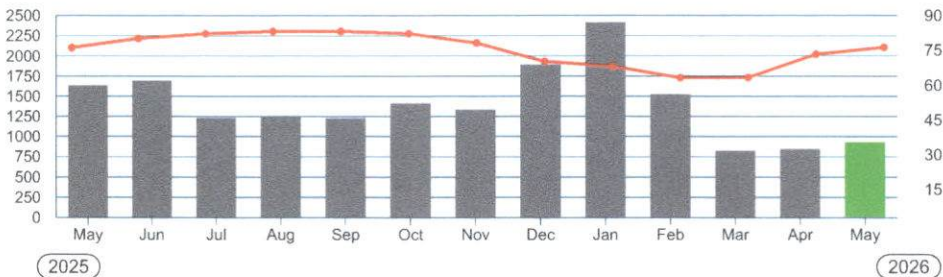


TOTAL AMOUNT DUE
\$143.04
Bank Draft is scheduled for 05/28/2026



Monthly Energy Use

Kilowatt Hours Previous Months Current Month Avg Temp Temp



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

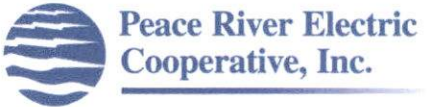
Monthly Energy Use Comparison

925 kWh This Month 30 Days
849 kWh Last Month 30 Days
1,636 kWh This Month Last Year 30 Days

Your Average Daily Use

31 kWh Use
\$4.54 Day Cost not including taxes and fees

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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648008
Service Address 12685 BENDING CREEK TRL

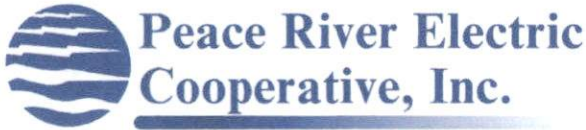
Bank Draft Amount \$143.04
is scheduled for 05/28/2026



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

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





BUCKHEAD TRAILS CDD

Bill Date 05/07/2026
Account # 213648001
Member # 219443

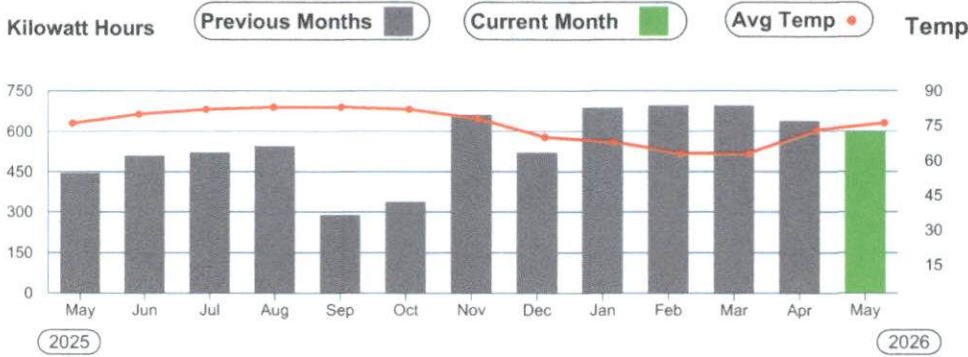
Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.preco.coop



TOTAL AMOUNT DUE
\$102.74
Bank Draft is scheduled for 05/28/2026



Monthly Energy Use



Capital Credit Allocation: Capital Credits are your share of ownership in PRECO. They are allocated annually in proportion to the member's total annual billing for that year. Based on your annual billing in 2025, \$1,070.02 has been allocated to your account. These credits remain in your account until the Board of Directors determines it is financially feasible to "retire" them to you. The current balance of unretired capital in your account is \$1,215.33.

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

Monthly Energy Use Comparison

597 kWh This Month 30 Days
639 kWh Last Month 30 Days
445 kWh This Month Last Year 30 Days

Your Average Daily Use

20 kWh Use
\$3.26 Day Cost not including taxes and fees

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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648001
Service Address 10614 HIDDEN BANKS GLN

Bank Draft Amount \$102.74
is scheduled for 05/28/2026



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
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	04/02/2026	05/02/2026	10,331	10,928	1.0	597	1.591
Account Summary					Current Charges		GS-S
Previous Balance			\$107.22	Facilities Use Charge			\$28.00
Payment(s) Made			-\$107.22	Energy Charge		597 kWh @ 0.121	\$72.24
Balance Forward			\$0.00	CPA		597 kWh @ -0.004	-\$2.39
Current Charges			\$102.74	Property Tax Recovery Fee			\$2.32
Total Amount Due			\$102.74	Gross Receipts Tax			\$2.57
				Total Current Charges			\$102.74
Bank Draft Amount							\$102.74



FREE INSTALLATION OF Surge Suppressors

Big protection. Small monthly cost. Zero worries

Order a surge suppressor by May 31, 2026, and we will waive the typical \$24.95 installation fee!
Once installed, an equipment lease fee of \$5.95 (plus tax) per month applies.

Learn more: www.precocoop.energy/surge-protection/

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



799366433650001102602136480017

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

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





BUCKHEAD TRAILS CDD

Bill Date 05/07/2026
Account # 213648002
Member # 219443

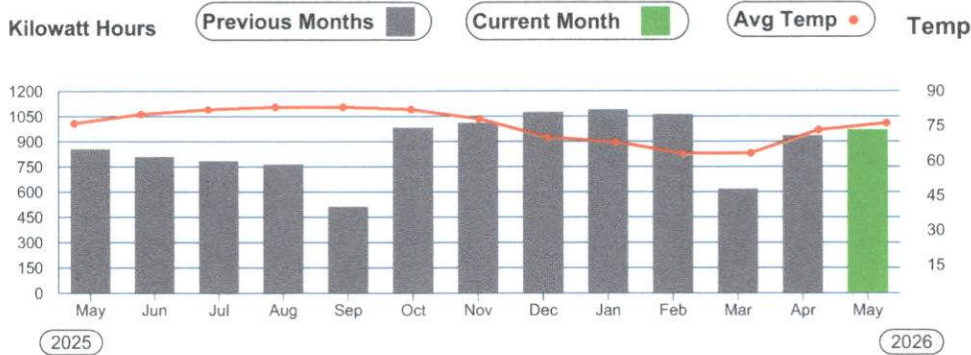
Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.preco.coop



TOTAL AMOUNT DUE
\$148.32
Bank Draft is scheduled for 05/28/2026



Monthly Energy Use



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

Monthly Energy Use Comparison

968 kWh This Month 30 Days
937 kWh Last Month 30 Days
857 kWh This Month Last Year 30 Days

Your Average Daily Use

32 kWh Use
\$4.71 Day Cost not including taxes and fees

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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648002
Service Address 12817 WANDERLUST PL

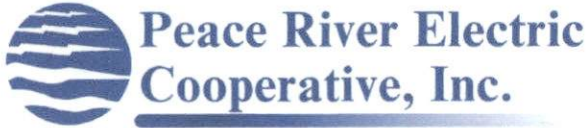
Bank Draft Amount \$148.32
is scheduled for 05/28/2026



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

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





BUCKHEAD TRAILS CDD

Bill Date 05/07/2026
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

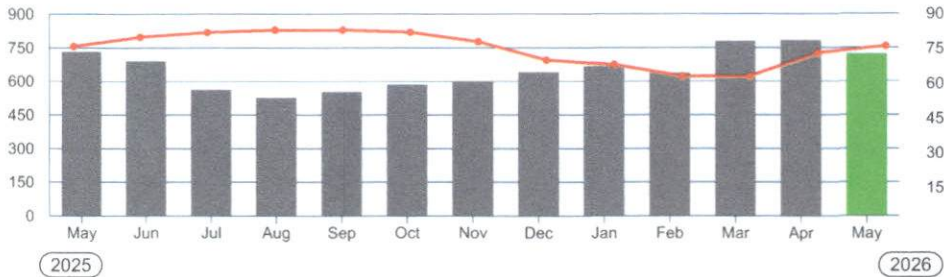


TOTAL AMOUNT DUE
\$117.97
Bank Draft is scheduled for 05/28/2026



Monthly Energy Use

Kilowatt Hours Previous Months Current Month Avg Temp Temp



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

Monthly Energy Use Comparison

721 kWh This Month 30 Days
785 kWh Last Month 30 Days
732 kWh This Month Last Year 30 Days

Your Average Daily Use

24 kWh Use
\$3.75 Day Cost not including taxes and fees

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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648003
Service Address 12715 BENDING CREEK TRL

Bank Draft Amount \$117.97
is scheduled for 05/28/2026



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	04/02/2026	05/02/2026	10,536	11,257	1.0	721	2.147

Account Summary

Previous Balance	\$125.01
Payment(s) Made	-\$125.01
Balance Forward	\$0.00
Current Charges	\$117.97
Total Amount Due	\$117.97

Current Charges

Facilities Use Charge		GS-S	\$28.00
Energy Charge	721 kWh @ 0.121		\$87.24
CPA	721 kWh @ -0.004		-\$2.88
Property Tax Recovery Fee			\$2.66
Gross Receipts Tax			\$2.95
Total Current Charges			\$117.97

Bank Draft Amount \$117.97



FREE INSTALLATION OF Surge Suppressors

Big protection. Small monthly cost. Zero worries

Order a surge suppressor by May 31, 2026, and we will waive the typical \$24.95 installation fee!
Once installed, an equipment lease fee of \$5.95 (plus tax) per month applies.

Learn more: www.precocoop.energy/surge-protection/

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



799366433650001102602136480033

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

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





BUCKHEAD TRAILS CDD

Bill Date 05/07/2026
Account # 213648004
Member # 219443

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

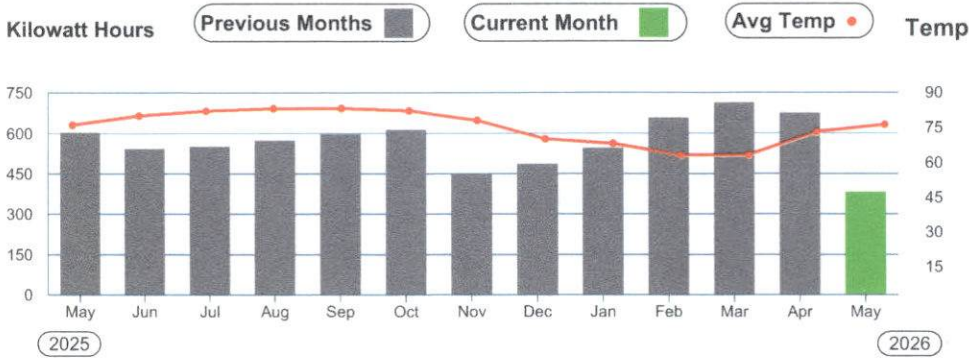


TOTAL AMOUNT DUE

\$76.32

Bank Draft is scheduled for 05/28/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

382 kWh
This Month 30 Days

676 kWh
Last Month 30 Days

604 kWh
This Month Last Year 30 Days

Your Average Daily Use

13 kWh
Use

\$2.42 Day
Cost not including taxes and fees

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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648004
Service Address 10711 GENTLE CURRENT WAY

Bank Draft Amount \$76.32
is scheduled for 05/28/2026



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

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



Account
213648004

Service Address
10711 GENTLE CURRENT WAY

Service Description
LIGHTS-METERING POINT

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
33456163	04/02/2026	05/02/2026	8,796	9,178	1.0	382	1.728

Account Summary		Current Charges		GS-S
Previous Balance	\$111.73	Facilities Use Charge		\$28.00
Payment(s) Made	-\$111.73	Energy Charge	382 kWh @ 0.121	\$46.22
Balance Forward	\$0.00	CPA	382 kWh @ -0.004	-\$1.53
Current Charges	\$76.32	Property Tax Recovery Fee		\$1.72
Total Amount Due	\$76.32	Gross Receipts Tax		\$1.91
		Total Current Charges		\$76.32
Bank Draft Amount				\$76.32




FREE INSTALLATION OF Surge Suppressors

Big protection. Small monthly cost. Zero worries

Order a surge suppressor by May 31, 2026, and we will waive the typical \$24.95 installation fee!
Once installed, an equipment lease fee of \$5.95 (plus tax) per month applies.

Learn more: www.precocoop.energy/surge-protection/


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



799366433650001102602136480041

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

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





BUCKHEAD TRAILS CDD

Bill Date 05/07/2026
Account # 213648005
Member # 219443

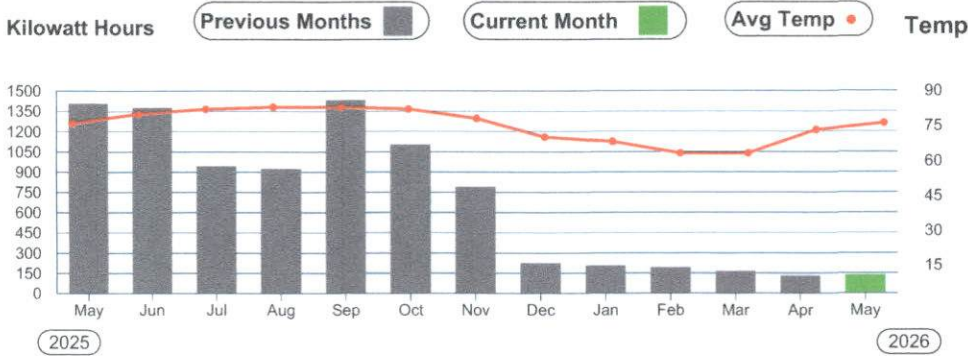
Customer Care 800-282-3824 8am - 5pm M-F
Pay by Phone 855-937-1752
Outage 800-282-3824 24/7
Website www.presco.coop



TOTAL AMOUNT DUE
\$45.73
Bank Draft is scheduled for 05/28/2026



Monthly Energy Use



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

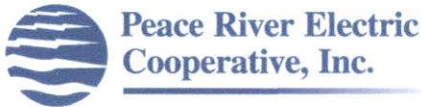
Monthly Energy Use Comparison

133 kWh This Month 30 Days
131 kWh Last Month 30 Days
1,408 kWh This Month Last Year 30 Days

Your Average Daily Use

4 kWh Use
\$1.45 Day Cost not including taxes and fees

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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648005
Service Address 12104 HIDDEN VISTA DR

Bank Draft Amount **\$45.73**
is scheduled for 05/28/2026



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

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





BUCKHEAD TRAILS CDD

Bill Date 05/07/2026
Account # 213648009
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
\$1,688.48
Bank Draft is scheduled for 05/28/2026



Monthly Energy Use



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

Monthly Energy Use Comparison

13,483 kWh This Month 30 Days
3,892 kWh Last Month 30 Days
0 kWh This Month Last Year 0 Days

Your Average Daily Use

449 kWh Use
\$53.61 Day Cost not including taxes and fees

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



PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648009
Service Address 10420 SAPPHERE BREEZE CV

Bank Draft Amount **\$1,688.48**
is scheduled for 05/28/2026



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
213648009

Service Address
10420 SAPPHIRE BREEZE CV

Service Description
AMENITY CENTER

Board District
8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
935974358	04/02/2026	05/02/2026	3,892	17,375	1.0	13,483	24.882
Account Summary				Current Charges			GSD-S
Previous Balance			\$943.86	Facilities Use Charge			\$110.00
Payment(s) Made			-\$943.86	Energy Charge	13,483 kWh @ 0.083		\$1,119.09
Balance Forward			\$0.00	CPA	13,483 kWh @ -0.004		-\$53.93
Current Charges			\$1,688.48	Billed Demand	50.000 kW @ 8.660		\$433.00
Total Amount Due			\$1,688.48	Property Tax Recovery Fee			\$38.11
				Gross Receipts Tax			\$42.21
				Total Current Charges			\$1,688.48
Bank Draft Amount							\$1,688.48





FREE INSTALLATION OF Surge Suppressors

Big protection. Small monthly cost. Zero worries

Order a surge suppressor by May 31, 2026, and we will waive the typical \$24.95 installation fee!
Once installed, an equipment lease fee of \$5.95 (plus tax) per month applies.

Learn more: www.preco.coop/energy/surge-protection/




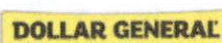


Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers

799366433650001102602136480090

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



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

Phone: 813-228-4111

**** Invoice ****

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

Invoice#: 5000047732
Contract#: 3000000377
 Terms: NT30

Invoice Date: 05/15/2026
Due Date: 06/14/2026

Billing Period:
 03/30/2026-04/28/2026

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 Oakfield Lakes Phases: 1A, 1B, 2A, & 3 - 196 Lights Amenities Center - 20 Lights 2B - 48 Lights 4A - 52 Lights 4B - 60 Lights 4C - 37 Lights 4D - 18 Lights			

PLEASE ATTACH SLIP TO CHECK

BUCKHEAD TRAILS I CDD

Please Mail Check Payable To :

Wire Transfer Details:

Total:
Invoice#: 5000047732
 Customer Number: 13466

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

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



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

Phone: 813-228-4111

**** Invoice ****

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

Invoice#: 5000047732
Contract#: 3000000377
 Terms: NT30

Invoice Date: 05/15/2026
Due Date: 06/14/2026

Billing Period:
 03/30/2026-04/28/2026

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

Item #:	DESCRIPTION	RATE	QTY	AMOUNT
	4E - 29 Lights 4F - 14 Lights Total Due: \$24,411.00			
1	Total Due Streetlight Lighting Agreement for Buckhead Trails Community Development District Oakfield Lakes Phases: 1A, 1B, 2A, & 3 - 196 Lights Amenities Center - 20 Lights 2B - 48 Lights 4A - 52 Lights 4B - 60 Lights 4C - 37 Lights 4D - 18 Lights 4E - 29 Lights 4F - 14 Lights	\$24,411.00	1.000	\$24,411.00



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

Phone: 813-228-4111

**** Invoice ****

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

Invoice#: 5000047732
Contract#: 3000000377
 Terms: NT30

Invoice Date: 05/15/2026
Due Date: 06/14/2026

Billing Period:
 03/30/2026-04/28/2026

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

Item #:	DESCRIPTION	RATE	QTY	AMOUNT
	Total Due: \$24,411.00			
				Subtotal
				\$24,411.00
				Tax
				\$0.00
				Total
				\$24,411.00



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

Phone: 813-228-4111

**** Invoice ****

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

Invoice#: 5000047731
Contract#: 3000000379
 Terms: NT30

Invoice Date: 05/15/2026
Due Date: 06/14/2026

Billing Period:
 03/28/2026-04/27/2026

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 Located at SW corner, Interstate I-75 & Buckeye Road Roundabout & Main Arterials - 105 light Sawgrass Village Community Development Districts Phases: Main roads and Roundabouts - 64 Lights Road FF - 21 Lights 1, 2A, 2B (Pending), 2C (Pending), & 3 - 371' Lights 4A - 14 Lights 4B - 77 Lights 4C - 86 Lights 4D - 47 Lights - (Pending)			

PLEASE ATTACH SLIP TO CHECK

BUCKHEAD TRAILS I CDD

Please Mail Check Payable To :

Wire Transfer Details:

Total:
Invoice#: 5000047731
 Customer Number: 13466

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

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



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

Phone: 813-228-4111

**** Invoice ****

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

Invoice#: 5000047731
Contract#: 3000000379
 Terms: NT30

Invoice Date: 05/15/2026
Due Date: 06/14/2026

Billing Period:
 03/28/2026-04/27/2026

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

Item #:	DESCRIPTION	RATE	QTY	AMOUNT
	4E - 79 Lights 4F - 6 Lights 5A - 69 Lights 5B - 55 Lights 5C - 15 Lights \$54.50 per Light			
1	TOTAL DUE Streetlight Lighting Agreement for Buckhead Trails Community Development District Located at SW corner, Interstate I-75 & Buckeye Road Roundabout & Main Arterials - 105 light Sawgrass Village Community Development Districts Phases: Main roads and Roundabouts - 64 Lights Road FF - 21 Lights 1, 2A, 2B (Pending), 2C(Pending), & 3 - 371 Lights 4A - 14 Lights 4B - 77 Lights 4C - 86 Lights 4D - 47 Lights - (Pending) 4E - 79 Lights 4F - 6 Lights	\$41,734.50	1.000	\$41,734.50



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

Phone: 813-228-4111

**** Invoice ****

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

Invoice#: 5000047731
Contract#: 3000000379
 Terms: NT30

Invoice Date: 05/15/2026
Due Date: 06/14/2026

Billing Period:
 03/28/2026-04/27/2026

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

Item #:	DESCRIPTION	RATE	QTY	AMOUNT
	5A - 69 Lights			
	5B - 55 Lights			
	5C - 15 Lights			
	\$54.50 per Light			
			Subtotal	\$41,734.50
			Tax	\$0.00
			Total	\$41,734.50



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

Phone: 813-228-4111

**** Invoice ****

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

Invoice#: 5000046222
Contract#: 300000377
 Terms: NT30

Invoice Date: 11/14/2025
Due Date: 12/14/2025

Billing Period:
 09/29/2025-10/29/2025

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

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

PLEASE ATTACH SLIP TO CHECK

BUCKHEAD TRAILS I CDD

Please Mail Check Payable To :

Wire Transfer Details:

Total: \$10,094.00
Invoice#: 5000046222
 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

Attendance Confirmation
for
BOARD OF SUPERVISORS

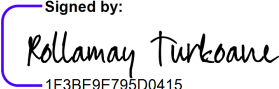
District Name: Buckhead Trails CDD

Board Meeting Date: May 27, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	\$200.00
2	Ryan Motko	x	\$200.00
3	Albert Viera	x	\$200.00

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

Approved for payment:

Signed by:

1F3BE9E795D0415...

District Manager Signature

5/28/2026

Date

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

REVISED 5/27/2026 13:03

Attendance Confirmation
for
BOARD OF SUPERVISORS

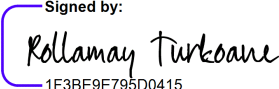
District Name: Buckhead Trails CDD

Board Meeting Date: May 27, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	x	\$200.00
2 Ryan Motko	x	\$200.00
3 Albert Viera	x	\$200.00

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

Approved for payment:

Signed by:

1F3BE9E795D0415...

District Manager Signature

5/28/2026
Date

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

REVISED 5/27/2026 13:03

INVOICE

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

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



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

Bill to

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

Invoice details

Invoice no.: 2607
Terms: Due on receipt
Invoice date: 05/04/2026
Due date: 05/04/2026

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

#	Date	Product or service	Description	Qty	Rate	Amount
1.	04/30/2026	PS - Lump Sum	Completion of WUP monitoring & meter reading services: April 30, 2026 site visit & SWFWMD data reporting services	1	\$1,000.00	\$1,000.00

Total

\$1,000.00

Ways to pay

BANK

Please remit payment to:

4517 George Road, Suite 220
Tampa, FL 33634

ACH payments are gladly accepted.

If you wish to pay by credit card, please contact us at
accounting@pacskon.com.

Note to customer

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

[View and pay](#)

INVOICE



Mail payment to:
 Risk Management Associates, Inc.
 P.O. Box 745959
 Atlanta, GA 30374-5959

Overnight payment to:
 Risk Management Associates, Inc.
 Lockbox 745959
 6000 Feldwood Road
 College Park, GA 30349

Customer	Buckhead Trails Community Development District
Acct #	929941
Date	05/12/2026
Customer Service	(386)252-6176
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 2,263.00
Payment Amount	
Payment for:	Invoice#24835233
PK FL1 0294971 25-01	

Thank You

Please detach and return with payment



Customer: Buckhead Trails Community Development District

Invoice	Effective	Transaction	Description	Amount
24835233	05/01/2026	New business	Policy #PK FL1 0294971 25-01 05/01/2026-10/01/2026 Preferred Governmental Insurance Trust (PGIT) General Liability - New business Crime - New business Commercial Cyber and Privacy Liability - New business Directors and Officers - New business	838.00 209.00 210.00 1,006.00

Total

\$ 2,263.00

Thank You

Please Remit Payment Upon Receipt

Risk Management Associates, Inc.
 P. O. Box 2416
 Daytona Beach, FL 32115

(386)252-6176

Date

05/12/2026

Re: BUCKHEAD TRAILS CDD-ADDING GL CODING

From Mitchell, Louise <lmitchell@inframark.com>

Date Thu 5/28/2026 9:46 AM

To Sowani, Natasha <Natasha.Sowani@inframark.com>; Coons, Elizabeth <Elizabeth.Coons@inframark.com>

Cc Teresa Farlow <Teresa.Farlow@Inframark.com>; Mitchell, Louise <lmitchell@inframark.com>

Will do, thank you Natasha!

Thank you,

****Please note that all vendor invoices should be directed to our new email address at InframarkCMS@payableslockbox.com**

Louise Mitchell | Accounts Payable Specialist



2005 Pan Am Circle Ste 300 | Tampa, FL 33607

(O) 407.566.4374

www.inframarkims.com

From: Sowani, Natasha <Natasha.Sowani@inframark.com>

Sent: Thursday, May 28, 2026 9:44 AM

To: Mitchell, Louise <lmitchell@inframark.com>; Coons, Elizabeth <Elizabeth.Coons@inframark.com>

Cc: Teresa Farlow <Teresa.Farlow@Inframark.com>

Subject: RE: BUCKHEAD TRAILS CDD-ADDING GL CODING

Louise, please use 51301 for this one for now so that we can get it processed ASAP.

I'll add it to my list for when I work on strongroom changes.

Thanks,

Natasha Sowani | Director of Accounting



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

(O) 813.873.7300 ext 106 (M) 813.608.8241

*Please note: Florida has a very broad public records law. Most written communications to or from districts regarding business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure. Please **do not** reply “to all”.*

From: Mitchell, Louise <lmitchell@inframark.com>

Sent: Thursday, May 28, 2026 9:42 AM

To: Coons, Elizabeth <elizabeth.coons@inframark.com>; Sowani, Natasha <Natasha.Sowani@inframark.com>

Cc: Mitchell, Louise <lmitchell@inframark.com>; Teresa Farlow <Teresa.Farlow@Inframark.com>

Subject: BUCKHEAD TRAILS CDD-ADDING GL CODING

Good morning Elizabeth,

Please add Org Unit 51325 for the Insurance GL for the Risk Management invoices at your earliest convenience. Please advise when done.

Thank you,

****Please note that all vendor invoices should be directed to our new email address at InframarkCMS@payableslockbox.com**

Louise Mitchell | Accounts Payable Specialist



2005 Pan Am Circle Ste 300 | Tampa, FL 33607

(O) 407.566.4374

www.inframarkims.com

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Buckhead Trails CDD

Board Meeting Date: May 27, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	x	\$200.00
2 Ryan Motko	x	\$200.00
3 Albert Viera	x	\$200.00

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

Approved for payment:

Signed by:

1F3BE9E795D0415...

 District Manager Signature

5/28/2026
Date

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

REVISED 5/27/2026 13:03



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

8163618



000001897 02 SP 106481842631323 S

Buckhead Trails Community Development Di
2005 Pan AM Circle Suite 300
Tampa, FL 33607
United States





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

Invoice Number: 8163618
Account Number: 223912000
Invoice Date: 04/24/2026
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Buckhead Trails Community Development District
2005 Pan AM Circle Suite 300
Tampa, FL 33607
United States

Buckhead Trails Community Development District Special Assessment Bonds, Series 2024

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$4,456.13

All invoices are due upon receipt.

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

**Buckhead Trails Community Development District
Special Assessment Bonds, Series 2024**

Invoice Number: 8163618
Account Number: 223912000
Current Due: \$4,456.13

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

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 223912000
Invoice # 8163618
Attn: Fee Dept St. Paul

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





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

Invoice Number: 8163618
 Invoice Date: 04/24/2026
 Account Number: 223912000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

**Buckhead Trails Community Development District
 Special Assessment Bonds, Series 2024**

Accounts Included 223912000 223912001 223912002 223912003 223912004 223912005
 In This Relationship: 223912006

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 04/01/2026 - 03/31/2027				\$3,950.00
19190 Other amortization schedule 2025	200.00	1.00		\$200.00
Subtotal Extraordinary Services - In Arrears 04/01/2025 - 03/31/2026				\$200.00
Incidental Expenses 04/01/2026 to 03/31/2027	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,456.13

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



INVOICE

Coastal Outdoor Services LLC
6101 Ike Smith Rd
Plant City, FL 33565-3029

office@coastaloutdoorfl.com
+1 (813) 394-0160
https://www.CoastalOutdoorFL.com



Bill to

Attn: Arturo Gandarilla
Inframark - Buckhead Trails CDD
2005 Pan Am Circle
Tampa, FL 33607

Invoice details

Invoice no.: 3549
Terms: Due on receipt
Invoice date: 05/25/2026
Due date: 05/25/2026

Coastal Sales Rep: Sam Crawford
Job Number: Buckhead Trails
Rep. Contact No.: 727-631-8648

#	Product or service	Description	Qty	Rate	Amount
1.	Watering Trucks	Dates Serviced: 5/14/26 - 5/25/26	12	\$2,200.00	\$26,400.00

Total **\$26,400.00**

Ways to pay

BANK

Please send checks to:
Coastal Outdoor Services LLC
6101 Ike Smith Road
Plant City, FL 33565

[View and pay](#)

INVOICE

Coastal Outdoor Services LLC
6101 Ike Smith Rd
Plant City, FL 33565-3029

office@coastaloutdoorfl.com
+1 (813) 394-0160
https://www.CoastalOutdoorFL.com



Bill to

Attn: Arturo Gandarilla
Inframark - Buckhead Trails CDD
2005 Pan Am Circle
Tampa, FL 33607

Invoice details

Invoice no.: 3549
Terms: Due on receipt
Invoice date: 05/25/2026
Due date: 05/25/2026

Coastal Sales Rep: Sam Crawford
Job Number: Buckhead Trails CDD
Rep. Contact No.: 727-631-8648

#	Product or service	Description	Qty	Rate	Amount
1.	Watering Trucks	5/13/26	1	\$2,200.00	\$2,200.00

Total **\$2,200.00**

Ways to pay

BANK

Please send checks to:
Coastal Outdoor Services LLC
6101 Ike Smith Road
Plant City, FL 33565

[View and pay](#)

INVOICE

Coastal Outdoor Services LLC
6101 Ike Smith Rd
Plant City, FL 33565-3029

office@coastaloutdoorfl.com
+1 (813) 394-0160
https://www.CoastalOutdoorFL.com



Bill to

Attn: Arturo Gandarilla
Inframark - Buckhead Trails CDD
2005 Pan Am Circle
Tampa, FL 33607

Invoice details

Invoice no.: 3549
Terms: Due on receipt
Invoice date: 05/25/2026
Due date: 05/25/2026

Coastal Sales Rep: Sam Crawford
Job Number: Buckhead Trails CDD
Rep. Contact No.: 727-631-8648

#	Product or service	Description	Qty	Rate	Amount
1.	Watering Trucks	5/13/26	1	\$2,200.00	\$2,200.00

Total **\$2,200.00**

Overdue 05/25/2026

Ways to pay

BANK

Please send checks to:
Coastal Outdoor Services LLC
6101 Ike Smith Road
Plant City, FL 33565

[View and pay](#)

Down to Earth Landscape & Irrigation

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



Invoice: #177085

May 2026

Customer

Buckhead Trails Pond Maintenance
Inframark
2005 Pan Am Circle Suite 300

Tampa, FL 33604

Property / Project Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Project/Job

TruGreen Stress Guard Turf Application
Estimate # 147759

Invoice Date

5/27/2026

Date Due

6/11/2026

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
---------------------------------	------	----------	------	--------

#147759 - TruGreen Stress Guard Turf Application

\$896.67

Root Strength & Recovery

Local issue:

Sandy soils = shallow, weak root systems

Benefit:

- Slow-release nutrients feed grass steadily
- Encourages **deeper, more resilient root growth**
- Supports recovery from:
 - Foot traffic
 - Mowing stress
 - Minor drought damage

Stress Guard is most valuable because it:

Helps turf survive **heat, drought, and humidity stress**

Strengthens roots in **sandy Florida soils**

Improves **color and density without overgrowth**

Adds resilience against **disease and salt exposure**

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

LCE025: Tree/Plant Installation				\$896.67
Subcontractor - Fert & Pest Application (Sub)	Each	1.00	\$896.67	\$896.67

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

Billing Questions

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

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

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.
<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$896.67
Sales Tax	\$0.00
Total	\$896.67
Credits/Payments	(\$0.00)
Balance Due	\$896.67



Down to Earth Landscape & Irrigation

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

Estimate: #147759

Customer Address

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

Billing Address

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

Physical Job Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Job

TruGreen Stress Guard Turf
Application

Estimated Job Start Date

May 25, 2026

Proposed By

Thomas Loboda

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Subcontractor - Fert & Pest Application	Each	1	\$896.67	\$896.67
			Subtotal	\$896.67
			Estimated Tax	\$0.00
			Job Total	\$896.67

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/>.

Root Strength & Recovery

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Adds resilience against **disease and salt exposure**

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:

Thomas Loboda
Down to Earth

05/15/2026
Date

Jayna Cooper 5/18/2026
Inframark Date

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

ESTIMATE

SALVA TREE CUTTING SERVICE
36588 Smithfield Ln
Zephyrhills, FL 335414831

salvastreecuttingservice@gmail.com
+1 (813) 420-8388
www.salvastreecuttingservice.com



Bill to
BUCKHEAD TRAILS CDD
2005 Pan Am Cir Ste 300
Tampa
FL
33607

Ship to
OAKFIELD LAKES CDD
2005 Pan Am Cir Ste 300
Tampa, FL 33607

Estimate details

Estimate no.: 2026-106
Estimate date: 05/04/2026

#	Product or service	Description	Qty	Rate	Amount
1.	truck water service	Spray water for 10 consecutive days, once per day, specifically for communities (CDD). The cost is \$1,083 per day.	1	\$10,830.00	\$10,830.00
				Total	\$10,830.00

Accepted date
5-4-2026

Accepted by
Jayna Cooper

Water Truck Proposals - Berry Bay, Buckhead Trails, Sawgrass Village

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

Date Mon 5/4/2026 2:37 PM

To Teresa Farlow <Teresa.Farlow@Inframark.com>

Cc Turkoane, Rollamay <rollamay.turkoane@inframark.com>; Chapman, Brooke <brooke.chapman@inframark.com>; Gandarilla, Arturo <agandarilla@inframark.com>

 3 attachments (232 KB)

Berry Bay - Water Truck - Estimate_2026105_from_SALVA_TREE_CUTTING_SERVICE (1).pdf; Buckhead Trails - Water Truck - Estimate_2026106_from_SALVA_TREE_CUTTING_SERVICE.pdf; Sawgrass Village - Water Truck - Estimate_2026106_from_SALVA_TREE_CUTTING_SERVICE (1).pdf;

Teresa,

Per our Teams chat, please print checks for \$5,415.00 for each of the attached water truck proposals.

Thank you for your help!

Jayna Cooper | District Manager



2005 Pan Am Circle, Suite 300 | Tampa, FL 33607
813.608-8242 | www.inframarkims.com

Please send CDD estoppel requests to - assessments@inframark.com

Please send invoices to - inframarkcms@payableslockbox.com

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 05/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 1131								
001	05/05/26	SALVA TREE CUTTING SERVICE	2026-106-DEP	DEPOSIT WATER TRUCK	Misc-Contingency	549900-53908	\$5,415.00	
							Check Total	<u>\$5,415.00</u>
CHECK # 1132								
001	05/06/26	DOWN TO EARTH	173946	MAY 2026-POND MAINTENANCE CONTRACT	Contracts-Landscape	534050-53911	\$21,596.03	
001	05/06/26	DOWN TO EARTH	173946	MAY 2026-POND MAINTENANCE CONTRACT	Misc-Contingency	549900-53908	\$215.96	
							Check Total	<u>\$21,811.99</u>
CHECK # 1133								
001	05/06/26	PACSON GEOENVIRONMENTAL, INC.	2607	MAY 2026-COMPLETION OF WUP MONITORING & METER READING	Water/Sewer Meter Reading	543032-53911	\$1,000.00	
							Check Total	<u>\$1,000.00</u>
CHECK # 1134								
001	05/06/26	SITEX AQUATICS, LLC	11031-B	MAY 2026-AQUATIC MAINTENANCE	Contracts-Aquatic Control	534067-53911	\$2,055.00	
001	05/06/26	SITEX AQUATICS, LLC	11031-B	MAY 2026-AQUATIC MAINTENANCE	Misc-Contingency	549900-53908	\$61.65	
							Check Total	<u>\$2,116.65</u>
CHECK # 1135								
001	05/06/26	U.S. BANK	8163618	TRUSTEE FEES 04/01/26-03/31/27	ProfServ-Trustee Fees	531045-51301	\$2,228.07	
001	05/06/26	U.S. BANK	8163618	TRUSTEE FEES 04/01/26-03/31/27	Prepaid Trustee Fees	155030	\$2,228.06	
							Check Total	<u>\$4,456.13</u>
CHECK # 1136								
001	05/06/26	WEISER SECURITY SERVICES INC	1264514	INSTALLATION CAMERA EQUIPMENT	R&M-Security Cameras	546345-53908	\$5,536.25	
							Check Total	<u>\$5,536.25</u>
CHECK # 1137								
001	05/07/26	INFRAMARK LLC	178495	May 2026-DISTRICT MGMT	Accounting Services	532001-51301	\$750.00	
001	05/07/26	INFRAMARK LLC	178495	May 2026-DISTRICT MGMT	ProfServ-Administrative	531001-51301	\$375.00	
001	05/07/26	INFRAMARK LLC	178495	May 2026-DISTRICT MGMT	ProfServ-Construction Accounting	531009-51301	\$500.00	
001	05/07/26	INFRAMARK LLC	178495	May 2026-DISTRICT MGMT	ProfServ-Dissemination Agent	531012-51301	\$833.34	
001	05/07/26	INFRAMARK LLC	178495	May 2026-DISTRICT MGMT	District Manager	531150-51301	\$2,083.33	
001	05/07/26	INFRAMARK LLC	178495	May 2026-DISTRICT MGMT	Field Management	531016-51301	\$1,333.33	
001	05/07/26	INFRAMARK LLC	178495	May 2026-DISTRICT MGMT	Financial & Revenue Collections	549150-51301	\$416.67	
001	05/07/26	INFRAMARK LLC	178495	May 2026-DISTRICT MGMT	ProfServ-Recording Secretary	531036-51301	\$200.00	
001	05/07/26	INFRAMARK LLC	178495	May 2026-DISTRICT MGMT	Rentals & Leases	544025-51301	\$50.00	
001	05/07/26	INFRAMARK LLC	178495	May 2026-DISTRICT MGMT	ProfServ-Info Technology	531020-51301	\$50.00	
001	05/07/26	INFRAMARK LLC	178495	May 2026-DISTRICT MGMT	Website Administration	549936-51301	\$100.00	
							Check Total	<u>\$6,691.67</u>
CHECK # 1138								
001	05/13/26	CITY-WIDE CLEANING LLC	20111	APRIL 2026-1/2 MONTH CLEANING	Contracts-Janitorial Services	534026-53908	\$627.50	
							Check Total	<u>\$627.50</u>
CHECK # 1139								
001	05/13/26	SPLASH PROS LLC	12565	APRIL & MAY POOL SERVICES	Contracts-Pools	534078-53908	\$1,800.00	
001	05/13/26	SPLASH PROS LLC	12565	APRIL & MAY POOL SERVICES	Prepaid Items	155000	\$2,250.00	
							Check Total	<u>\$4,050.00</u>
CHECK # 1140								
001	05/18/26	STRALEY ROBIN VERICKER	28398	APRIL 2026-DISTRICT LEGAL COUNSEL	District Counsel	531146-51401	\$6,882.25	

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 05/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
							Check Total	\$6,882.25
CHECK # 1141								
001	05/18/26	SUNRISE LANDSCAPE	14 62046	MAY 2026-LANDSCAPE MAINTENANCE CONTRACT	Contracts-Landscape	534050-53911	\$3,448.67	
							Check Total	\$3,448.67
CHECK # 1142								
001	05/20/26	INFRAMARK LLC	179170	APRIL 2026-POSTAGE & SEVERAL AMENITY CHARGES	Postage	541010-51301	\$12.58	
001	05/20/26	INFRAMARK LLC	179170	APRIL 2026-POSTAGE & SEVERAL AMENITY CHARGES	Misc-Contingency	549900-53908	\$64.62	
001	05/20/26	INFRAMARK LLC	179170	APRIL 2026-POSTAGE & SEVERAL AMENITY CHARGES	Postage	541010-51301	\$7.30	
							Check Total	\$84.50
CHECK # 1143								
001	05/20/26	TAMPA ELECTRIC	5000047732	STREETLIGHTS 03/30/26-04/28/26	Electricity - Streetlights	543013-53100	\$24,411.00	
							Check Total	\$24,411.00
CHECK # 1144								
001	05/20/26	TAMPA ELECTRIC	5000047731	STREETLIGHTS 3/28/26-04/27/26	Electricity - Streetlights	543013-53100	\$41,734.50	
							Check Total	\$41,734.50
CHECK # 1145								
001	05/20/26	TAMPA ELECTRIC	5000046222	NOV 2025-STREETLIGHTS	Electricity - Streetlights	543013-53100	\$10,094.00	
							Check Total	\$10,094.00
CHECK # 1146								
001	05/29/26	ALBERTO VIERA	AV-052726	BOARD 05/27/2026	Supervisor Fees	511100-51101	\$200.00	
							Check Total	\$200.00
CHECK # 1147								
001	05/29/26	CARLOS DE LA OSSA	CO-052726	BOARD 05/27/2026	Supervisor Fees	511100-51301	\$200.00	
							Check Total	\$200.00
CHECK # 1148								
001	05/29/26	CITY-WIDE CLEANING LLC	20151	MAY 2026-CLEANING SERVICES	Contracts-Janitorial Services	534026-53908	\$1,255.00	
							Check Total	\$1,255.00
CHECK # 1149								
001	05/29/26	COASTAL FENCE SERVICES, LLC	3549-2	MAY 2026-LANDSCAPE MAINTENANCE 05/14/26-05/25/26	Water/Waste	543018-53150	\$26,400.00	
001	05/29/26	COASTAL FENCE SERVICES, LLC	3549-1	May -2026 WATERING TRUCKS	Water/Waste	543018-53150	\$2,200.00	
001	05/29/26	COASTAL FENCE SERVICES, LLC	3549	May -2026 WATERING TRUCKS	Water/Waste	543018-53150	\$2,200.00	
							Check Total	\$30,800.00
CHECK # 1150								
001	05/29/26	DOWN TO EARTH	177085	May -2026 TURF APPLICATION	R&M Landscape	546259-53908	\$896.67	
001	05/29/26	DOWN TO EARTH	177086	MAY 2026-IRRIGATION SERVICE	R&M Landscape	546259-53908	\$50.00	
001	05/29/26	DOWN TO EARTH	177082	MAY 2026-PLANT REPLACEMENTS	Landscape -Plant Replacement	546071-53911	\$2,489.50	
							Check Total	\$3,436.17
CHECK # 1151								
001	05/29/26	RISK MANAGEMENT ASSOCIATES INC	24835233	INSURANCE POLICY 05/01/26-10/01/26	Insurance - General Liability	545002-51301	\$838.00	
001	05/29/26	RISK MANAGEMENT ASSOCIATES INC	24835233	INSURANCE POLICY 05/01/26-10/01/26	Insurance -Property & Casualty	545009-51301	\$210.00	
001	05/29/26	RISK MANAGEMENT ASSOCIATES INC	24835233	INSURANCE POLICY 05/01/26-10/01/26	Insurance -Property & Casualty	545009-51301	\$209.00	
001	05/29/26	RISK MANAGEMENT ASSOCIATES INC	24835233	INSURANCE POLICY 05/01/26-10/01/26	Public Officials Insurance	545008-51301	\$1,006.00	
							Check Total	\$2,263.00

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 05/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid	
CHECK # 1152								
001	05/29/26	RYAN MOTKO	RM-052726	BOARD 05/27/2026	Supervisor Fees	511100-51301	\$200.00	
							Check Total	<u>\$200.00</u>
CHECK # 300018								
001	05/05/26	FPL	041426-56533-ACH	ELECTRIC 03/16/26-04/14/26	Electricity - Streetlights	543013-53150	\$115.92	
							Check Total	<u>\$115.92</u>
CHECK # 300019								
001	05/19/26	FPL	051426-56533-ACH	ELECTRIC 04/14/26-05/14/26	Electricity - Streetlights	543013-53150	\$113.24	
							Check Total	<u>\$113.24</u>
CHECK # 300020								
001	05/28/26	PEACE RIVER ELECTRIC	050726-8006-ACH	ELECTRIC 04/02/26-05/02/26	Utility - Electric	543041-53150	\$92.23	
							Check Total	<u>\$92.23</u>
CHECK # 300021								
001	05/28/26	PEACE RIVER ELECTRIC	050726-8007-ACH	ELECTRIC 04/02/26-05/02/26	Utility - Electric	543041-53150	\$109.12	
							Check Total	<u>\$109.12</u>
CHECK # 300022								
001	05/28/26	PEACE RIVER ELECTRIC	050726-8008-ACH	ELECTRIC 04/02/26-05/02/26	Utility - Electric	543041-53150	\$143.04	
							Check Total	<u>\$143.04</u>
CHECK # 300023								
001	05/28/26	PEACE RIVER ELECTRIC	050726-8001-ACH	ELECTRIC 04/02/26-05/02/26	Utility - Electric	543041-53150	\$102.74	
							Check Total	<u>\$102.74</u>
CHECK # 300024								
001	05/28/26	PEACE RIVER ELECTRIC	050726-8002-ACH	ELECTRIC 04/02/26-05/02/26	Utility - Electric	543041-53150	\$148.32	
							Check Total	<u>\$148.32</u>
CHECK # 300025								
001	05/28/26	PEACE RIVER ELECTRIC	050726-8003-ACH	ELECTRIC 04/02/26-05/02/26	Utility - Electric	543041-53150	\$117.97	
							Check Total	<u>\$117.97</u>
CHECK # 300026								
001	05/28/26	PEACE RIVER ELECTRIC	050726-8004-ACH	ELECTRIC 04/02/26-05/02/26	Utility - Electric	543041-53150	\$76.32	
							Check Total	<u>\$76.32</u>
CHECK # 300027								
001	05/28/26	PEACE RIVER ELECTRIC	050726-8005-ACH	ELECTRIC 04/02/26-05/02/26	Utility - Electric	543041-53150	\$45.73	
							Check Total	<u>\$45.73</u>
CHECK # 300028								
001	05/28/26	PEACE RIVER ELECTRIC	050726-8009-ACH	ELECTRIC 04/02/26-05/02/26	Utility - Electric	543041-53150	\$1,688.48	
							Check Total	<u>\$1,688.48</u>
							Fund Total	<u>\$179,467.39</u>
							Total Checks Paid	<u>\$179,467.39</u>

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

THIS SECOND AMENDMENT is entered into and effective on June 1, 2026, as set forth by and between Buckhead Trails CDD (“District”) and Inframark, LLC (“Service Company”)

WHEREAS, Service Company and District entered into a management services contract on February 4, 2022 (the “Agreement”), where Service Company would provide district management services to the District, and

WHEREAS, on February 17, 2025, Service Company and District executed First Amendment to Agreement by adjusting the compensation for field service; and

WHEREAS the Service Company and District now wish to amend the Agreement by increasing the Field Services and adjusting the compensation; and

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

1. The scope of services set forth in Schedule A, Section E of the Agreement is hereby amended to include a shared full-time dedicated field service manager from Service Company to perform the services as set forth in the Scope of Services.
2. The District shall pay Service Company \$24,500.00 annually for the shared field service manager as set forth in Section 1 above. (This fee replaces the current field service fee outlined in Schedule B of Agreement). This amount shall be paid in equal monthly installments of \$2,041.67. Service Company shall provide monthly invoices to the District and District shall pay such invoices within thirty (30) days of receipt of invoice. This compensation to the Service Company will be adjusted annually in budget to reflect wage and cost of living increases for staff.
3. Except as provided in this Second Amendment, the other terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between the terms of this Second Amendment and terms of the Agreement, the terms of this Second Amendment shall prevail.
4. This Second Amendment is binding upon the parties hereto and their respective legal representatives, successors, and assigns.

(THIS SPACE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE TO FOLLOW)

IN WITNESS WHEREOF, the parties have entered into this Second Amendment as of the date first written herein above.

Inframark, LLC

DocuSigned by:
By: Chris Tarase
41808B12D02B415...

Name: Chris Tarase

Title: President

Buckhead Trails CDD

Signed by:
By: Carlos de la Ossa
CC0CB251E795481...

Name: Carlos de la Ossa

Title: Chairperson



Down to Earth Landscape & Irrigation

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

Estimate: #148756

Customer Address

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

Billing Address

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

Physical Job Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Job

Plant Replacements - Hidden
Vista entrance May 2026

Estimated Job Start Date

June 4, 2026

Proposed By

Alexandra Steiner

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$450.00
Viburnum Obovatum "Walters Viburnum"	7 Gallon Plant	9	\$66.75	\$600.75
Dwarf Firebush	7 Gallon Plant	14	\$40.05	\$560.70
			Subtotal	\$1,611.45
			Estimated Tax	\$0.00
			Job Total	\$1,611.45

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

Install replacement Walters Viburnum and Firebush in open bed space of front entrance to Oakfield Lakes on Bending Creek Trl. Dead plants have been removed



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

Proposed By:

Alexandra Steiner
Down to Earth

05/26/2026

Date

Agreed & Accepted By:

Jayna Cooper

5-27-2026

Inframark

Date

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



Down to Earth Landscape & Irrigation

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

Estimate: #148757

Customer Address

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

Billing Address

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

Physical Job Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Job

Annuals installation - June 2026

Estimated Job Start Date

February 4, 2026

Proposed By

Alexandra Steiner

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$510.00
Annuals	1 Gallon Plant	300	\$9.34	\$2,802.00
Irrigation Installation				
Irrigation Labor (Hide)				\$85.00
			Subtotal	\$3,397.00
			Estimated Tax	\$0.00
			Job Total	\$3,397.00

Install (300) summer annuals at front entrances and all monument signs.

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

Proposed By:

Alexandra Steiner
Down to Earth

05/26/2026

Date

Agreed & Accepted By:

Jayna Cooper

5-27-2026

Inframark

Date

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



Down to Earth Landscape & Irrigation

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

Estimate: #148760

Customer Address

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

Billing Address

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

Physical Job Address

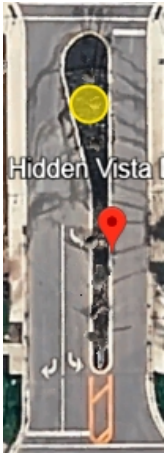
Buckhead Trails Pond Maintenance
 10403 Buckeye Road
 Ruskin, FL

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
(1) Powderpuff Tree replacement - June 2026	June 8, 2026	Alexandra Steiner	

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$170.00
Powderpuff Tree (E)	65 Gallon Plant	1	\$1,426.29	\$1,426.29
Irrigation Repairs				
Irrigation Labor (Hide)				\$85.00
			Subtotal	\$1,681.29
			Estimated Tax	\$0.00
			Job Total	\$1,681.29

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/>.

Remove and replace (1) Powderpuff at front Hidden Vista entrance. Tree snapped during a storm.
Stake and adjust irrigation as needed.



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

Proposed By:

Agreed & Accepted By:

Alexandra Steiner
Down to Earth

05/26/2026

Date

Jayna Cooper

5-27-2026

Inframark

Date

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

Security System Documents Exempt from Public Records Pursuant to Section 119.071(3), Florida Statutes.
Do not release without first consulting with District Counsel.

**Security System On-Site Installation and
Off-Site Monitoring Services Agreement**

(Amenity Center)

This Security System On-Site Installation and Off-Site Monitoring Services Agreement (this “**Agreement**”) is entered into as of May 21, 2026, between the **Buckhead Trails Community Development District**, a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes (the “**District**”) and **Weiser Security Services, Inc.**, a Louisiana for profit corporation (the “**Contractor**” or “**WSS**”).

Background Information:

The District owns, operates, and maintains the amenity center located at 10413 Sapphire Breeze CV, Parrish, FL 34219 along with other property located throughout the District’s boundary. The District desires to retain an independent contractor to install an on-site security system, software, and hardware, as well as provide ongoing remote (off-site) monitoring services within the District’s boundary. Contractor represents that it is qualified to provide such services, is familiar with the District’s property. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

1. **Incorporation of Background Information.** The background information stated above is true and correct and by this reference the background information, along with any exhibits, is incorporated by reference as a material part of this Agreement.
2. **Scope of Services.** The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, services, transportation, and all other necessary incidental items required to perform the work described and incorporated herein as **Exhibit A** (the “**Services**”).
3. **Commencement of Services and Term of Agreement.**
 - a. **Equipment Installation.** Contractor shall install and perform the Services at 10413 Sapphire Breeze CV, Parrish, FL 34219.
 - b. **Monthly Services.** The commencement date for the monitoring services at 10413 Sapphire Breeze CV, Parrish, FL 34219, shall be coordinated with the District Manager upon approval of the equipment installation.
 - c. **Term.** The initial term of this agreement shall be one (1) year from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for subsequent 1-year terms with the same contract provisions as the initial term (except for any provisions related to equipment installation), until terminated by either party pursuant to the termination provisions herein.
4. **Manner of Performance and Care of the Property.**
 - a. The installation work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.

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Do not release without first consulting with District Counsel.

- b. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District's satisfaction, any damage resulting from Contractor's activities and work within 48 hours. In the event Contractor does not repair or replace the damage to District's satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.
5. **District Contact Information and Authorized Representatives.** The District will provide the Contractor an emergency contact sheet and will provide updates as necessary for authorized representatives of the District that Contractor can rely upon on behalf of the District for emergency events, including, but not limited to, the authority to cancel an alarm prior to the notification of emergency response organizations.
6. **Termination.** Anything in this Agreement to the contrary notwithstanding, the District shall, in its sole discretion and without cause of penalty, have the right to terminate this Agreement, in whole or in part, upon 30 days' prior written notice to the Contractor. Contractor may terminate this Agreement, in whole or in part, and without cause or penalty, upon 30 days' prior written notice to the District.
7. **Compensation.**
- a. In accordance with performance of the Services, the District agrees to pay to Contractor as follows:
 - i. **Equipment Installation.** The aggregate amount of the equipment installation shall not exceed Five Thousand One Hundred Fifty Dollars and Zero Cents (**\$5,150.00**). Contractor will invoice the District 50% of the cost of installation prior to the install and 50% once installation is complete, which will be due immediately upon receipt and confirmation that the system is fully operational. Upon completion of installation, if the system can't go live due to the District not providing necessary access (e.g. ability to remote into port or physical access to equipment) to complete the project, the District will be responsible for complete payment of installation and understands billing for monitoring will start without the system being live.
 - ii. **Monthly Services.** For the monthly monitoring services, the District agrees to pay the Contractor **\$2.80 per hour for 28 to 56 hours per week**. The monthly cost shall not exceed Six Hundred Seventy Nine Dollars and Zero Cents (**\$679.00**) without prior written approval of the District.
 - b. The District agrees to pay to the Contractor within 30 days of receipt of invoices from Contractor.
 - c. The District retains the right to reduce any portion of the Services; should this occur, the Scope of Services will be agreed upon in writing by both parties.
8. **No Infringement.** Contractor hereby covenants to the District that it has not used nor infringed any patent, trademark, services mark, copyright or other proprietary interest claimed or held by any person or business entity.

9. Warranties.

- a. The Contractor warrants that the work (a) conforms to the requirements of this Agreement, (b) was performed in a prompt, diligent, good, safe, and workmanlike manner in accordance with all laws, industry standards, building codes, and applicable regulations, (c) was performed without defects in materials to the extent the materials were provided by Contractor, and workmanship, (d) consists of new unused materials to the extent the materials are provided by Contractor, (e) is fit for the particular purposes or uses contemplated by this Agreement, (f) conforms to all accepted models and samples and all affirmations of fact, promises, descriptions or specifications agreed upon by the District and Contractor.
- b. The Contractor represents that (a) Contractor is duly licensed and permitted to observe and perform the terms, covenants, conditions, and other provisions on its part to be observed and performed under this Agreement, (b) Contractor has the necessary employees, training, equipment, materials, and inventory required to perform the Services as set forth in this Agreement.
- c. Contractor's warranties in this section are in addition to and do not limit in any way District's claims for latent/patent defects, defects that are concealed and/or not disclosed due to fraud, or claims for warranties set forth by law, or any implied warranties recognized by applicable statutory or common law.
- d. The provisions of this section shall survive approval of the work under this Agreement.

10. Additional Services. When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment, addendum, change order, or work order authorization.

11. Relationship Between the Parties. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

12. Subcontractor and Affiliates of Contractor. The Contractor may delegate certain services to a subcontractor or affiliate, but the Contractor shall remain fully responsible to the District for the performance, act, and omissions of its subcontractors or affiliates, and persons directly or indirectly employed by them, as if the Contractor or its employees were performing such services, acts, or omissions. Nothing herein shall create a contractual relationship between the District and any subcontractor or affiliate.

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13. **Assignment.** This Agreement is not transferrable or assignable by either party without the written approval of both parties.
14. **Permits and Approvals.** Contractor will be responsible for obtaining and the District will be responsible for paying for all necessary permits and other governmental approvals.
15. **Compliance with Governmental Regulations.** The Contractor shall comply with necessary economic, operational, safety, insurance, and other compliance requirements imposed by federal, state, county, municipal or regulatory bodies, relating to the contemplated operations and services hereunder. The Contractor warrants and represents the Contractor is currently in compliance with and shall hereafter comply with all federal, state and local laws and ordinances relating in any way to the services provided hereunder. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.
16. **Insurance.** For on-site installation, activity, and work, the Contractor shall carry commercial general liability insurance of no less than \$2,000,000. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as “Additional Insured” under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.
17. **Allocation of Risk.** Due to the off-site, remote nature of the Services, please find Vendor’s “Allocation of Risk” attached as Exhibit B, which shall be applicable to the monitoring services only. The Allocation of Risk shall not be applicable to any damage caused during the installation process. Any damage caused during the installation shall be dealt with pursuant to Section 4 and 18 of this Agreement.
18. **Indemnification.** Contractor agrees to indemnify, defend, and hold the District and its supervisors, officers, managers, agents and employees harmless from any and all liability, claims, actions, suits or demands by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the on-site work to be performed by Contractor, including litigation or any appellate proceedings with respect thereto. Obligations under this section shall include the payment of all settlements, judgments, damages, liquidated damages, penalties, forfeitures, back pay awards, court costs, arbitration and/or mediation costs, litigation expenses, attorney fees, and paralegal fees (incurred in court, out of court, on appeal, or in bankruptcy proceedings) as ordered.
19. **No Waiver of Sovereign Immunity.** The Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District’s limitations on liability contained in section 768.28, Florida Statutes, or other statute or law. Any subcontractor retained by the Contractor shall acknowledge the same in writing.
20. **Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as

**Security System Documents Exempt from Public Records Pursuant to Section 119.071(3), Florida Statutes.
Do not release without first consulting with District Counsel.**

a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.

21. E-Verification. Pursuant to Section 448.095(2), Florida Statutes,

- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
- b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.
 - i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.

22. Anti-Human Trafficking. Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

23. Public Records.

- a. Contractor will archive all video recordings for a minimum of 30 days or such other time as is required by Florida's public records law.
- b. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records required by the District in order to perform the service, (b) upon request from the District’s custodian of public records, provide the District with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law for the duration of this Agreement term and following completion of this Agreement if the Contractor does not transfer the records to District, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of this Agreement and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

Security System Documents Exempt from Public Records Pursuant to Section 119.071(3), Florida Statutes.
Do not release without first consulting with District Counsel.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (813) 608-8242, OR BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FLORIDA 33607.

24. **Non-Waiver.** No waiver of any covenant or condition of this Agreement by any party shall be deemed to imply or constitute a further waiver of the same covenant or condition or any other covenant or condition of this Agreement.
25. **Governing Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.
26. **Enforcement of Agreement.** In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
27. **Arm's Length Transaction and Interpretation.** 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.
28. **Amendment.** This Agreement may not be altered, changed or amended, except by an instrument in writing, signed by both parties.
29. **Authorization.** The execution of this Agreement has been duly authorized by the appropriate body or official of the District and the Contractor, both the District and the Contractor have complied with all the requirements of law, and both the District and the Contractor have full power and authority to comply with the terms and provisions of this Agreement.
30. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.
31. **Notice.** Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

**Security System Documents Exempt from Public Records Pursuant to Section 119.071(3), Florida Statutes.
Do not release without first consulting with District Counsel.**

To the District:

Attn: Jayna Cooper, District Manager
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607
Jayna.Cooper@inframark.com

To the Contractor:

Attn: Aleksander Potempa
3939 Tulane Avenue, 3rd Floor
New Orleans, Louisiana 70119
aleksp@weisersecurity.com


32. Severability. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.


33. Entire Agreement. This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

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

Weiser Security Services, Inc.

**Buckhead Trails Community
Development District**

DocuSigned by:

954A9D51D3504B0...
Name: Aleksander Potempa
Title: VP of Technology

Signed by:

CC0CB251E795481...
Name: CARLOS de la Ossa
Title: Chair of the Board of Supervisors

Affidavit for Anti-Human Trafficking

Section 787.06(13), Florida Statutes

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

Before me the undersigned authority personally appeared Aleksander Potempa, who being duly sworn, deposes and says (the "Affiant"):

1. Affiant is over 18 years of age and has personal knowledge of the facts and certifications set forth herein.
2. Affiant is the VP of Technology (Title) of Weiser Security Services (the "Company") and as such is authorized to make this Affidavit for and on behalf of the Company, its directors and officers.
3. Company does not use coercion for labor or services as defined in Section 787.06, Florida Statutes.
4. Company intends to execute, renew, or extend a contract between Company and the Buckhead Trails Community Development District ("CDD").
5. This declaration is made pursuant to section 92.525(1)(c), Florida Statutes. I understand that making a false statement in this declaration may subject me to criminal penalties.

I state that I and the Company understand and acknowledge that the above representations are material and important, and will be relied on by the above referenced CDD to which this affidavit is submitted. I and the Company understand that any misstatement in this affidavit is, and shall be treated as, fraudulent concealment from the CDD of the true facts.

Under penalties of perjury, I declare that I have read the foregoing Affidavit for Anti-Human Trafficking and that the facts stated in it are true.

Aleksander Potempa
Signature of Affiant

Sworn before me on May 28, 2026 Cynthia E Shaddix
Notary Public Signature

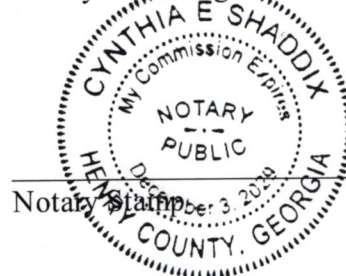


Exhibit A Scope of Services

ARTICLE 1: GENERAL

- 1.1 “WSS” means Weiser Security Services, Inc., a Louisiana corporation.
- 1.2 “CUSTOMER” means the Buckhead Trails Community Development District.
- 1.3 “Monitoring Services” means that portion, if any, of the Services expressly described as Monitoring and/or Notification Services and relating to Central Station Monitoring (CMS), Applicable Software (VMS, post portal & other) or CUSTOMER Support Center (CSC) services expressly agreed to be provided by WSS to CUSTOMER. “Monitored Site” means the CUSTOMER site for which Monitoring Services are to be provided.
- 1.4 This SCOPE covers WSS and all affiliates providing service with WSS.

ARTICLE 2: Installation and Cancellation

2.1. SCOPE OF WORK. This proposal is based upon the use of straight time labor only. All work quoted excludes plastering, patching, painting, "In-Line" duct, piping devices, including, but not limited to, valves, dampers, humidifiers, wells, taps, flow meters, orifices, etc. WSS agrees to keep the job site clean of debris arising out of its own operations. CUSTOMER shall not back charge WSS for any costs or expenses without WSS's written consent. Any changes to the original scope of work must be made 14 days prior to job installation.

2.2 MATERIALS. If the materials or equipment included in this proposal become temporarily or permanently unavailable for reasons beyond the control and without the fault of WSS, then in the case of such temporary unavailability, the time for performance of the work shall be extended to the extent thereof, and in the case of permanent unavailability, WSS shall (a) be excused from furnishing said materials or equipment, and (b) be reimbursed for the difference between the cost of the materials or equipment permanently unavailable and the cost of a reasonably available substitute therefor. However, CUSTOMER will be given the opportunity to approve the change in the above cost before such is made.

ARTICLE 3: MONITORING SERVICES BY WSS

- 3.1 WSS'S response to receipt of signals from the alarm system and signaling initiation devices (collectively “System”) shall be in accordance with WSS'S Standard Operating Procedures. WSS reserves the right, in its sole judgment, to first investigate the cause of such signals by either telephoning CUSTOMER at CUSTOMER'S designated telephone number(s), or dispatching a representative to CUSTOMER'S premises to determine whether an emergency condition exists, warranting transmission of the signal(s) to the Police (security monitoring), Fire Department (fire monitoring), and/or WSS monitoring station representative.
- 3.2 WSS will perform the Services expressly described in this Scope of Services. The Services performed by WSS shall be conducted in a manner consistent with the degree of care and skill ordinarily exercised by reputable companies performing the same or similar Services in the same locale acting under similar circumstances and conditions.
- 3.3 WSS is not required to conduct safety or other tests, install and maintain devices or equipment or make modifications to the System, except as provided in the written WSS proposal. Any CUSTOMER request to change the Scope or the nature of the Services must

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Do not release without first consulting with District Counsel.**

be in the form of a mutually agreed change order, effective only when executed by all parties hereto.

3.4 The hourly rate for service will be \$2.80 for 28 to 56 hours per week. The quote is based on utilizing client internet connectivity and installed camera system. The monitoring will be provided at 10413 Sapphire Breeze CV, Parrish, FL 34219.

Weiser Security Service Virtual Guard		Qty
Playback Selected: Weiser Stream Video Management Software <i>Live streaming, recorded playback, and detailed reports.</i>		6
Weiser Stream Smart Analytic <i>Camera software that determines what the feed is streaming person, car, animal, wind, etc., which increases accuracy of alerts.</i>		6
Hardware		Qty
Cameras		6
Axis Speaker		1
NVR & POE SWITCH		1
Proposal Total		
Weiser Remote Monitoring <i>Live streaming, event-based alerts, remote patrols, and detailed reports.</i>		HPW: 42 8PM to 2AM can change seasonally
		Hourly Rate: \$2.80
		Install Price: \$5,150

Installation notes

***Connection to existing client internet connection. Install includes programming for monitoring.**

EXHIBIT B

17. ALLOCATION OF RISK

17.1 It is understood and agreed by and between the parties that WSS is not an insurer and this AGREEMENT is not intended to be an insurance policy or a substitute for an insurance policy. Insurance, if any, covering personal injury and property loss or damage on any DISTRICT'S premises shall be obtained by DISTRICT. DISTRICT agrees to proceed exclusively against its insurer to recover any damages. WSS shall not in any event be responsible under this AGREEMENT for incidental, consequential, punitive, exemplary or special damages, including without limitation lost profits and/or lost business opportunities, whether arising in warranty, late or non-delivery of any Work, tort, contract or strict liability, and regardless of whether any party has been advised of the possibility of such damages. DISTRICT waives and releases any rights of recovery against WSS that it may have hereunder and agrees that WSS shall not be liable for any form of loss, damage, claim or expense, irrespective of origin, whether directly or indirectly caused by performance or non-performance of obligations imposed by this AGREEMENT or by negligent acts or omissions of WSS, its agents or employees. To that end, DISTRICT agrees to defend and indemnify WSS to the fullest extent of the law from any and all liabilities, claims, expenses, losses or damages, including attorneys' fees, which may arise in connection with the execution of any of the work herein specified. DISTRICT shall not be entitled to offset any money owed to Weiser for services as a security of payment for any claim.

17.2 If applicable, DISTRICT hereby authorizes and directs WSS, as its agent, to direct the local police department having jurisdiction, to detain and cause the arrest of every person found in and about the Monitored Site without authorization as evidenced by the list of authorized persons provided by DISTRICT and to hold every such person until released by a representative of DISTRICT designated for this purpose; in all such cases the DISTRICT agrees to indemnify, defend and hold WSS and its employees or agents harmless against all liability, costs, damages or expense in consequence of such arrest and detention.

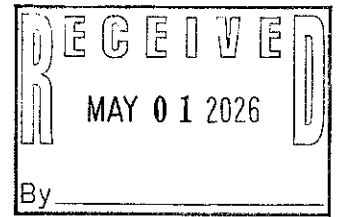
17.3 From the nature of the Monitoring Services, it is impractical and extremely difficult to fix the actual damages, if any, which may proximately result from the failure of WSS to perform any of its obligations hereunder, or the failure of the System to properly operate. If WSS is found liable for loss or damage due to a failure on the part of WSS, in any respect, its liability shall be limited in the aggregate for the term of the AGREEMENT to the sum of Five hundred (\$500.00) Dollars as liquidated damages. Such limit of liability is not a penalty, and this limited liability shall be complete and exclusive. The provisions of this paragraph shall apply in the event loss or damage, irrespective of cause or origin, results directly or indirectly from the performance or nonperformance of the obligations set forth by this AGREEMENT or from negligence, active or otherwise, of WSS its agents or employees. The parties acknowledge that the price for which WSS has agreed to perform the Monitoring Services and obligations is calculated based upon the

**Security System Documents Exempt from Public Records Pursuant to Section 119.071(3), Florida Statutes.
Do not release without first consulting with District Counsel.**

foregoing limitations of liability, and that WSS has expressly relied on, and would not have entered into this AGREEMENT but for such limitations of liability.

17.4 DISTRICT is solely responsible for the life and safety of all persons in the Monitored Site, and for protecting against losses to its own property or the property of others in the Monitored Site. DISTRICT agrees to indemnify, defend and hold harmless WSS from any and all such claims and lawsuits including the payment of all damages, expenses, costs, and attorney fees incurred by WSS, its employees and agents, from and against all claims, lawsuits and losses, by persons not a party to this AGREEMENT, against WSS for failure of the System, WSS equipment or Monitoring Services in any respect, whether due or alleged to be due to malfunction or non-function of the System, or by the negligence, active or passive, of WSS. WSS does not represent or warrant that the Work will not be compromised, interrupted or circumvented; that the Work will prevent any loss from any cause; or that the Work will in all cases provide the protection for which it is performed, installed or intended (collectively "*Protections*"). DISTRICT acknowledges and agrees that it assumes all risk of loss or damage to its facilities and sites including the contents thereon, and that WSS has neither made representations or warranties, nor has DISTRICT relied on any representation or warranties, express or implied regarding said Protections. IT IS UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES THAT WSS IS NOT AN INSURER AND THIS AGREEMENT IS NOT INTENDED TO BE AN INSURANCE POLICY OR A SUBSTITUTE FOR AN INSURANCE POLICY. WSS EXPRESSLY EXCLUDES AND DISCLAIMS ALL WARRANTIES, STATUTORY, EXPRESS, OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. WSS MAKES NO WARRANTY, EXPRESS OR IMPLIED, THAT ANY WSS EQUIPMENT OR SERVICES PROVIDED HEREUNDER WILL PREVENT ANY LOSS, OR WILL IN ALL CASES PROVIDE THE PROTECTION FOR WHICH IT IS INSTALLED OR INTENDED. THE EXPRESS EXCLUSION OF WARRANTIES IS SET FORTH IN THIS AGREEMENT.

17.5 DISTRICT hereby, for it and any parties claiming under it, releases and discharges WSS from any liability arising out of all hazards covered by DISTRICT'S insurance, and all claims against WSS arising out of such hazards, including any right of subrogation by DISTRICT'S insurance carrier, are hereby waived by DISTRICT, and DISTRICT shall promptly so notify its insurance carrier.



Prepared by and return to:
Cari Allen Webster, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Parcel No.: 589231709

Easement Encroachment Agreement

This Easement Encroachment Agreement (this "**Agreement**") is entered into as of _____, 2026 (the "**Effective Date**"), between the **Buckhead Trails Community Development District** (the "**District**") whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **Veronica Chantal Delgado Haynes and Richard Haynes** (collectively, the "**Landowner**"), whose mailing address is 10465 Curving Creek Loop, Parrish, FL 34219.

WITNESSETH:

That for and in consideration of the mutual covenants herein contained, and for \$10.00, in hand paid, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 685, BUCKHEAD TRAILS PHASE IVC, IVD, AND IVE (the "**Property**"), a subdivision according to the plat thereof recorded at Plat Book 88, Pages 128-140 (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 15' wide Public Drainage Easement (the "**Easement**") on the southern side of the Property, as shown on the Plat. Landowner desires to encroach into the Easement by installing a fence as depicted in the site plan submitted (the "**Improvements**"). The Improvements may be installed as long as the Improvements include a gate on both the front and back fences of a minimum width of five (5) feet.
3. **Acknowledgment of Underground Drainage Pipes.** Landowner acknowledges that there are underground drainage pipes in the Easement in which the Improvements will be placed. Landowner agrees that the fence posts for the Improvements will not be installed more than eighteen inches (18") below ground to avoid the underground drainage pipes. If the fence posts require additional depth below ground for safe installation, the Landowner will require the installer or contractor to prod the ground to determine the exact location of the underground drainage pipe and certify that the fence posts will not conflict with the underground pipe in order to determine the desired depth for the fence posts. The Landowner will instruct the installer or the contractor

that any fence post placed over the pipe will have a six-inch (6") separation space between the top of the pipe and the bottom of the excavated area for installation of the fence posts. Landowner is responsible for locating all other underground utility lines and cables

4. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the easement area or the use of the easement for public purposes. The Landowner shall be responsible for routine maintenance of the Improvements within the Easement. The Landowner shall allow the District access through the Easement.
5. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners' association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.
6. **Term and Termination.**
 - a. This Agreement shall remain in effect in perpetuity until terminated by either party.
 - b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
 - c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
 - d. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Manatee County.
 - e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
 - f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.

7. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Manatee County improvements or structures located within the Easement; and (4) any claims for injury to any person or damages to any property because of the Improvements.
8. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.
9. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.
10. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.
11. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
12. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.
13. **Amendments.** This Agreement may only be amended in writing by the parties.
14. **Severability.** If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
15. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
16. **Entire Agreement.** This Agreement contains the entire agreement and neither party is

to rely upon any oral representations made by the other party.

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

[signatures pages to follow]

Witnesses:

**Buckhead Trails
Community Development District**

Brittney Carpio
Print Name: Brittney Carpio
Address: 2005 Pan Am Circle
Tampa FL 33617

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

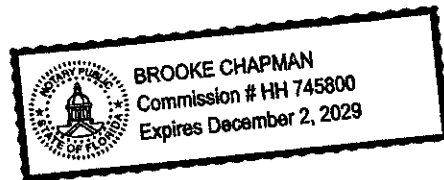
Rodlamey Turkears
Print Name: Rodlamey Turkears
Address: 2005 Pan Am Circle
Tampa FL 33617

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence on May 7, 2026, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Buckhead Trails Community Development District, on behalf of the District, who is personally known to me or [] has produced _____ (type of identification) as identification.

Brooke Chapman
Notary Public Signature

Notary Stamp



Witnesses:

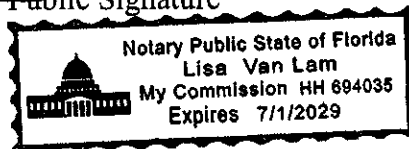
Print Name: Veronica Delgado Haynes By: *Veronica Chantal Delgado Haynes* 4/30/26
Address: 10465 Curving Creek Loop Name: **Veronica Chantal Delgado Haynes**
Parrish FL 34219

Print Name: Richard Haynes 4/30/26
Address: 10465 Curving Creek Loop
Parrish, FL 34219

STATE OF Florida
COUNTY OF manatee.

The foregoing instrument was acknowledged before me by means of physical presence on 30 day of April, 2026, by **Veronica Chantal Delgado Haynes**, who [] is personally known to me or has produced Florida Driver License (type of identification) as identification.

Lisa Van Lam 4-30-2026
Notary Public Signature



Notary Stamp Lisa Vanlam - 4-30-2026.

Witnesses:

Print Name: Richard Haynes
Address: 10465 Curving Creek Loop
Parrish, FL 34214

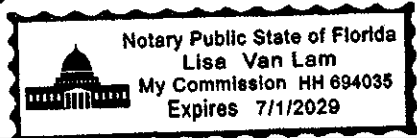
By: [Signature] 4/30/26
Name: **Richard Haynes**

Print Name: Veronica Delgado Haynes 4/30/26
Address: 10465 Curving Creek Loop
Parrish FL 34214

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of physical presence on 30 day of April, 2026, by **Richard Haynes**, who [] is personally known to me or [X] has produced Florida Driver License (type of identification) as identification.

[Signature] 4-30-2026
Notary Public Signature



Notary Stamp Lisa Van Lam 4-30-2026



Down to Earth Landscape & Irrigation

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

Estimate: #149550

Customer Address

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

Billing Address

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

Physical Job Address

Buckhead Trails Pond Maintenance
 10403 Buckeye Road
 Ruskin, FL

Job

Sod replacement - Bending
 Creek & Buckeye Rd. - June
 2026

Estimated Job Start Date

June 5, 2026

Proposed By

Alexandra Steiner

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$3,800.00
St. Augustine 'Floritam' Sod (400)	Pallet	8	\$600.00	\$4,800.00
Irrigation Installation				
Irrigation Labor (Hide)				\$170.00
Miscellaneous Irrigation Parts	Each	10	\$2.55	\$25.50
			Subtotal	\$8,795.50
			Estimated Tax	\$0.00
			Job Total	\$8,795.50

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/>.

Remove declining sod, install new St. Augustine, repair and adjust irrigation. Area marked for replacement per Carlos, to be completed by 6/8.



Proposed By:

Alexandra Steiner
Down to Earth

06/03/2026

Date

Agreed & Accepted By:

Signed by:

Kollamay Turkoane

6/3/2026

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Inframark

Date

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



Down to Earth Landscape & Irrigation

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

Estimate: #149760

Customer Address

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

Billing Address

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

Physical Job Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Job

Juniper Replacement - Bending
Creek entrance June 2026

Estimated Job Start Date

May 29, 2026

Proposed By

Alexandra Steiner

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$340.00
Confederate Jasmine (variegated) Installed (E)	1 Gallon Plant	21	\$13.52	\$283.92
Irrigation Installation				
Irrigation Labor (Hide)				\$85.00
			Subtotal	\$708.92
			Estimated Tax	\$0.00
			Job Total	\$708.92

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Remove declining Juniper Blue Pacific, replace with Variegated Confederate Jasmine. *The Juniper is not doing well due to slope of planting bed/water run off and sidewalk placement. Recommend replacing with a more tolerable ground cover. This plant swap has been successful on other areas of the property.



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

Proposed By:

Alexandra Steiner
Down to Earth

06/05/2026

Date

Agreed & Accepted By:

Signed by:

Kollamay Turkoane

6/6/2026

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Inframark

Date

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Down to Earth Landscape & Irrigation

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

Estimate: #148229

Customer Address

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

Billing Address

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

Physical Job Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Job

Juniper Replacement - Hidden
Vista entrance May 2026

Estimated Job Start Date

May 29, 2026

Proposed By

Alexandra Steiner

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$600.00
Confederate Jasmine (variegated) Installed (E)	1 Gallon Plant	48	\$13.52	\$648.96
Irrigation Installation				
Irrigation Labor (Hide)				\$85.00
			Subtotal	\$1,333.96
			Estimated Tax	\$0.00
			Job Total	\$1,333.96

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/>.

Remove declining Juniper Blue Pacific, replace with Variegated Confederate Jasmine. *The Juniper is not doing well due to slope of planting bed/water run off and sidewalk placement. Recommend replacing with a more tolerable ground cover. This plant swap has been successful on other areas of the property.



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

Proposed By:

Alexandra Steiner
Down to Earth

05/22/2026

Date

Agreed & Accepted By:

Signed by:

Kollamay Turkoane

6/6/2026

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Inframark

Date

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



Down to Earth Landscape & Irrigation

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

Estimate: #148761

Customer Address

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

Billing Address

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

Physical Job Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
(1) Holly tree replacement - June 2026	June 8, 2026	Alexandra Steiner	

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$300.00
Dahoon Holly	2.5" Caliper	1	\$534.00	\$534.00
			Subtotal	\$834.00
			Estimated Tax	\$0.00
			Job Total	\$834.00

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/>.

Replace (1) Dahoon Holly near lift station on Bending Creek Trl.



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

Proposed By:

Alexandra Steiner
Down to Earth

06/05/2026

Date

Agreed & Accepted By:

Signed by:

Kollamay Turkoane

6/6/2026

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Inframark

Date

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



Down to Earth Landscape & Irrigation

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

Estimate: #148869

Customer Address

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

Billing Address

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

Physical Job Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

<u>Job</u>	<u>Estimated Job Start Date</u>	<u>Proposed By</u>	<u>Due Date</u>
Stake (7) Juniper Trees - May 2026	May 29, 2026	Alexandra Steiner	

Estimate Details				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$340.00
Lodge Pole - 3 (E)	Each	7	\$78.87	\$552.10
			Subtotal	\$892.10
			Estimated Tax	\$0.00
			Job Total	\$892.10

Stake (7) leaning Juniper trees along Buckeye Rd. Machine and new lodge poles needed.

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

Proposed By:

Alexandra Steiner
Down to Earth

06/01/2026

Date

Agreed & Accepted By:

Signed by: 6/6/2026

Kollamay Turkoane

1F3BE9E795D0415...
Inframark Date

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



Down to Earth Landscape & Irrigation

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

Estimate: #148658

Customer Address

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

Billing Address

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

Physical Job Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Job

Silver Buttonwood replacement

Estimated Job Start Date

June 22, 2026

Proposed By

Alexandra Steiner

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$718.00
Buttonwood - Silver	7 Gallon Plant	55	\$66.75	\$3,671.25
Irrigation Installation				
Irrigation Labor (Hide)				\$85.00
Miscellaneous Irrigation Parts	Each	10	\$2.55	\$25.50
			Subtotal	\$4,499.75
			Estimated Tax	\$0.00
			Job Total	\$4,499.75

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/>.

Replace dead Silver Buttonwood. Recommend using 7 gal as a cost savings, but 15 gal were the size removed. Adjust irrigation as needed.



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

Proposed By:

Alexandra Steiner
Down to Earth

06/05/2026

Date

Agreed & Accepted By:

Signed by:

Kollamay Turkoane

6/6/2026

1E3BE9E795D0415...

Inframark

Date

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

Prepared by and return to:
Cari Allen Webster, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Parcel No.: 589113459

Easement Encroachment Agreement

This Easement Encroachment Agreement (this "**Agreement**") is entered into as of May 13, 2026 (the "**Effective Date**"), between the **Buckhead Trails Community Development District** (the "**District**") whose mailing address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, FL 33607, and **Fernando Guerrero and Elizabeth Guadalupe Ortiz Alonzo** (collectively, the "**Landowner**"), whose mailing address is 10836 Gentle Current Way, Parrish, FL 34219.

WITNESSETH:

That for and in consideration of the mutual covenants herein contained, and for \$10.00, in hand paid, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Landowner Property.** Landowner is the fee simple landowner of Lot 189, BUCKHEAD TRAILS PHASE IIA (the "**Property**"), a subdivision according to the plat thereof recorded at Plat Book 79, Pages 180-193 (the "**Plat**"), of the Public Records of Manatee County, Florida (the "**Plat**"). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Manatee County.
2. **District Easement.** The District has a 12.5' wide Public Drainage Easement (the "**Easement**") on the northern side of the Property, as shown on the Plat. Landowner desires to encroach into the Easement by installing a fence as depicted in the site plan submitted (the "**Improvements**"). The Improvements may be installed as long as the Improvements include a gate on both the front and back fences of a minimum width of five (5) feet.
3. **Acknowledgment of Underground Drainage Pipes.** Landowner acknowledges that there are underground drainage pipes in the Easement in which the Improvements will be placed. Landowner agrees that the fence posts for the Improvements will not be installed more than eighteen inches (18") below ground to avoid the underground drainage pipes. If the fence posts require additional depth below ground for safe installation, the Landowner will require the installer or contractor to prod the ground to determine the exact location of the underground drainage pipe and certify that the fence posts will not conflict with the underground pipe in order to determine the desired depth for the fence posts. The Landowner will instruct the installer or the contractor

that any fence post placed over the pipe will have a six-inch (6") separation space between the top of the pipe and the bottom of the excavated area for installation of the fence posts. Landowner is responsible for locating all other underground utility lines and cables

4. **Installation and Maintenance of Improvements.** The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the easement area or the use of the easement for public purposes. The Landowner shall be responsible for routine maintenance of the Improvements within the Easement. The Landowner shall allow the District access through the Easement.
5. **Permits, Approvals, and Compliance with Regulations.** Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners' association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.
6. **Term and Termination.**
 - a. This Agreement shall remain in effect in perpetuity until terminated by either party.
 - b. If Landowner fails to reimburse any costs owed to the District under this Agreement within 30 days, the District may terminate this Agreement with 10 days written notice.
 - c. If Landowner decides to remove the Improvements or elects not to replace the Improvements after they have been destroyed, either party may terminate this Agreement with 60 days written notice.
 - d. Upon termination of this Agreement, the District may record a Notice of Termination of Easement Encroachment Agreement in the official records of the Clerk of the Circuit Court of Manatee County.
 - e. At the termination of this Agreement, at the Landowner's sole cost and expense, the Landowner shall remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed.
 - f. If the Landowner does not remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed by the last day of this Agreement, the District may remove the Improvements and restore the Encroachment Area to the condition that existed before the Improvements were installed, and the Landowner shall repay the District for all costs and expenses (including attorney's fees) incurred by the District.

7. **Indemnification.** Landowner agrees to indemnify, defend and hold the District, its Board of Supervisors and its members, employees, agents, and assigns harmless for: (1) any liability which may be incurred as a result of the approval, preparation, and execution of this Agreement; (2) any damage to the Improvements caused by the District or its agents; (3) any damage to the Easement or to any District or Manatee County improvements or structures located within the Easement; and (4) any claims for injury to any person or damages to any property because of the Improvements.
8. **Insurance.** Throughout the term of this Agreement, the Landowner shall maintain liability insurance covering any injuries or damages that may occur as a result the Improvements.
9. **Covenants Run with the Land.** The provisions of this Agreement shall be deemed covenants running with the title to the Property and shall be binding on and inure to the benefit of the parties and their respective successors and assigns.
10. **Governing Law and Venue.** This Agreement and the provisions contained in this Agreement shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in the county in which the District is located.
11. **Attorney's Fees.** In the event that either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover all fees and costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.
12. **No Title Search.** Both parties acknowledge and agree that this Agreement was drafted at the request of the parties without the benefit of a title search.
13. **Amendments.** This Agreement may only be amended in writing by the parties.
14. **Severability.** If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.
15. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.
16. **Entire Agreement.** This Agreement contains the entire agreement and neither party is

to rely upon any oral representations made by the other party.

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

[signatures pages to follow]

Witnesses:

**Buckhead Trails
Community Development District**

[Signature]
Print Name: Kelly Dattler
Address: 2005 Pan Am Circle
Suite 300 Tampa, FL 33607

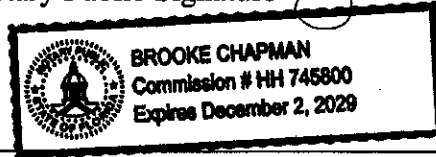
[Signature]
Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

[Signature]
Print Name: Urbana J. Medina
Address: Urbana J. Medina
8710 Busch Oaks St.
Tampa, FL 33617

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence on June 4, 2026, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Buckhead Trails Community Development District, on behalf of the District, who is personally known to me or [] has produced _____ (type of identification) as identification.

[Signature]
Notary Public Signature



Notary Stamp

Witnesses:

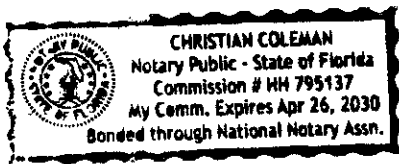
Miri Cervantes
Print Name: Miriam Cervantes
Address: 710 12th St W Palmetto
FL 34221

By: Fernando Guerrero
Name: **Fernando Guerrero**

Rodrigo Cervantes
Print Name: Rodrigo Cervantes
Address: 710 12th St W Palmetto
FL 34221

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of physical presence on 13th day of May, 2026, by Fernando Guerrero, who [] is personally known to me or has produced FLDL (type of identification) as identification.



Christian Coleman
Notary Public Signature

Christian Coleman
Notary Stamp

Witnesses:

Miriam Caceres
Print Name: Miriam Caceres
Address: 710 12 St w. Palmetto
FL 34221

By: Elizabeth Guadalupe Ortiz Alonzo
Name: **Elizabeth Guadalupe Ortiz Alonzo**

William Johnson
Print Name: William Johnson
Address: 1180 8th Ave W
Palmetto, FL 34221

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of physical presence on 13th day of May, 2026, by Elizabeth Guadalupe Ortiz Alonzo, who [] is personally known to me or has produced FLDL (type of identification) as identification.

Christian Coleman
Notary Public Signature



Christian Coleman
Notary Stamp

Addendum #4 to the Landscape Maintenance Services Agreement

This Addendum #4 to the Landscape Maintenance Services Agreement (this “**Addendum**”) is made and entered into as of June 1, 2026, 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 Ohio limited liability company (the “**Contractor**”).

Background Information:

The District and the Contractor entered into the Landscape Maintenance Services Agreement dated October 15, 2024 and various addendums (collectively, 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 add additional common areas to the scope of services and to update the compensation accordingly. The Contractor submitted a proposal for such additional services which have been incorporated into this Addendum. The District and the Contractor each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this 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 Addendum.
2. **Addition to Scope of Services**. Contractor agrees to provide services for the additional common areas as circled in red on the Contractor’s map attached hereto as **Exhibit A**. Contractor shall provide all labor and equipment necessary for these services.
3. **Additional Compensation for Additional Services**. Contractor shall perform the additional services for the annual amount of **\$35,556.00**. The total additional monthly amount added to the Agreement will be **\$2,963.00**.
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 Addendum effective as of the date written above.

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

Signed by:

By: Will Dutton
71A94429DB03491...
 Name: Will Dutton
 Title: Regional Operations Leader

**Buckhead Trails
Community Development District**

Signed by:

Carlos de la Ossa
CCUCB251E795481...
 Carlos de la Ossa
 Chair of the Board of Supervisors

Exhibit A



Pest Control Services Agreement

This Pest Control Services Agreement (this “**Agreement**”) is entered into as of June 10, 2026, between **Buckhead Trails Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the “**District**”) and **McCall Service NW, LLC d/b/a McCall Pest & Wildlife**, a Delaware limited liability company registered to do business in the state of Florida (the “**Contractor**”).

Background Information:

The District is responsible for the operation and maintenance of various recreational facilities and common areas throughout the community. The District desires to retain an independent contractor to provide pest control services. Contractor represents that it has any and all required approvals and licenses to apply pest treatments and chemicals and is qualified to provide such services. In consideration of the Contractor’s agreement to perform the services described below and the District’s agreement to compensate the Contractor the parties desire to enter into this Agreement.

Operative Provisions:

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 Agreement.

2. **Scope of Services.** The Contractor shall perform all work, including all labor, material, equipment, supplies, tools, supervision, services, transportation, and all other necessary incidental items required for the complete performance of the services described in the Commercial Pest Control Service Proposal, relevant portions of which are attached hereto and incorporated herein as **Exhibit A** (the “**Proposal**”).

3. **Manner of Performance and Care of the Property.**
 - a. The work shall be done, furnished, and performed in a workmanlike manner to the satisfaction of the District and shall be in accordance with the best management practices in the industry.
 - b. Contractor shall use all due care to protect the property of the District, its residents and landowners from damage. Contractor agrees to repair or replace, to the District’s satisfaction, any damage resulting from Contractor’s activities and work within a reasonable amount of time. In the event Contractor does not repair or replace the damage to District’s satisfaction, Contractor shall be responsible for reimbursing District for such damages or the District may elect to deduct the costs of the repair from the payment to Contractor for the work under this Agreement.

4. **Compensation.**
 - a. The District agrees to pay to the Contractor \$100.00 for the initial service charge as described in the Proposal.

- b. The District agrees to pay to the Contractor \$100.00 on a monthly basis for the regular services described in the Proposal, totaling an annual total of \$1,200.00.
 - c. After Contractor provides the services, Contractor shall submit an invoice for the work performed the previous month.
 - d. The District shall pay the Contractor within 45 days of receipt of the invoice.
5. **Additional Services.** When authorized in advance in writing by the District, the Contractor may provide additional services beyond those listed above. The additional services and any additional compensation are to be agreed upon in writing prior to the work commencing and covered under a separate amendment or work order authorization.
6. **Term and Renewal.** The initial term of this Agreement shall be for one (1) year from the date of this Agreement. At the end of the initial term, the Agreement shall automatically renew on an annual basis with the same contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
7. **Termination.** Either party may terminate this Agreement without cause with 30 days' written notice to the other party. Upon termination of this Agreement, the Contractor shall be entitled to payment for all work and/or services rendered up until the effective termination of this Agreement, subject to any claim or off-set the District may have against the Contractor.
8. **Relationship Between the Parties.** It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Agreement. As an independent contractor, nothing in this Agreement shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.
9. **Compliance with Governmental Regulations.** The Contractor shall keep, observe, and perform all requirements of applicable local, State, and Federal laws, rules, regulations, or ordinances, including conservation easements applicable to the District. If the Contractor fails to notify the District in writing within 5 days of the receipt of any notice, order, required to comply notice, or a report of a violation or an alleged violation, made by any local, State, or Federal governmental body or agency or subdivision thereof with respect to the services being rendered under this Agreement or any action of the Contractor or any of its agents, servants, employees, or material men, or with respect to terms, wages, hours, conditions of employment, safety appliances, or any other requirements applicable to provision of services, or fails to comply with any requirement of such agency within 5 days after receipt of any such notice, order, request to comply notice, or report of a violation or an alleged violation, the District may terminate this Agreement, such termination to be effective immediately upon the giving of notice of termination. Any fees or fines incurred or imposed due to non-compliance shall be borne solely by the Contractor.

- 10. Insurance.** The Contractor shall carry commercial general liability insurance of no less than \$1,000,000. The Contractor shall deliver to the District proof of insurance referred to herein or a certificate evidencing the coverage provided pursuant to this Agreement and naming the District as “Additional Insured” under such policy. Such insurance policy may not be canceled without a 30-day written notice to the District. The Contractor will maintain Workers Compensation insurance as required by law.
- 11. Indemnification.** Contractor agrees to indemnify and hold the District and its officers, agents and employees harmless from any and all liability, claims, actions, suits, demands and obligations by any person, corporation or other entity for injuries, death, property damage or of any nature, arising out of, or in connection with, the work to be performed by Contractor. Obligations shall include the payment of all settlements, judgments, damages, penalties, forfeitures, back pay, court costs, arbitration, and/or mediation costs, litigation expenses, attorney’s fees and paralegal fees (whether in court, out of court, on appeal or in bankruptcy proceedings), as ordered.
- 12. No Waiver of Sovereign Immunity.** Nothing in this Agreement shall be deemed as a waiver of immunity or limits of liability of the District beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28, Florida Statutes, or other statute, and nothing in this Agreement shall inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.
- 13. Scrutinized Companies.** Pursuant to Section 287.135, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor has not been designated as a “scrutinized company” under the statute and, in the event that the Contractor is designated as a “scrutinized company”, the Contractor shall immediately notify the District whereupon this Agreement may be terminated by the District.
- 14. Anti-Human Trafficking.** Pursuant to Section 787.06, Florida Statutes, Contractor represents that in entering into this Agreement, the Contractor does not use coercion for labor or services as defined in the statute. The Contractor is required to provide an affidavit, signed by an officer or a representative of the Contractor with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.
- 15. E-Verification.** Pursuant to Section 448.095(2), Florida Statutes,
- a. Contractor represents that Contractor is eligible to contract with the District and is currently in compliance and will remain in compliance, for as long as it has any obligations under this Agreement, with all requirements of the above statute; this includes, but is not limited to, registering with and using the United States Department of Homeland Security’s E-Verify system to verify the work authorization status of all employees hired on or after January 1, 2021.
 - b. If the District has a good faith belief that the Contractor has knowingly violated Section 448.09(1), Florida Statutes, the District will terminate this Agreement as required by Section 448.095(2)(c), Florida Statutes.

- i. If the District has a good faith belief that a subcontractor knowingly violated Section 448.09(1), Florida Statutes, but the Contractor otherwise complied with its obligations thereunder, the District shall promptly notify the Contractor and the Contractor will immediately terminate its contract with the subcontractor.
- c. If this Agreement is terminated in accordance with this section, then the Contractor will be liable for any additional costs incurred by the District.

16. Public Records. As required under Section 119.0701, Florida Statutes, Contractor shall (a) keep and maintain public records that ordinarily and necessarily would be required by the District in order to perform the service, (b) provide the public with access to public records on the same terms and conditions that the District would provide the records and at a cost that does not exceed the cost provided by law, (c) ensure that public records that are exempt or confidential and exempt from public records disclosure requirements are not disclosed except as authorized by law, (d) meet all requirements for retaining public records and transfer, at no cost, to the District all public records in possession of the Contractor upon termination of the contract and destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with the information technology systems of the District.

IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 813-873-7300, OR BY EMAIL AT PUBLICRECORDS@INFRAMARK.COM, OR BY REGULAR MAIL AT 2005 PAN AM CIRCLE, SUITE 300, TAMPA, FL 33607.

- 17. Governing Law and Venue.** This Agreement shall be governed under the laws of the State of Florida with venue in the county where the District is located.
- 18. Enforcement of Agreement.** Neither party shall be responsible in damages, penalties or otherwise for any failure or delay in the performance of any of its obligations hereunder caused by fire, floods, strikes, riots, war, acts of God, accidents, material unavailability, governmental order and/or regulations. In the event it shall become necessary for either party to institute legal proceedings in order to enforce the terms of this Agreement, the prevailing party shall be entitled to all costs, including reasonable attorney's fees at both trial and appellate levels against the non-prevailing party.
- 19. Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.



Buckhead Trails CDD

Field Inspection Report - June 2026

Tuesday, June 16, 2026

Prepared For Board Of Supervisors

7 Items Identified

Long Nguyen

Long Nguyen

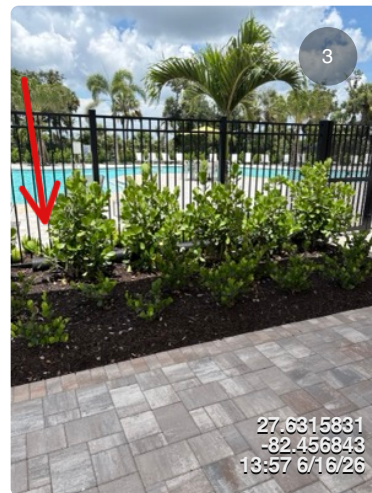
District Inspection Coordinator

Items 1 - Amenity Center

Assigned To: Sunrise Landscaping

An area of turf adjacent to the stage is observed to be over-saturated and squishy. An abundance of small weeds found in the turf. Observed snapped tree limb. During time of inspection, conservation management efforts were underway.

- Evaluate the irrigation system for the field and ensure proper and adequate coverage.
- Weeds are present due to utilization of the same mower in all common areas. Use a designated mower for this field as agreed upon.
- Address the snapped tree at next service.
- Remove the large black pipe at next service.





Items 2 - North Boundary

Assigned To: Board

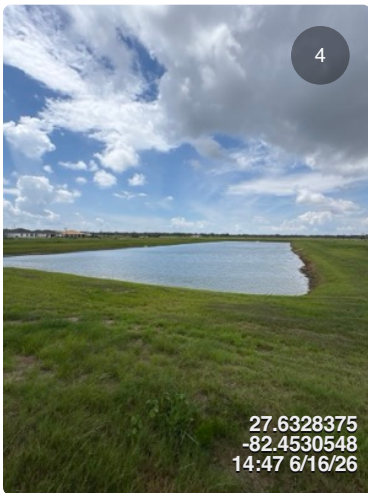
Observed significant area of erosion by the road extension efforts at the northern boundary. This item is for awareness. Construction team will be responsible for repair when nearing completion.



Items 3 - Pond Maintenance

Assigned To: Down To Earth

Ponds are in good overall condition. Surrounding landscape is properly maintained.



Items 4 - East Boundary

Assigned To: Down To Earth

Eastern boundary is overgrown with weeds. Suggesting a buffer on the backside of the landscape to provide better access for maintenance. Installed landscape appears to be thriving.



Items 5 - Bending Creek Trail

Assigned To: Down To Earth

Main boulevard is in good overall condition with minor areas requiring attention. Bare landscape sections in front of monuments are ready for annuals.

- String trim around the monument at next service.
- Begin planning for mulch refresh to areas along the boulevard.
- Treat for weeds in the garden beds at next service.



Items 6 - Bending Creek Trail Entrance

Assigned To: Down To Earth

Front entrance is in good overall condition. Observed area of newly installed turf, will continue to monitor area for establishment. Annuals needed to enhance frontage landscape appearance.

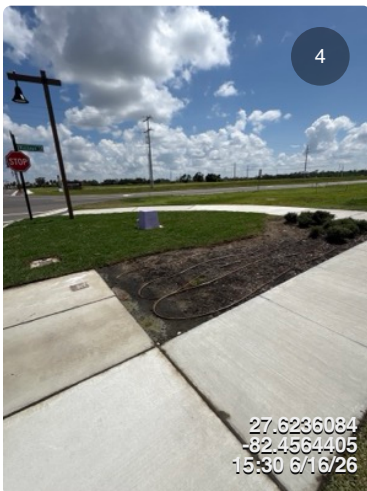


Items 7 - Hidden Vista Dr. Entrance

Assigned To: Down To Earth

Front entrance is in good overall condition. Observed area of newly installed turf, will continue to monitor area for establishment. Annuals needed to enhance frontage landscape appearance. Observed struggling palm tree in the median.

- Monitor the palm tree and replace if needed.





MONTHLY REPORT

JUNE, 2026



BUCKHEAD TRAILS CDD "OAKFIELD LAKES"

BUCKEYE RD
PARISH, FL 34219
17 PONDS
1 CANAL

Coasterra by Meritage Homes

75

93A

Oakfield Lakes by Centex

17

16

15

14

13

12

11

5

6

4

3

7

10

C1

2

1

9

8

Google Earth

Buckeye Rd

Buckeye Rd

2000 ft



SUMMARY:

We are still in an extreme drought but hopeful we get some heavy rain coming. As the rain starts couple things to expect are a jump in Algae blooms as runoff water is typically nutrient rich and will spark a bloom. Trash that has been stuck in storm water drains will be washed out into open water and there will be a risk of fish loss on heavy rainfall as ponds may turnover. This is natural but unpleasant.

These are a few things to be aware of but the rain is needed and welcome.



Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Shoreline Vegetation.



Pond #3 Treated for Shoreline Vegetation.



Pond #4 Treated for Shoreline Vegetation.



Pond #5 Treated for Algae and Shoreline Vegetation.



Pond #6 Treated for Shoreline Vegetation.



Pond #7 Treated for Shoreline Vegetation.



Pond #8 Treated for Shoreline Vegetation.



Pond #9 Treated for Shoreline Vegetation.



Pond #10 Treated for Shoreline Vegetation.



Pond #11 Treated for Shoreline Vegetation.



Pond #12 Treated for Shoreline Vegetation.



Pond #13 Treated for Shoreline Vegetation.



Pond 14 Treated for Algae and Shoreline Vegetation.



Pond #15 Treated for Shoreline Vegetation.



Pond #16 Treated for Shoreline Vegetation.



Pond #17 Treated for Shoreline Vegetation.