INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Buckhead Trails Community Development District

July 22, 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



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 **July 22, 2026, at 1:00 p.m. at the Eves Bend Clubhouse located at 4725 Los Robles Court, Palmetto, FL 34221.** For those who intend to call in below is the Team link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Microsoft Teams meeting; **Join the meeting now**

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

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

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS**

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

3. **BUSINESS ITEMS**

   A. Consideration of Resolution 2026-11 Designation of Officers

   B. Discussion of Inframark 60 Days' Notice to Cure Deficiencies

   C. Discussion of Down to Earth 60 Days' Notice to Cure Deficiencies

4. **CONSENT AGENDA**

   A. Approval of Meeting Minutes for June 24, 2026

   B. Consideration of Operation and Maintenance Expenditures for June 2026

   C. Acceptance of the Financials and Approval of the Check Register for June 2026

   D. Ratification of the Easement Agreement 12824 Wanderlust Place

   E. Ratification of the Easement Agreement 12828 Wanderlust Place

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

RESOLUTION 2026-11

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

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

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

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

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

Carlos De la Ossa is appointed Chairperson

Nicholas J Dister is appointed Vice-Chairperson

Brian Lamb is appointed Secretary

Eric Davidson is appointed Treasurer

Ryan Motko is appointed Assistant Secretary

Austin Berns is appointed Assistant Secretary

Alberto Viera is appointed Assistant Secretary

Kristee Cole is appointed Assistant Secretary

Angel Montagna is appointed Assistant Secretary

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

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

PASS AND ADOPTED THIS 22nd DAY of JULY, 2026.

Attest:

Buckhead Trails Community Development District

Print Name:
Secretary/Assistant Secretary

Print Name:
Chair/Vice Chair, Board of Supervisors

MINUTES OF MEETING
BUCKHEAD TRAILS I
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Buckhead Trails I Community Development District was held on Wednesday, June 24, 2026, and called to order at 1:03 p.m., at the Eves Bend Clubhouse located at 4725 Los Robles Court, Palmetto, Florida 34221.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson	
Nicholas Dister	Vice Chairperson	*(via phone)*
Austin Berns	Assistant Secretary	*(via phone)*
Albert Viera	Assistant Secretary	
Ryan Motko	Assistant Secretary	

Also present were:

Rollamay Turkoane	District Manager	
Brooke Chapman	District Manager	*(via phone)*
John Vericker	District Counsel	*(via phone)*
Long Nguyen	Field Manager	
Jason Ligget	Director of Operations	

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

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

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

SECOND ORDER OF BUSINESS **Public Comments**

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

THIRD ORDER OF BUSINESS **Business Items**

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS **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

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

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
ii. Sitex Aquatic Monthly Report

Mr. Nguyen presented and reviewed the Community Inspections and Sitex Reports, copies of which were included in the agenda package.

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 1:16 p.m. 5-0

_____ _____

Assistant Secretary 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	6/20/2026	20218	$1,255.00			JUNE 2026 JANITORIAL
DOWN TO EARTH	6/1/2026	176978	$22,027.95			JUNE 2026-LANDSCAPE MAINTENANCE CONTRACT
INFRAMARK LLC	6/3/2026	181003	$750.00			June -2026 ACCOUNTING SERVICES
INFRAMARK LLC	6/3/2026	181003	$375.00			June-2026 ADMINISTRATION
INFRAMARK LLC	6/3/2026	181003	$500.00			June -2026 CONSTRUCTION ACCOUNTING
INFRAMARK LLC	6/3/2026	181003	$833.34			June -2026 DISSEMINATION SERVICES
INFRAMARK LLC	6/3/2026	181003	$2,083.33			June -2026 DISTRICT MANAGEMENT
INFRAMARK LLC	6/3/2026	181003	$1,333.33			June -2026 FIELD MANAGEMENT
INFRAMARK LLC	6/3/2026	181003	$416.67			June -2026 FIANANCIAL & REVENUE COLLECTION
INFRAMARK LLC	6/3/2026	181003	$200.00			June -2026 RECORDING SECRETARY
INFRAMARK LLC	6/3/2026	181003	$50.00			June -RENTAL AND LEASES
INFRAMARK LLC	6/3/2026	181003	$50.00			JUNE -2026 TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	6/3/2026	181003	$100.00	$6,691.67		JUNE -2026 WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	6/22/2026	182416	$601.91		$7,293.58	June -2026 POSTAGE
SITEX AQUATICS, LLC	6/1/2026	11150-B	$2,055.00			JUNE 2026-AQUATIC MAINTENANCE Lakes
SPLASH PROS LLC	6/1/2026	13456	$2,250.00			JUNE 2026-POOL SERVICES
STANTEC CONSULTING SERVICES INC	5/25/2026	2570370	$5,769.00			May -2026 ENGINEERING SERVICES
STRALEY ROBIN VERICKER	6/4/2026	28499	$4,559.20			May -202 6DISTRICT COUNSEL SERVICES
SUNRISE LANDSCAPE	5/29/2026	14 62984	$114.80			MAY 2026-IRRIGATION REPAIRS
SUNRISE LANDSCAPE	6/1/2026	14 63138	$3,448.67		$3,563.47	LANDSCAPE MAINTENANCE CONTRACT
WEISER SECURITY SERVICES INC	5/28/2026	1268537	$74.99			SECURITY MONITORING
WEISER SECURITY SERVICES INC	6/4/2026	1269477	$72.00			May -2026 SECURITY MONITORING
WEISER SECURITY SERVICES INC	6/11/2026	1270493	$65.25			SECURITY MONITORING
WEISER SECURITY SERVICES INC	6/18/2026	1271258	$67.50		$279.74	SERVICE 06/05/26 - 06/11/26
Monthly Contract Subtotal			**$49,052.94**			
Variable Contract						
ALBERTO VIERA - REIMB	4/22/2026	AV REIMB 0422-52726	$67.64			REIMBURSEMENT
DOWN TO EARTH	6/10/2026	177966	$2,141.40			JUNE 2026-SABAL PALM REPLACEMENT
DOWN TO EARTH	6/10/2026	177967	$1,950.39		$4,091.79	JUNE 2026-IRRIGATION REPAIRS

BUCKHEAD TRAILS CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
INFRAMARK LLC	6/22/2026	182416	$36.77			4/20/26-EXTENSION CORDS AND LOCK FOR AMENITY CENTER
PAGE PER PAGE	5/28/2026	PRC-052826-858	$7.60			POSTAGE
SUNRISE LANDSCAPE	5/19/2026	14 62563	$369.60			IRRIGATION REPAIRS
Variable Contract Subtotal			**$4,573.40**			
Utilities						
FPL	6/15/2026	061526-56533-ACH	$117.45			STREETLIGHTS
PEACE RIVER ELECTRIC	6/4/2026	060426-8009-ACH	$1,554.97			ELECTRIC
PEACE RIVER ELECTRIC	6/4/2026	060426-8008-ACH	$175.23			ELECTRIC
PEACE RIVER ELECTRIC	6/4/2026	060426-8004-ACH	$89.61			ELECTRIC
PEACE RIVER ELECTRIC	6/4/2026	060426-8007-ACH	$97.42			ELECTRIC
PEACE RIVER ELECTRIC	6/4/2026	060426-8006-ACH	$92.28			ELECTRIC
PEACE RIVER ELECTRIC	6/4/2026	060426-8005-ACH	$44.64			ELECTRIC
PEACE RIVER ELECTRIC	6/4/2026	060426-8003-ACH	$112.78			ELECTRIC
PEACE RIVER ELECTRIC	6/4/2026	060426-8002-ACH	$144.12			ELECTRIC
PEACE RIVER ELECTRIC	6/4/2026	060426-8001-ACH	$99.89		$2,410.94	ELECTRIC
TAMPA ELECTRIC	6/15/2026	5000048159	$24,411.00			Electric - Streetlight Agreement
Utilities Subtotal			**$26,939.39**			
Regular Services						
ALBERTO VIERA	6/24/2026	AV-062426	$200.00			BOARD 06/24/2026
AUSTIN BERNS	6/24/2026	AB-062426	$200.00			BOARD 06/24/2026
CARLOS DE LA OSSA	6/24/2026	CO-062426	$200.00			BOARD 06/24/2026
NICHOLAS J. DISTER	6/24/2026	ND-062426	$200.00			BOARD 06/24/2026
PACSON GEOENVIRONMENTAL, INC.	6/8/2026	2625	$1,000.00			JUNE 2026-COMPLETION OF WUP MONITORING & METER READING

BUCKHEAD TRAILS CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
RYAN MOTKO	6/24/2026	RM-062426	$200.00			BOARD 06/24/2026
SITEX AQUATICS, LLC	6/1/2026	11150-B	$61.65			June -2026 TEMPORARY FUEL SURCHARGE
SITEX AQUATICS, LLC	6/1/2026	11150-B	$155.00		$216.65	JUNE 2026-Aquatic Maintenance
Regular Services Subtotal			**$2,216.65**			
Additional Services						
BUCKHEAD TRAILS CDD	6/4/2026	06042026-0604	$3,000.00			SERIES 2024 FY26 OFF ROLL COLLECTIONS
INFRAMARK LLC	5/22/2026	1168118	$290.00			INSTALL OUTDOOR WEATHERPROOF LOCKING BULLETIN BOARD
INFRAMARK LLC	6/22/2026	182416	$18.54		$308.54	4/16/26-ACE HARDWARE
SALVA TREE CUTTING SERVICE	5/26/2026	1047	$3,250.66			WATERING TRUCK SERVICE
SALVA TREE CUTTING SERVICE	6/19/2026	1056	$3,249.00		$6,499.66	June-2026 TRUCK WATER SERV REMAINING
SITEX AQUATICS, LLC	6/18/2026	11205-B	$14,500.00			REMOVAL OF DEAD TREES
Additional Services Subtotal			**$24,308.20**			
TOTAL			**$107,090.58**			

City-Wide Cleaning LLC

INVOICE NO. 20218

P.O. Box 262142
Tampa, FL 33685
(813) 624-4479

TO: Buckhead Trail
2005 Pan Am
Tampa, FL
C/o Intramark

DATE: 6/20/26

		Month of June 26				
		Buckhead Trail				1255.00
		Cleaning Services				
			Sub Total			
			Tax			
			Total			1255.00

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

Invoice: #176978
June 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 Date	Date Due	Terms	Customer PO #
Buckhead Trails Common Area and Pond Maintenance Contract (2026) Estimate # 135076	6/1/2026	7/16/2026	Net 45	

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				**$431.92**

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	$22,027.95
Sales Tax	$0.00
Total	**$22,027.95**
Credits/Payments	($0.00)
Balance Due	**$22,027.95**

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

DOWN TO EARTH
LANDSCAPE & IRRIGATION

STORM RESPONSE

PRE-AUTHORIZATION AGREEMENT

Hurricane Season 2026 • Down to Earth Landscape & Irrigation

Hurricane season demands preparation. This Pre-Authorization Agreement establishes a formal service commitment between SSS Down to Earth Opco LLC dba Down to Earth ("DTE") and the undersigned client ("Client"), ensuring a structured, prioritized, and transparent storm response before the storm arrives.

Why Sign Before the Storm?

- Pre-authorized clients receive priority dispatch. DTE mobilizes to your property before responding to non-authorized requests.
- DTE begins property assessment immediately after a storm clears, no waiting for a quote before work can start.

SECTION 1 — PARTIES & PROPERTY INFORMATION

Property / Business Name	**Property Address**
Primary Contact Name & Title	**Primary Contact Phone & Email**
Emergency Contact Name	**Emergency Contact Phone**
Billing Contact Name & Title	**Billing Email and Phone**

SECTION 2 — THREE-PHASE RESPONSE PLAN

Phase 1 Emergency Clearance (Storm Labor Rates Apply)

Upon arrival, DTE prioritizes life-safety access: clearing roadways, driveways, building entrances, and walkways to ensure unobstructed access for first responders and essential personnel. Service provided up to the Client's pre-authorized items in section 3.

Phase 2 Complete Cleanup, Staking & Structural Support (Storm + Equipment Rates)

Full property cleanup including debris removal, tree staking and support, specific landscape rebuilds as requested. Bringing the property to a state where normal maintenance operations can resume. Service provided up to the Client's pre-authorized items in section 3. Client is notified if additional service/equipment approvals are needed.

Phase 3 Property Rebuild & Enhancements (Standard Labor Rates Apply)

Full landscape and irrigation restoration and enhancement work to bring the property to pre-storm or improved condition. Separate proposals will be provided and approved before Phase 3 work begins. Normal labor/enhancement pricing applies.

Note: Response timelines may vary depending on storm and may be affected by road closures, mandatory curfews, fuel availability, or other conditions beyond DTE's control. DTE will communicate proactively with the Client's designated contacts if delays are anticipated.

SECTION 3 — STORM PRICING

The following rates apply to all storm response work. All rates are fixed at time of agreement signing. Overtime (OT) rates apply after a single day or work performed on weekends/holidays. Clients select service/equipment to pre-authorize services. Debris may be staged onsite or hauled offsite at Client direction. Hauling, loading, and disposal are billed separately at rates below.

Approval (initial)	Service / Equipment	Storm Rate	Overtime Rate
	General Labor	$85 / man / hour	$115 / man / hour
	Bucket Truck & Chipper	$205 / man / hour	$255 / man / hour
	Loader & Operator (Large)	$275 / hour	$325 / hour
	Loader / Operator Dump	$275 / hour	$325 / hour
	Arbor Crew w/ Dump Truck & Chipper	$185 / man / hour	$235 / hour
	Irrigation Repair	$115 / person / hour	$155 / hour
	Lodge Pole & Staking Rope	$18 / unit + Labor	Unit + $115 / man / hour
	2x4 includes banding	$23 / unit + Labor	Unit + $115 / man / hour
	Dump Fees	Market Rate (approx. $115 / cu. yd.)	Same

Fuel surcharge may apply per current market conditions and will be disclosed to Client prior to any surcharge being applied. All rates subject to DTE Terms & Conditions. Services not listed are priced at time of request.

SECTION 4 — AUTHORIZATION & SIGNATURES

By signing below, the Client authorizes SSS Down to Earth Opco LLC dba Down to Earth ("DTE") to perform storm response and cleanup services following a storm event, subject to the service/equipment approval selected in Section 3. The Client acknowledges they have read and understood all sections of this agreement.

To activate pre-authorized status, sign this agreement and return via:

- Email: Storm_Prep@down2earthinc.com
- In person: Deliver directly to your DTE Branch or Account Manager.

Authorized Signature — Client	*Authorized Signature — DTE Representative*
Print Name / Title	*Print Name / Title*
Date	*Date*

Questions? Contact your DTE Branch or Account Manager or call us at 321-263-2700

We are here for you. Let us help you Weather the Storm.

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
181003	6/3/2026
CUSTOMER ID	**NET TERMS**
C2412	Due On Receipt
PO#	**DUE DATE**
	6/3/2026

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

Services provided for the Month of: June 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.

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
182416	6/22/2026
CUSTOMER ID	**NET TERMS**
C2412	Due On Receipt
PO#	**DUE DATE**
	6/22/2026

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

Services provided for the Month of: May 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Arturo Gandarilla- 4-16-26 ACE HARDWARE OF SUN CI : $18.54. Jana Cooper- 4-20-26 WAL-MART : Extension Cords and Lock for Amenity Center: $36.77	1	Ea	55.30		55.30
Postage	88	Ea	6.84		601.92
Subtotal					**657.22**

Subtotal	$657.22
Tax	$0.00
Total Due	$657.22

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

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.: 11150-b
Terms: Net 30
Invoice date: 06/01/2026
Due date: 07/01/2026

#	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.		**Aquatic Maintenance**	1 Canal(4 Culvert areas):Oakfield Lakes	1	$155.00	$155.00
3.		**Additional Services**	Temporary Fuel Surcharge	1	$61.65	$61.65

Total **$2,271.65**

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 #: 13456
Invoice Date: 6/1/2026
Due Date: 6/1/2026

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

LOCATION: Sapphire Breeze Cove, Parrish

Item	Description	Qty	Rate	Amount
June Pool Service		1.00	$2,250.00	$2,250.00

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: $2,250.00
Tax: $0.00
Total: $2,250.00
Amount Due: $2,250.00

Stantec

INVOICE

Invoice Number	2570370
Invoice Date	May 25, 2026
Purchase Order	238202128
Customer Number	177483
Project Number	238202128

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

EFT/ACH Remit To (Preferred)
Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

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

Project **Buckhead Trails CDD_**

Project Manager Stewart, Tonja L For Period Ending **May 17, 2026**
Current Invoice Total (USD) 5,769.00

Top Task **2026** **202^ FY General Consulting Services**
Low Task **2026** **202^ FY General Consulting Services**

Professional Services

Billing Level		Current Hours	Rate	Current Amount
Level 06	Medcalf, Wyatt J	0.75	162.00	121.50
Level 09	Nurse, Vanessa M	27.75	190.00	5,272.50
Level 14	Stewart, Tonja L	1.50	250.00	375.00
	Subtotal Professional Services	30.00		5,769.00

Low Task Subtotal	**202^ FY General Consulting Services**	5,769.00
Top Task Subtotal	202^ FY General Consulting Services	5,769.00
	Total Fees & Disbursements	5,769.00
	INVOICE TOTAL (USD)	**5,769.00**

Net Due in 30 Days or in accordance with terms of the contract
Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-03-26	238202128	2026	NURSE, VANESSA M	0.50	190.00	95.00	PREPARED 2025 AERIAL FOR HB7013 PACKAGE	
2026-04-07	238202128	2026	NURSE, VANESSA M	0.25	190.00	47.50	RESEARCH RE: CDD OWNED ROADS	
2026-04-23	238202128	2026	NURSE, VANESSA M	0.25	190.00	47.50	DOWNLOADED BOUNDARY AMENDMENT INFO	
2026-04-30	238202128	2026	NURSE, VANESSA M	1.00	190.00	190.00	COORDINATION RE: LOT SIZING EXHIBIT	
2026-04-30	238202128	2026	MEDCALF, WYATT J	0.75	162.00	121.50	PARCEL LINE EXPORT TO CAD	
2026-05-01	238202128	2026	NURSE, VANESSA M	5.50	190.00	1,045.00	PREPARED LOT SIZING EXHIBIT	
2026-05-04	238202128	2026	NURSE, VANESSA M	8.00	190.00	1,520.00	PREPARED LOT SIZING EXHIBIT	
2026-05-04	238202128	2026	STEWART, TONJA L	1.50	250.00	375.00	REVIEW LOT TRUE UP	
2026-05-05	238202128	2026	NURSE, VANESSA M	2.00	190.00	380.00	PREPARED LOT SIZING EXHIBIT	
2026-05-08	238202128	2026	NURSE, VANESSA M	3.00	190.00	570.00	PREPARED LOT SIZING EXHIBIT	
2026-05-13	238202128	2026	NURSE, VANESSA M	2.50	190.00	475.00	PREPARED LOT SIZING EXHIBIT	
2026-05-14	238202128	2026	NURSE, VANESSA M	0.75	190.00	142.50	PREPARED LOT SIZING EXHIBIT	
2026-05-15	238202128	2026	NURSE, VANESSA M	4.00	190.00	760.00	PREPARED LOT SIZING EXHIBIT	
			Total subTask 2026	**30.00**		**5,769.00**		
			Total Top Task 2026	**30.00**		**5,769.00**		
			Total Project 238202128	**30.00**		**5,769.00**		

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

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

June 04, 2026
Client: 001586
Matter: 000001
Invoice #: 28499

RE: General

For Professional Services Rendered Through May 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
5/5/2026	CAW	PREPARE LANDSCAPE AND IRRIGATION AGREEMENT WITH SUNRISE.	1.5	$562.50
5/7/2026	CAW	PREPARE EASEMENT ENCROACHMENT AGREEMENT FOR 11098 CURVING CREEK LOOP; REVIEW LEGAL AND SKETCH FOR SIGN EASEMENT.	1.3	$487.50
5/11/2026	JMV	REVIEW LEGAL NOTICES.	0.3	$121.50
5/11/2026	CAW	PREPARE MONUMENT SIGN EASEMENT AT 11098 CURVING CREEK LOOP; PREPARE ADDITIONAL WORK AUTHORIZATION WITH SITEX FOR CANAL CLEAN UP.	1.4	$525.00
5/11/2026	KCH	PREPARE 60 DAYS NOTICE TO CURE DEFICIENCIES IN CONTRACT PERFORMANCE TO DOWN TO EARTH; PREPARE EMAIL FOR SAME TO DOWN TO EARTH; DISCUSS SAME WITH C. DE LA OSSA PRIOR TO EMAIL NOTICE BEING SENT.	0.4	$150.00
5/11/2026	KCH	PHONE CALL WITH C. DE LA OSSA RE: DEFICIENCIES IN CONTRACT PERFORMANCE WITH INFRAMARK; PREPARE 30 DAYS NOTICE TO CURE DEFICIENCIES TO INFRAMARK FOR HAND DELIVERY; HAND DELIVER SAME TO C. DE LA OSSA.	0.4	$150.00
5/12/2026	JMV	REVIEW EMAIL FROM C. DE LA OSSA; REVIEW EMAIL FROM W. DUTTON.	0.2	$81.00
5/12/2026	CAW	PREPARE EASEMENT ENCROACHMENT AGREEMENT FOR 10836 GENTLE CURRENT WAY; PREPARE EASEMENT ENCROACHMENT AGREEMENT FOR 12824 WANDERLUST PLACE.	2.0	$750.00
5/13/2026	CAW	PREPARE EASEMENT ENCROACHMENT AGREEMENT FOR 12828 WANDERLUST PLACE.	1.0	$375.00

SERVICES

Date	Person	Description of Services	Hours	Amount
5/13/2026	LC	REVISE NOTICE TO CURE LETTER TO INFRAMARK.	0.3	$58.50
5/13/2026	KCH	REVIEW AND REVISE 60-DAYS NOTICE TO CURE DEFICIENCIES TO INFRAMARK.	0.2	$75.00
5/18/2026	CAW	DRAFT SECURITY AGREEMENT WITH WEISER.	1.0	$375.00
5/20/2026	CAW	FINALIZE SECURITY AGREEMENT WITH WEISER.	0.7	$262.50
5/26/2026	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	$121.50
5/26/2026	CAW	REVIEW EMAIL CORRESPONDENCE REGARDING OWNERSHIP OF AMENITY TRACT; RESEARCH PLAT AND PROPERTY OWNERSHIP.	0.3	$112.50
5/27/2026	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	$162.00
5/28/2026	VKB	REVIEW EASEMENT ENCROACHMENT SUBMITTED FOR RECORDING; CONFERENCE WITH L. BUTLER AND K. HOPKINSON RE: SAME.	0.2	$81.00
5/28/2026	LC	RECORD EASEMENT ENCROACHMENT AGREEMENT RE 10832 GENTLE CURRENT WAY.	0.2	$39.00
		Total Professional Services	12.1	$4,489.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
5/29/2026	Simplefile E-Recording- Filing Fee- E-Filing	$66.25
5/31/2026	Photocopies	$3.45
	Total Disbursements	$69.70

Total Services	$4,489.50	
Total Disbursements	$69.70	
Total Current Charges		$4,559.20
Previous Balance		$6,882.25
Less Payments		*($6,882.25)*
PAY THIS AMOUNT		**$4,559.20**

Please Include Invoice Number on all Correspondence

SUNRISE LANDSCAPE

5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Invoice 14 62984

PO#	Date
	05/29/2026
Sales Rep	**Terms**
Niles Badgerow	Net 30

Bill To
Buckhead Trails CDD c/o 2005 Pan Am Cir, Ste 300 Tampa, FL 33607

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

Item	Qty	Rate	Ext. Price	Amount

#41857 - May inspection repairs

May inspection repairs

- *zone 4 - 1 rotor*
- *zone 11 - 2 nozzle*

Irrigation Repairs - 05/27/2026				$114.80
Labor - 05/27/26	0.33			

Total	**$114.80**
Credits/Payments	($0.00)
Balance Due	**$114.80**

SUNRISE LANDSCAPE

5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Invoice 14 63138

PO#	Date
	06/01/2026
Sales Rep	**Terms**
Niles Badgerow	Net 30

Bill To

Buckhead Trails CDD
c/o 2005 Pan Am Cir,
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 June 2026				**$3,448.67**

Total	**$3,448.67**
Credits/Payments	($0.00)
Balance Due	**$3,448.67**

Phone: 813-985-9381 Email@sunriselandscape.com

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

INVOICE NO.	1268537
DATE	05/28/26

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:	CUSTOMER NO.	P.O. NO.
Net 15 Days	4171794	

Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 5/15/2026 - 5/21/026				
Cyber Hours - Cyber	31.00	Hours	2.25	69.75
Total Hours	31.00			0.00

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	69.75
Sales Tax	5.24
TOTAL	$74.99

▼ 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.	1268537
Invoice Date	05/28/26
Amount Due	$74.99
Amount Remitted	

PLEASE SEND REMITTANCE TO

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

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

INVOICE NO.	1269477
DATE	06/04/26

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:	CUSTOMER NO.	P.O. NO.
Net 15 Days	4171794	

Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 5/22/2026 - 5/28/2026				
Cyber Hours - Cyber	32.00	Hours	2.25	72.00
Total Hours	32.00			0.00

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	72.00
Sales Tax	5.40
TOTAL	$77.40

▼ 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.	1269477
Invoice Date	06/04/26
Amount Due	$77.40
Amount Remitted	

PLEASE SEND REMITTANCE TO

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

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

INVOICE NO.	1270493
DATE	06/11/26

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:	CUSTOMER NO.	P.O. NO.
Net 15 Days	4171794	

Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 5/29/2026 - 6/4/2026				
Cyber Hours - Cyber	29.00	Hours	2.25	65.25
Total Hours	29.00			0.00

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	65.25
Sales Tax	4.90
TOTAL	$70.15

▼ 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.	1270493
Invoice Date	06/11/26
Amount Due	$70.15
Amount Remitted	

PLEASE SEND REMITTANCE TO

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

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

INVOICE NO.	1271258
DATE	06/18/26

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:	CUSTOMER NO.	P.O. NO.
Net 15 Days	4171794	

Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 6/5/2026 - 6/11/2026				
Cyber Hours - Cyber	30.00	Hours	2.25	67.50
Total Hours	30.00			0.00

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	67.50
Sales Tax	5.06
TOTAL	$72.56

▼ 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.	1271258
Invoice Date	06/18/26
Amount Due	$72.56
Amount Remitted	

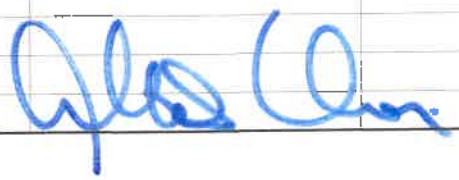
PLEASE SEND REMITTANCE TO

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

Buckhead CDD Mileage Reimbursement

Date	Miles	Milleage rate	Total	Notes
4/22/2026	76	0.445	33.82	cdd meeting
5/27/2026	76	0.445	33.82	cdd meeting
Total			67.64	

Alberto Viera
3013 W. Braddock St
Tampa FL 33607



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

Invoice: #177966
June 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 Date	Date Due	Terms	Customer PO #
Sabal Palm Replacement - March 2026 Estimate # 141723	6/10/2026	6/25/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#141723 - Sabal Palm Replacement - March 2026				**$2,141.40**
Remove 3 dead Sabals, install replacements. 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.				
LCE025: Tree/Plant Installation				**$2,141.40**
Site Prep, Removal, & Disposal (E) (Labor)				$1020.00
Palm Sabal "Booted" (Material)	14' CT	3.00	$373.80	$1121.40

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	$2,141.40
Sales Tax	$0.00
Total	**$2,141.40**
Credits/Payments	($0.00)
Balance Due	**$2,141.40**

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

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

Estimate: #141723

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	Estimated Job Start Date	Proposed By	Due Date
Sabal Palm Replacement - March 2026	March 10, 2026	Alexandra Steiner	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				$1,020.00
Palm Sabal "Booted"	14' CT	3	$373.80	$1,121.40
			Subtotal	**$2,141.40**
			Estimated Tax	$0.00
			Job Total	**$2,141.40**

Remove 3 dead Sabals, install replacements. 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 02/26/2026
Down to Earth 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/.

Down to Earth Landscape & Irrigation

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

Invoice: #177967

June 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 Date	Date Due	Terms	Customer PO #
Irrigation System Renovation - Zone 1 & Zone 10 @ Creek Bridge Entrance - 5/13/2026 Estimate # 148034	6/10/2026	6/25/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#148034 - Irrigation System Renovation - Zone 1 & Zone 10 @ Creek Bridge Entrance - 5/13/2026				**$1,950.39**



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://d[illegible]ndscape.com/terms-and-conditions/.

We idenified a possible leak at the entrance to Creek Bridge. We discovered that the corners of the entrance to the Creek Bridge part has irrigation and needs to be upgraded and reinstalled on the opposite corner. Zone 1, the exit side, has heads in the corner but 4 more heads need to be added to improve the coverage of the whole corner and new sod can be installed. The entrance side, the irrigation does not exist. There is a broken lateral line sticking up out of the dirt which we could use to redo the area with 9 heads. I located the valve, zone 10, that puts water into the broken pipe sticking up out of the ground. Need to repair the lateral and add the heads for new sod that was already approved for that corner.

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

LCE005: Irrigation Installation				**$1,950.39**
Irrigation Labor (Labor)				$1700.00
1" Lateral Line Fitting (Material)	Each	8.00	$1.91	$15.30
1" Lateral Line Pipe (Material)	Foot	30.00	$0.38	$11.48
Funny Pipe Fittings (Material)	Each	16.00	$1.91	$30.60
MP Rotator Nozzle 2000 90 (Material)	Each	4.00	$13.34	$53.35
Flex-Funny Pipe (Material)	Per Foot	16.00	$1.91	$30.60
PROS-06-SI HUNTER 6IN POPUP. (Material)	Each	8.00	$13.63	$109.06

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	$1,950.39
Sales Tax	$0.00
Total	**$1,950.39**
Credits/Payments	($0.00)
Balance Due	**$1,950.39**

To pre-authorize cleanup services following a storm event this season, please click here. Download the agreement, sign it, and email it to Storm_Prep@down2earthinc.com or give it to your Account Manager.

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

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

Estimate: #148034

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	Estimated Job Start Date	Proposed By	Due Date
Irrigation System Renovation - Zone 1 & Zone 10 @ Creek Bridge Entrance - 5/13/2026	May 20, 2026	Sean Malo	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Irrigation Installation				
Irrigation Labor				$1,700.00
PROS-06-SI HUNTER 6IN POPUP.	Each	8	$13.63	$109.06
1" Lateral Line Fitting	Each	8	$1.91	$15.30
Funny Pipe Fittings	Each	16	$1.91	$30.60
Flex-Funny Pipe	Per Foot	16	$1.91	$30.60
MP Rotator Nozzle 2000 90	Each	4	$13.34	$53.35
1" Lateral Line Pipe	Foot	30	$0.38	$11.48
			Subtotal	**$1,950.39**
			Estimated Tax	$0.00
			Job Total	**$1,950.39**

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/.



We idenified a possible leak at the entrance to Creek Bridge. We discovered that the corners of the entrance to the Creek Bridge part has irrigation and needs to be upgraded and reinstalled on the opposite corner. Zone 1, the exit side, has heads in the corner but 4 more heads need to be added to improve the coverage of the whole corner and new sod can be installed. The entrance side, the irrigation does not exist. There is a broken lateral line sticking up out of the dirt which we could use to redo the area with 9 heads. I located the valve, zone 10, that puts water into the broken pipe sticking up out of the ground. Need to repair the lateral and add the heads for new sod that was already approved for that corner.

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

Proposed By:

Agreed & Accepted By:

Sean Malo	05/15/2026	Jayna Cooper	5/18/2026
Down to Earth	Date	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/.



PAGEPERPAGE

INVOICE #PRC-052826-858

PDF NOTICES
RECEIVED: 05/28/2026 07:08 AM
MAILED DATE: 05/28/2026
See Order Details

MAKE PAYMENT TO:
PAGE PER PAGE
460 S BENSON LN STE 12
CHANDLER, AZ 85224

INFO@PAGEPERPAGE.COM
PHONE 480.821.0985

ORDERED BY:
Inframark FL
Jacqueline Gray
jgray2@inframark.com

OVERVIEW

ID	COMMUNITY	RECIPIENTS	TOTAL WEIGHT
BHT FY 2027 Proposed Budget	Buckhead Trails	1	4.964 oz

DETAILS

OUTGOING ENVELOPE	POSTAGE	PROCESSING
9 x 12 Double Window Envelope	First Class Postage	Rush turnaround

		QTY.	PRICE	SUBTOTAL
BASE PRODUCT	PDF Notices	1	-	$4.57
POSTAGE	U.S.	1	$3.03	$3.03

SUBTOTAL	$7.60
SALES TAX	$0.00
TOTAL	$7.60
PAID:	$0.00
AMOUNT DUE:	**$7.60**
DUE DATE:	**06/27/2026**

THANK YOU!

It has been a pleasure to work with you! We want you to know that we value your business, and hope we can continue to earn your trust for all of your printing and mailing needs in the future. Please contact us with any questions or comments you may have.

SUNRISE LANDSCAPE

Invoice 14 62563

PO#	Date
	05/19/2026
Sales Rep	**Terms**
Niles Badgerow	Net 30

5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Bill To

Buckhead Trails CDD
c/o 2005 Pan Am Cir,
Ste 300
Tampa, FL 33607

Property Address

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

Item	Qty	Rate	Ext. Price	Amount

#41007 - Replace Stuck valve at entry



Replaced valve.

Irrigation Repairs - 05/12/2026			$369.60
Labor - 05/12/26	1.96		

Total	**$369.60**
Credits/Payments	($0.00)
Balance Due	**$369.60**

Electric Bill Statement
For: May 14, 2026 to Jun 15, 2026 (32 days)
Statement Date: Jun 15, 2026
Account Number: 83626-56533
Service Address:
10010 TRELLIS VINE WAY # SL
PARRISH, FL 34219

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

CURRENT BILL

$117.45
TOTAL AMOUNT YOU OWE

Jul 6, 2026
NEW CHARGES DUE BY

Receive predictable bills all year long with FPL Budget Billing®.
FPL.com/BusBB

BILL SUMMARY

Amount of your last bill	113.24
Payments received	-113.24
Balance before new charges	0.00
Total new charges	117.45
Total amount you owe	**$117.45**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payments received after July 06, 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 July 05, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

Customer Service:	1-800-375-2434	Report Power Outages:	1-800-4OUTAGE (468-8243)
Outside Florida:	1-800-226-3545	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** for ways to pay.

83626-56533	$117.45	Jul 6, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		113.24
Payment received - Thank you		–113.24
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)*	$68.58	
Fuel: *($0.032020 per kWh)*	$23.21	
Electric service amount	105.99	
Gross receipts tax (State tax)	2.72	
Florida sales tax (State tax)	7.56	
County sales tax (Local tax)	1.09	
Taxes and charges	11.37	
Regulatory fee (State fee)	0.09	
Total new charges		$117.45
Total amount you owe		**$117.45**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	03893		03168		725

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Jun 15, 2026	May 14, 2026
kWh Used	725	695
Service days	32	30
kWh/day	23	23
Amount	$117.45	$113.24

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

Get instant, secure access to outage and billing info from your mobile device.

Download now

Upgrade and save this summer

Increase your building's energy efficiency as temperatures rise. Upgrade to an eligible high-efficiency HVAC system with rebates to reduce upfront costs.

Explore rebates

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. If paying your bill in person and in cash, your payment may, consistent with Florida law, be rounded to the nearest five-cent (5¢) increment if one-cent coins are no longer in production. 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.

NNNN

Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

Bill Date	06/04/2026
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

$1,554.97

Bank Draft is scheduled for 06/25/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

11,725 kWh	13,483 kWh	0 kWh
This Month 30 Days	Last Month 30 Days	This Month Last Year 0 Days

Your Average Daily Use

391 kWh	$49.37 Day
Use	Cost *not including taxes and fees*

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

Peace River Electric Cooperative, Inc.

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648009
Service Address 10420 SAPPHIRE BREEZE CV

Bank Draft Amount $1,554.97
is scheduled for 06/25/2026

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

3

110260213648009000155497000160162060420265

Account	Service Address	Service Description	Board District
213648009	10420 SAPPHIRE BREEZE CV	AMENITY CENTER	8

Meter #	Service Period From	Service Period To	Readings Previous	Readings Present	Meter Multiplier	kWh Usage	kW Reading
935974358	05/02/2026	06/01/2026	17,375	29,100	1.0	11,725	22.944

Account Summary

Previous Balance	$1,688.48
Payment(s) Made	-$1,688.48
Balance Forward	**$0.00**
Current Charges	$1,554.97
Total Amount Due	**$1,554.97**

Current Charges			**GSD-S**
Facilities Use Charge			$110.00
Energy Charge	11,725 kWh	@ 0.083	$973.18
CPA	11,725 kWh	@ -0.003	-$35.18
Billed Demand	50.000 kW	@ 8.660	$433.00
Property Tax Recovery Fee			$35.10
Gross Receipts Tax			$38.87
Total Current Charges			**$1,554.97**

Bank Draft Amount $1,554.97



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

7993664336500011026021364800 90

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.

FAMILY DOLLAR CVS Walgreens DOLLAR GENERAL Speedway 7-ELEVEN

NNNN

Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

Bill Date	06/04/2026
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.preco.coop

TOTAL AMOUNT DUE

$175.23

Bank Draft is scheduled for 06/25/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

1,177 kWh	925 kWh	1,694 kWh
This Month 30 Days	Last Month 30 Days	This Month Last Year 30 Days

Your Average Daily Use

39 kWh	$5.56 Day
Use	Cost *not including taxes and fees*

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

Peace River Electric Cooperative, Inc.

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648008
Service Address 12685 BENDING CREEK TRL

Bank Draft Amount $175.23
is scheduled for 06/25/2026

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

3

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

11026021364800800001752300001852306042026 6

Account	Service Address	Service Description	Board District
213648008	12685 BENDING CREEK TRL	PUMP	8

Meter #	Service Period From	Service Period To	Readings Previous	Readings Present	Meter Multiplier	kWh Usage	kW Reading
41020260	05/02/2026	06/01/2026	26,451	27,628	1.0	1,177	6.05

Account Summary

Previous Balance	$143.04
Payment(s) Made	-$143.04
Balance Forward	**$0.00**
Current Charges	$175.23
Total Amount Due	**$175.23**

Current Charges			**GS-S**
Facilities Use Charge			$28.00
Energy Charge	1,177 kWh	@ 0.121	$142.42
CPA	1,177 kWh	@ -0.003	-$3.53
Property Tax Recovery Fee			$3.96
Gross Receipts Tax			$4.38
Total Current Charges			**$175.23**

Bank Draft Amount **$175.23**



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

79936643365000110260213648008 2

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.

FAMILY DOLLAR CVS Walgreens DOLLAR GENERAL Speedway 7-ELEVEN

NNNN

Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

Bill Date	06/04/2026
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

$89.61

Bank Draft is scheduled for 06/25/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

486 kWh	382 kWh	543 kWh
This Month 30 Days	Last Month 30 Days	This Month Last Year 30 Days

Your Average Daily Use

16 kWh	$2.85 Day
Use	Cost *not including taxes and fees*

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

Peace River Electric Cooperative, Inc.

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648004
Service Address 10711 GENTLE CURRENT WAY

Bank Draft Amount $89.61
is scheduled for 06/25/2026

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

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

110260213648004000008961000009961060420264

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

Meter #	Service Period From	Service Period To	Readings Previous	Readings Present	Meter Multiplier	kWh Usage	kW Reading
33456163	05/02/2026	06/01/2026	9,178	9,664	1.0	486	1.728

Account Summary

Previous Balance	$76.32
Payment(s) Made	-$76.32
Balance Forward	**$0.00**
Current Charges	$89.61
Total Amount Due	**$89.61**

Current Charges			**GS-S**
Facilities Use Charge			$28.00
Energy Charge	486 kWh	@ 0.121	$58.81
CPA	486 kWh	@ -0.003	-$1.46
Property Tax Recovery Fee			$2.02
Gross Receipts Tax			$2.24
Total Current Charges			**$89.61**

Bank Draft Amount **$89.61**



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

79936643365000110260213648004 1

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.

FAMILY DOLLAR CVS Walgreens DOLLAR GENERAL Speedway 7-ELEVEN

NNNN

Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

Bill Date	06/04/2026
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

$97.42

Bank Draft is scheduled for 06/25/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

549 kWh	649 kWh	1,257 kWh
This Month 30 Days	Last Month 30 Days	This Month Last Year 30 Days

Your Average Daily Use

18 kWh	$3.09 Day
Use	Cost *not including taxes and fees*

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

Peace River Electric Cooperative, Inc.

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648007
Service Address 12965 BENDING CREEK TRL

Bank Draft Amount $97.42
is scheduled for 06/25/2026

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

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

1102602136480070000097420000107420604202 64

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

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
40916388	05/02/2026	06/01/2026	13,040	13,589	1.0	549	5.449

Account Summary

Previous Balance	$109.12
Payment(s) Made	-$109.12
Balance Forward	**$0.00**
Current Charges	$97.42
Total Amount Due	**$97.42**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	549 kWh @ 0.121	$66.43
CPA	549 kWh @ -0.003	-$1.65
Property Tax Recovery Fee		$2.20
Gross Receipts Tax		$2.44
Total Current Charges		**$97.42**

Bank Draft Amount **$97.42**



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

7993664336500011026021364800074

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.

FAMILY DOLLAR CVS Walgreens DOLLAR GENERAL Speedway 7 ELEVEN

NNNN

Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

Bill Date	06/04/2026
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

$92.28

Bank Draft is scheduled for 06/25/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

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

Your Average Daily Use

1 kWh	$1.08 Day
Use	Cost *not including taxes and fees*

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

Peace River Electric Cooperative, Inc.

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648006
Service Address 10980 GENTLE CURRENT WAY

Bank Draft Amount $92.28
is scheduled for 06/25/2026

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

3

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

11026021364800600000922800001022806042026 1

Account	Service Address	Service Description	Board District
213648006	10980 GENTLE CURRENT WAY	PUMP	8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
42650528	05/02/2026	06/01/2026	127	165	1.0	38	0.131

Account Summary

Previous Balance	$92.23
Payment(s) Made	-$92.23
Balance Forward	**$0.00**
Current Charges	$92.28
Total Amount Due	**$92.28**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Kva Min Up Charge		$55.40
Energy Charge	38 kWh @ 0.121	$4.60
CPA	38 kWh @ -0.003	-$0.11
Property Tax Recovery Fee		$2.08
Gross Receipts Tax		$2.31
Total Current Charges		**$92.28**

Bank Draft Amount **$92.28**



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

79936643365000110260213648006 6

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.

FAMILY DOLLAR CVS Walgreens DOLLAR GENERAL Speedway 7-ELEVEN

NNNN

BUCKHEAD TRAILS CDD

Bill Date	06/04/2026
Account #	213648005
Member #	219443

Peace River Electric Cooperative, Inc.

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

$44.64

Bank Draft is scheduled for 06/25/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

123 kWh	133 kWh	1,376 kWh
This Month 30 Days	Last Month 30 Days	This Month Last Year 30 Days

Your Average Daily Use

4 kWh	$1.42 Day
Use	Cost *not including taxes and fees*

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

Peace River Electric Cooperative, Inc.

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648005
Service Address 12104 HIDDEN VISTA DR

Bank Draft Amount $44.64
is scheduled for 06/25/2026

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

3

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

1102602136480050000044640000054640604202611

Account	Service Address	Service Description	Board District
213648005	12104 HIDDEN VISTA DR	PUMP	8

Meter #	Service Period From	Service Period To	Readings Previous	Readings Present	Meter Multiplier	kWh Usage	kW Reading
38697616	05/02/2026	06/01/2026	14,001	14,124	1.0	123	4.11

Account Summary

Previous Balance	$45.73
Payment(s) Made	-$45.73
Balance Forward	**$0.00**
Current Charges	$44.64
Total Amount Due	**$44.64**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	123 kWh @ 0.121	$14.88
CPA	123 kWh @ -0.003	-$0.37
Property Tax Recovery Fee		$1.01
Gross Receipts Tax		$1.12
Total Current Charges		**$44.64**

Bank Draft Amount **$44.64**



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

79936643365000110260213648005 8

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.

FAMILY DOLLAR CVS Walgreens DOLLAR GENERAL Speedway 7-ELEVEN

NNNN

BUCKHEAD TRAILS CDD

Bill Date	06/04/2026
Account #	213648003
Member #	219443

Peace River Electric Cooperative, Inc.

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

$112.78

Bank Draft is scheduled for 06/25/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

673 kWh	721 kWh	690 kWh
This Month 30 Days	Last Month 30 Days	This Month Last Year 30 Days

Your Average Daily Use

22 kWh	$3.58 Day
Use	Cost *not including taxes and fees*

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

Peace River Electric Cooperative, Inc.

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648003
Service Address 12715 BENDING CREEK TRL

Bank Draft Amount $112.78
is scheduled for 06/25/2026

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

3

1102602136480030000112780000122780604202 65

Account	Service Address	Service Description	Board District
213648003	12715 BENDING CREEK TRL	LIGHTS-METERING POINT	8

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
41019858	05/02/2026	06/01/2026	11,257	11,930	1.0	673	2.143

Account Summary

Previous Balance	$117.97
Payment(s) Made	-$117.97
Balance Forward	**$0.00**
Current Charges	$112.78
Total Amount Due	**$112.78**

Current Charges			**GS-S**
Facilities Use Charge			$28.00
Energy Charge	673 kWh	@ 0.121	$81.43
CPA	673 kWh	@ -0.003	-$2.02
Property Tax Recovery Fee			$2.55
Gross Receipts Tax			$2.82
Total Current Charges			**$112.78**

Bank Draft Amount $112.78



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

79936643365000110260213648003 3

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.

FAMILY DOLLAR CVS Walgreens DOLLAR GENERAL Speedway 7-ELEVEN

NNNN

Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

Bill Date	06/04/2026
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

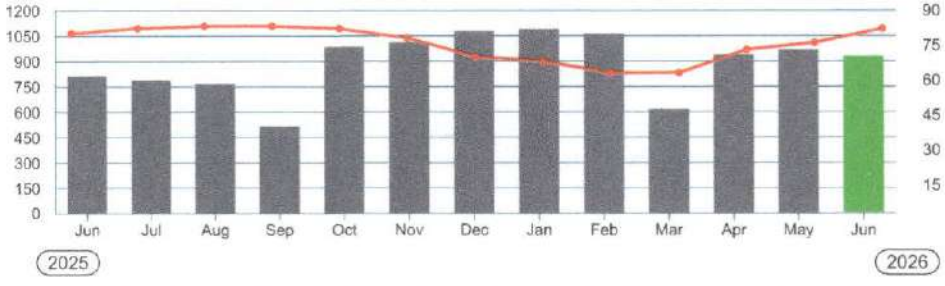
TOTAL AMOUNT DUE

$144.12

Bank Draft is scheduled for 06/25/2026

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

926 kWh	968 kWh	812 kWh
This Month 30 Days	Last Month 30 Days	This Month Last Year 30 Days

Your Average Daily Use

31 kWh	$4.58 Day
Use	Cost *not including taxes and fees*

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

Peace River Electric Cooperative, Inc.

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648002
Service Address 12817 WANDERLUST PL

Bank Draft Amount $144.12
is scheduled for 06/25/2026

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

3

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

1102602136480020000144120000154120604202 60

Account	Service Address	Service Description	Board District
213648002	12817 WANDERLUST PL	LIGHTS-METERING POINT	8

Meter #	Service Period From	Service Period To	Readings Previous	Readings Present	Meter Multiplier	kWh Usage	kW Reading
40916278	05/02/2026	06/01/2026	16,518	17,444	1.0	926	2.449

Account Summary

Previous Balance	$148.32
Payment(s) Made	-$148.32
Balance Forward	**$0.00**
Current Charges	$144.12
Total Amount Due	**$144.12**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	926 kWh @ 0.121	$112.05
CPA	926 kWh @ -0.003	-$2.78
Property Tax Recovery Fee		$3.25
Gross Receipts Tax		$3.60
Total Current Charges		**$144.12**

Bank Draft Amount **$144.12**



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

79936643365000110260213648025

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.

FAMILY DOLLAR CVS Walgreens DOLLAR GENERAL Speedway 7-ELEVEN

NNNN

Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

Bill Date	06/04/2026
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

$99.89

Bank Draft is scheduled for 06/25/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

569 kWh	597 kWh	510 kWh
This Month 30 Days	Last Month 30 Days	This Month Last Year 30 Days

Your Average Daily Use

19 kWh	$3.17 Day
Use	Cost *not including taxes and fees*

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

Peace River Electric Cooperative, Inc.

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648001
Service Address 10614 HIDDEN BANKS GLN

Bank Draft Amount $99.89
is scheduled for 06/25/2026

JUN 08 2026

By

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

3 7

3

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

11026021364800100000998900001098906042026 6

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

Meter #	Service Period From	Service Period To	Readings Previous	Readings Present	Meter Multiplier	kWh Usage	kW Reading
40431049	05/02/2026	06/01/2026	10,928	11,497	1.0	569	1.591

Account Summary

Previous Balance	$102.74
Payment(s) Made	-$102.74
Balance Forward	**$0.00**
Current Charges	$99.89
Total Amount Due	**$99.89**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	569 kWh @ 0.121	$68.85
CPA	569 kWh @ -0.003	-$1.71
Property Tax Recovery Fee		$2.25
Gross Receipts Tax		$2.50
Total Current Charges		**$99.89**

Bank Draft Amount **$99.89**



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

79936643365000110260213648001 7

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.

FAMILY DOLLAR CVS Walgreens DOLLAR GENERAL Speedway 7-ELEVEN

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#: 5000048159
Contract#: 3000000377
Terms: NT30

Invoice Date: 06/15/2026
Due Date: 07/15/2026

Billing Period:
04/29/2026-05/29/2026

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

Total:
Invoice#: 5000048159
Customer Number: 13466

Please Mail Check Payable To :
TAMPA ELECTRIC COMPANY
Attn: Payments Team
PO Box 111
Tampa, FL 33601-0111
813-228-4111

Wire Transfer Details:
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#: 5000048159
Contract#: 3000000377
Terms: NT30

Invoice Date: 06/15/2026
Due Date: 07/15/2026

Billing Period:
04/29/2026-05/29/2026

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#: 5000048159
Contract#: 3000000377
Terms: NT30

Invoice Date: 06/15/2026
Due Date: 07/15/2026

Billing Period:
04/29/2026-05/29/2026

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**

Page :3

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Buckhead Trails

Board Meeting Date: June 24, 2026

	Name	In Attendance Please X	Paid
1	Albert Viera	x	$200.00
2	Carlos de la Ossa	x	$200.00
3	Nick J.Dister	x	$200.00
4	Austin Berns	x	$200.00
5	Ryan Motko	x	$200.00

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

Approved for payment:

Signed by:
Rollamay Turkoane
1F9BE9E795B0415...

District Manager Signature

6/25/2026

Date

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

REVISED 6/25/2026 15:11

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Buckhead Trails

Board Meeting Date: June 24, 2026

	Name	In Attendance Please X	Paid
1	Albert Viera	x	$200.00
2	Carlos de la Ossa	x	$200.00
3	Nick J.Dister	x	$200.00
4	Austin Berns	x	$200.00
5	Ryan Motko	x	$200.00

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

Approved for payment:

Signed by:
Rollamay Turkoane
1F9BE9E795B0415...

District Manager Signature

6/25/2026

Date

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

REVISED 6/25/2026 15:11

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Buckhead Trails

Board Meeting Date: June 24, 2026

	Name	In Attendance Please X	Paid
1	Albert Viera	x	$200.00
2	Carlos de la Ossa	x	$200.00
3	Nick J.Dister	x	$200.00
4	Austin Berns	x	$200.00
5	Ryan Motko	x	$200.00

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

Approved for payment:

Signed by:
Rollamay Turkoane
1F9BE9E795B0415...

District Manager Signature

6/25/2026

Date

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

REVISED 6/25/2026 15:11

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Buckhead Trails

Board Meeting Date: June 24, 2026

	Name	In Attendance Please X	Paid
1	Albert Viera	x	$200.00
2	Carlos de la Ossa	x	$200.00
3	Nick J.Dister	x	$200.00
4	Austin Berns	x	$200.00
5	Ryan Motko	x	$200.00

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

Approved for payment:

Signed by:
Rollamay Turkoane
1F9BE9E795B0415...

District Manager Signature

6/25/2026

Date

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

REVISED 6/25/2026 15:11

INVOICE

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

accounting@pacscon.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.: 2625
Terms: Due on receipt
Invoice date: 06/08/2026
Due date: 06/12/2026

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

#	Date	Product or service	Description	Est. Total	Invoiced	Qty	Rate	Amount	Remaining
1.	05/28/2026	**PS - Lump Sum**	Completion of WUP monitoring & meter reading services: May 28, 2026 site visit & SWFWMD data reporting services	$12,000.00	$5,000.00	1	$1,000.00	$1,000.00	$7,000.00

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@pacscon.com.

Note to customer

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

View and pay

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Buckhead Trails

Board Meeting Date: June 24, 2026

	Name	In Attendance Please X	Paid
1	Albert Viera	x	$200.00
2	Carlos de la Ossa	x	$200.00
3	Nick J.Dister	x	$200.00
4	Austin Berns	x	$200.00
5	Ryan Motko	x	$200.00

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

Approved for payment:

Signed by:
Rollamay Turkoane
1F9BE9E795B0415...

District Manager Signature

6/25/2026

Date

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

REVISED 6/25/2026 15:11

BUCKHEAD TRAILS
DISTRICT CHECK REQUEST

Today's Date	6/4/2026
Total Check Amount	$3,000.00
Payable To	Buckhead Trails CDD
Check Description	Series 2024 - FY25 Off Roll Collecions,"
Series 2022	$ -
Series 2024	$ 3,000.00
Special Instructions	Do not mail. Please give to Eric

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

Eric

Authorization

DM			
Fund	001		
G/L	20702		
Object Code			
Chk #		Date	

BUCKHEAD TRAILS
COMMUNITY DEVELOPMENT DISTRICT

Date: 6/4/2026
To: Teresa
From: Eric
RE: Off-Roll: Deposit to O&M Account_FY 2026

1. Please deposit to O&M account

Builder	Check #	Date		Amount
Homeowner	1348653541	6/1/2026	$	1,447.52
Homeowner	1348653501	5/30/2026	$	1,447.52
		Total Deposit from Closings:	$	2,895.04

Allocation of Proceeds Collected at Lot Closing				
Date	Lot / Block #	Address	FY 2026 O&M Obligation	Deposit
6/1/2026	998	10829 Paddling Trace Run, Parrish FL	$1,447.52	$1,447.52
5/30/2026	999	10833 Paddling Trace Run, Parrish FL	$1,447.52	$1,447.52
			$2,895.04	$2,895.04

INFRAMARK

Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	

Invoice Number	**1168118**
Invoice Date	**5/22/2026**
Due Date	**6/21/2026**

To: **Buckhead Trails CDD**
2005 Pan Am Cir, Ste 300

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	**$290.00**

Subtotal	**$290.00**
Sales Tax	**$0.00**
Total	**$290.00**

Please Pay This Amount

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

22 May 2026 08:57:00AM CST

DISTRICT : BUCKHEAD TRAILS CDD

Go Green! Think before you print.

INVOICE NO. 1168118 - DETAIL

INVOICE DATE: 5/22/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	5/20/2026	4561602	BUCKCD District Area	General Maintenance; Provide and install one outdoor weatherproof locking bulletin board.	$0.00	$0.00	$290.00	$0.00	$290.00	N
				General Maintenance & Repairs Total	**$0.00**	**$0.00**	**$290.00**	**$0.00**	**$290.00**	
				BWO Total	**$0.00**	**$0.00**	**$290.00**	**$0.00**	**$290.00**	
				Invoice Total	**$0.00**	**$0.00**	**$290.00**	**$0.00**	**$290.00**	

INVOICE

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 PAM AM CIRCLE SUITE 300
TAMPA
FL
33607

Ship to
BUCKHEAD TRAILS CDD
2005 PAM AM CIRCLE SUITE 300
TAMPA, FL 33607

Invoice details
Invoice no.: 1047
Terms: Net 30
Invoice date: 05/26/2026
Due date: 06/25/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**truck water service**	Spray water for 7 consecutive days, once per day, specifically for communities (CDD). The cost is $1,083 per day.	1	$3,250.66	$3,250.66

Total **$3,250.66**

Please let me know when the check is ready to be picked up.

Note to customer

We appreciate your business and look forward to helping you again soon.

Upon completion of the project, full payment must be made.

“SUCCESS IN BUSINESS IS NOT ABOUT MAKING A PROFIT, BUT ABOUT MAKING A DIFFERENCE FOR HIS KINGDOM.”

INVOICE

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 PAM AM CIRCLE SUITE 300
TAMPA
FL
33607

Ship to
BUCKHEAD TRAILS CDD
2005 PAM AM CIRCLE SUITE 300
TAMPA, FL 33607

Invoice details
Invoice no.: 1056
Terms: Due on receipt
Invoice date: 06/19/2026
Due date: 06/19/2026

#	Product or service	Description	Qty	Rate	Amount
1.	**truck water service**	$1,083 x 10 days equals $10,830. You paid me a 50% advance, which was $5,415. Then, on day 7, you informed me that the service was no longer required, leaving an outstanding balance for 3 days, which comes to: $1,083 x 3 = $3,249.00	1	$3,249.00	$3,249.00

Total **$3,249.00**

Please let me know when the check is ready to be picked up.

Note to customer

We appreciate your business and look forward to helping you again soon.

Upon completion of the project, full payment must be made.

“SUCCESS IN BUSINESS IS NOT ABOUT MAKING A PROFIT, BUT ABOUT MAKING A DIFFERENCE FOR HIS KINGDOM.”

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.: 11205-b
Terms: Net 30
Invoice date: 06/18/2026
Due date: 07/18/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Physical Removals**	Canal Clean-Up & Dead Tree Removal of the canal located behind the clubhouse/pool. 1. Removal of a large dead oak tree at the West end 2. Removal of dead trees that are on the ground 3. Removal of vegetation impeding water flow in the canal 4. All limbs, trunks to be hauled off 5. Sod replacement not included (if needed) Service shall consist of One (1) time event	1	$14,500.00	$14,500.00

Total **$14,500.00**

Ways to pay

BANK

View and pay

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Buckhead Trails Community Development District

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS



BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2022 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECT FUNDS	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS								
Cash In Bank	$ 676,388	$ -	$ -	$ -	$ -	$ -	$ -	$ 676,388
Cash in Transit	-	-	4,200	-	-	-	-	4,200
Accounts Receivable - Off Roll Billing	-	214,655	132,902	-	-	-	-	347,557
Due From Other Funds	1,987	8,968	-	-	-	-	-	10,955
Investments:								
Acq. & Construction - Amenity	-	-	-	872,301	-	-	-	872,301
Acq. & Construction - Other	-	-	-	-	133	-	-	133
Acquisition & Construction Account	-	-	-	239	185	-	-	424
Prepayment Account	-	-	451,259	-	-	-	-	451,259
Reserve Fund	-	435,564	331,845	-	-	-	-	767,409
Revenue Fund	-	275,764	138,141	-	-	-	-	413,905
Prepaid Items	2,250	-	-	-	-	-	-	2,250
Prepaid Trustee Fees	2,228	-	-	-	-	-	-	2,228
Fixed Assets								
Construction Work In Process	-	-	-	-	-	25,190,737	-	25,190,737
Amount To Be Provided	-	-	-	-	-	-	21,460,000	21,460,000
TOTAL ASSETS	**$ 682,853**	**$ 934,951**	**$ 1,058,347**	**$ 872,540**	**$ 318**	**$ 25,190,737**	**$ 21,460,000**	**$ 50,199,746**
LIABILITIES								
Accounts Payable	$ 57,725	$ -	$ -	$ -	$ -	$ -	$ -	$ 57,725
Loan Payable - Valley LOC	-	-	-	-	-	-	150,000	150,000
Bonds Payable	-	-	-	-	-	-	21,310,000	21,310,000
Due To Other Funds	-	-	2,350	8,606	-	-	-	10,956
TOTAL LIABILITIES	**57,725**	**-**	**2,350**	**8,606**	**-**	**-**	**21,460,000**	**21,528,681**

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2022 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECT FUNDS	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
FUND BALANCES								
Nonspendable:								
Prepaid Items	2,250	-	-	-	-	-	-	2,250
Prepaid Trustee Fees	2,228	-	-	-	-	-	-	2,228
Restricted for:								
Debt Service	-	934,951	1,055,997	-	-	-	-	1,990,948
Capital Projects	-	-	-	863,934	318	-	-	864,252
Unassigned:	620,650	-	-	-	-	25,190,737	-	25,811,387
TOTAL FUND BALANCES	**625,128**	**934,951**	**1,055,997**	**863,934**	**318**	**25,190,737**	**-**	**28,671,065**
TOTAL LIABILITIES & FUND BALANCES	**$ 682,853**	**$ 934,951**	**$ 1,058,347**	**$ 872,540**	**$ 318**	**$ 25,190,737**	**$ 21,460,000**	**$ 50,199,746**

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 20,373	$ 20,373	0.00%
Interest - Tax Collector	-	4,112	4,112	0.00%
Special Assmnts- Tax Collector	1,440,695	831,124	(609,571)	57.69%
Special Assmnts- CDD Collected	-	499,676	499,676	0.00%
Other Miscellaneous Revenues	-	900	900	0.00%
Key Fob Revenue	-	925	925	0.00%
TOTAL REVENUES	**1,440,695**	**1,357,110**	**(83,585)**	**94.20%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	6,000	6,000	50.00%
ProfServ-Administrative	4,500	3,375	1,125	75.00%
ProfServ-Construction Accounting	6,000	4,500	1,500	75.00%
ProfServ-Dissemination Agent	10,000	12,500	(2,500)	125.00%
Field Management	16,000	12,000	4,000	75.00%
ProfServ-Info Technology	600	450	150	75.00%
ProfServ-Recording Secretary	2,400	1,800	600	75.00%
ProfServ-Trustee Fees	6,500	2,228	4,272	34.28%
District Counsel	15,000	29,043	(14,043)	193.62%
District Engineer	12,500	12,336	164	98.69%
District Manager	25,000	18,750	6,250	75.00%
Accounting Services	9,000	6,750	2,250	75.00%
Auditing Services	7,000	7,100	(100)	101.43%
Website Compliance	1,600	3,125	(1,525)	195.31%
Postage	500	683	(183)	136.60%
Rentals & Leases	600	450	150	75.00%
Insurance - General Liability	3,846	2,373	1,473	61.70%
Public Officials Insurance	2,738	3,091	(353)	112.89%
Insurance -Property & Casualty	25,000	419	24,581	1.68%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,500	400	3,100	11.43%
Bank Fees	100	648	(548)	648.00%
Financial & Revenue Collections	5,000	3,750	1,250	75.00%
Meeting Expense	1,000	169	831	16.90%

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Entry System-Key Fob	2,000	1,200	800	60.00%
Website Administration	1,200	900	300	75.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Loan Repayment Expense	50,000	-	50,000	0.00%
Interest Expense- Loan	7,650	6,067	1,583	79.31%
Total Administration	233,909	140,282	93,627	59.97%
Utility Services				
Amenity - Internet	900	-	900	0.00%
Electricity - Streetlights	362,226	257,988	104,238	71.22%
Water/Waste	10,000	40,824	(30,824)	408.24%
Utility - Electric	35,000	14,099	20,901	40.28%
Total Utility Services	408,126	312,911	95,215	76.67%
Other Physical Environment				
Contracts-Janitorial Services	10,000	3,138	6,862	31.38%
Contracts-Pools	20,000	4,050	15,950	20.25%
Amenity Center Pest Control	1,200	100	1,100	8.33%
R&M-Pools	3,000	155	2,845	5.17%
R&M-Monument, Entrance & Wall	10,000	250	9,750	2.50%
R&M Landscape	20,000	56,196	(36,196)	280.98%
R&M-Security Cameras	2,000	5,536	(3,536)	276.80%
Security System Monitoring	6,000	415	5,585	6.92%
R&M - Amenity Center	6,000	-	6,000	0.00%
Sidewalk & Pavement Repair	2,000	-	2,000	0.00%
Garbage Collection	2,000	-	2,000	0.00%
Furniture Repair/Replacement	5,000	-	5,000	0.00%
Access Control Maintenance & Repair	1,500	-	1,500	0.00%
Special Events	2,000	-	2,000	0.00%
Storm Cleanup Contingency	20,000	-	20,000	0.00%
Misc-Contingency	10,000	16,948	(6,948)	169.48%
Dog Waste Station Supplies	4,000	-	4,000	0.00%
Total Other Physical Environment	124,700	86,788	37,912	69.60%
Maintenance and Landscaping				
Wildlife Control	9,000	-	9,000	0.00%

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Contracts-Landscape	500,000	170,120	329,880	34.02%
Contracts-Aquatic Control	60,000	14,055	45,945	23.43%
Water/Sewer Meter Reading	12,000	12,251	(251)	102.09%
Landscape -Plant Replacement	30,000	24,532	5,468	81.77%
Landscape - Annuals	12,500	3,397	9,103	27.18%
Landscape - Mulch	35,000	3,763	31,237	10.75%
Mitigation Maintenance	11,560	17,431	(5,871)	150.79%
Herbaceous Treatment - Amenity	3,900	2,925	975	75.00%
Total Maintenance and Landscaping	673,960	248,474	425,486	36.87%
TOTAL EXPENDITURES	**1,440,695**	**788,455**	**652,240**	**54.73%**
Excess (deficiency) of revenues Over (under) expenditures	-	568,655	568,655	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**56,473**		
FUND BALANCE, ENDING		**$ 625,128**		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

Series 2022 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 35,723	$ 35,723	0.00%
Special Assmnts- Tax Collector	874,263	688,038	(186,225)	78.70%
Special Assmnts- CDD Collected	-	521,088	521,088	0.00%
TOTAL REVENUES	**874,263**	**1,244,849**	**370,586**	**142.39%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	200,000	200,000	-	100.00%
Interest Expense	674,263	674,263	-	100.00%
Total Debt Service	874,263	874,263	-	100.00%
TOTAL EXPENDITURES	**874,263**	**874,263**	**-**	**100.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	370,586	370,586	0.00%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(435,564)	(435,564)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**(435,564)**	**(435,564)**	**0.00%**
Net change in fund balance	$ -	$ (64,978)	$ (64,978)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**999,929**		
FUND BALANCE, ENDING		**$ 934,951**		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

Series 2024 Debt Service Fund (203)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 56,737	$ 56,737	0.00%
Special Assmnts- Tax Collector	1,122,816	187,484	(935,332)	16.70%
Special Assmnts- CDD Collected	-	457,995	457,995	0.00%
TOTAL REVENUES	**1,122,816**	**702,216**	**(420,600)**	**62.54%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	230,000	135,000	95,000	58.70%
Principal Prepayments	-	4,365,000	(4,365,000)	0.00%
Interest Expense	892,816	651,119	241,697	72.93%
Total Debt Service	1,122,816	5,151,119	(4,028,303)	458.77%
TOTAL EXPENDITURES	**1,122,816**	**5,151,119**	**(4,028,303)**	**458.77%**
Excess (deficiency) of revenues Over (under) expenditures	-	(4,448,903)	(4,448,903)	0.00%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(331,845)	(331,845)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**(331,845)**	**(331,845)**	**0.00%**
Net change in fund balance	$ -	$ (4,780,748)	$ (4,780,748)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**5,836,745**		
FUND BALANCE, ENDING		**$ 1,055,997**		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

Series 2022 Capital Projects Fund (300)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 17,585	$ 17,585	0.00%
TOTAL REVENUES	**-**	**17,585**	**17,585**	**0.00%**
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	435,570	(435,570)	0.00%
Total Construction In Progress	-	435,570	(435,570)	0.00%
TOTAL EXPENDITURES	**-**	**435,570**	**(435,570)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	(417,985)	(417,985)	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	435,564	435,564	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**435,564**	**435,564**	**0.00%**
Net change in fund balance	$ -	$ 17,579	$ 17,579	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**846,355**		
FUND BALANCE, ENDING		**$ 863,934**		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

Series 2024 Capital Project Funds (303)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 3,335	$ 3,335	0.00%
TOTAL REVENUES	**-**	**3,335**	**3,335**	**0.00%**
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	830,499	(830,499)	0.00%
Total Construction In Progress	-	830,499	(830,499)	0.00%
TOTAL EXPENDITURES	**-**	**830,499**	**(830,499)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	(827,164)	(827,164)	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	331,845	331,845	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**331,845**	**331,845**	**0.00%**
Net change in fund balance	$ -	$ (495,319)	$ (495,319)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**495,637**		
FUND BALANCE, ENDING		**$ 318**		

Bank Account Statement

Buckhead Trails CDD

Bank Account No.	7209		
Statement No.	06-26	**Statement Date**	06/30/2026

G/L Account No. 101002 Balance	676,387.96	**Statement Balance**	717,271.41
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	717,271.41
Subtotal	676,387.96	**Outstanding Checks**	-40,883.45
Negative Adjustments	0.00	**Ending Balance**	676,387.96
Ending G/L Balance	676,387.96		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
06/25/2026	Payment	1168	CITY-WIDE CLEANING LLC	Payment of Invoice 000874			-1,255.00
06/25/2026	Payment	1170	TAMPA ELECTRIC	Payment of Invoice 000872			-24,411.00
06/25/2026	Payment	1172	SITEX AQUATICS, LLC	Payment of Invoice 000870			-14,500.00
06/25/2026	Payment	300038	FPL	Inv: 061526-56533-ACH			-117.45
06/26/2026	Payment	1174	AUSTIN BERNS	Payment of Invoice 000881			-200.00
06/26/2026	Payment	1176	NICHOLAS J. DISTER	Payment of Invoice 000880			-200.00
06/26/2026	Payment	1177	RYAN MOTKO	Payment of Invoice 000882			-200.00
Total Outstanding Checks							-40,883.45
Outstanding Deposits							
Total Outstanding Deposits							

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 1153							
001	06/04/26	INFRAMARK LLC	1168118	MAY 2026-INSTALL OUTDOOR WEATHERPROOF BULLETIN BOARD	INSTALL OUTDOOR WEATHERPROOF LOCKING BULLETIN BOARD	549900-53908	$290.00
						Check Total	*$290.00*
CHECK # 1154							
001	06/04/26	PAGE PER PAGE	PRC-052826-858	MAY 2026-POSTAGE	POSTAGE	541010-51301	$7.60
						Check Total	*$7.60*
CHECK # 1155							
001	06/04/26	WEISER SECURITY SERVICES INC	1268537	SECURITY MONITORING 05/12/26-05/21/26	SECURITY MONITORING	546473-53908	$74.99
						Check Total	*$74.99*
CHECK # 1157							
001	06/05/26	ALBERTO VIERA - REIMB	AV REIMB 0422-52726	MILEAGE REIMBURSEMENT 4/22/26 & 5/27/26	REIMBURSEMENT	549800-51301	$67.64
						Check Total	*$67.64*
CHECK # 1158							
001	06/05/26	DOWN TO EARTH	176978	JUNE 2026-LANDSCAPE MAINTENANCE CONTRACT	Contracts-Landscape	534050-53911	$22,027.95
						Check Total	*$22,027.95*
CHECK # 1159							
001	06/05/26	SITEX AQUATICS, LLC	11150-B	JUNE 2026-AQUATIC MAINTENANCE	JUNE 2026-AQUATIC MAINTENANCE Lakes	534067-53911	$2,055.00
001	06/05/26	SITEX AQUATICS, LLC	11150-B	JUNE 2026-AQUATIC MAINTENANCE	June -2026 TEMPORARY FUEL SURCHARGE	549900-53908	$61.65
001	06/05/26	SITEX AQUATICS, LLC	11150-B	JUNE 2026-AQUATIC MAINTENANCE	R&M-Pools	546074-53908	$155.00
						Check Total	*$2,271.65*
CHECK # 1160							
001	06/05/26	SPLASH PROS LLC	13456	JUNE 2026-POOL SERVICES	Contracts-Pools	534078-53908	$2,250.00
						Check Total	*$2,250.00*
CHECK # 1161							
001	06/08/26	INFRAMARK LLC	181003	JUNE 2026-DISTRICT SERVICES	June -2026 ACCOUNTING SERVICES	532001-51301	$750.00
001	06/08/26	INFRAMARK LLC	181003	JUNE 2026-DISTRICT SERVICES	June-2026 ADMINISTRATION	531001-51301	$375.00
001	06/08/26	INFRAMARK LLC	181003	JUNE 2026-DISTRICT SERVICES	June -2026 CONSTRUCTION ACCOUNTING	531009-51301	$500.00
001	06/08/26	INFRAMARK LLC	181003	JUNE 2026-DISTRICT SERVICES	June -2026 DISSEMINATION SERVICES	531012-51301	$833.34
001	06/08/26	INFRAMARK LLC	181003	JUNE 2026-DISTRICT SERVICES	June -2026 DISTRICT MANAGEMENT	531150-51301	$2,083.33
001	06/08/26	INFRAMARK LLC	181003	JUNE 2026-DISTRICT SERVICES	June -2026 FIELD MANAGEMENT	531016-51301	$1,333.33
001	06/08/26	INFRAMARK LLC	181003	JUNE 2026-DISTRICT SERVICES	June -2026 FIANANCIAL & REVENUE COLLECTION	549150-51301	$416.67
001	06/08/26	INFRAMARK LLC	181003	JUNE 2026-DISTRICT SERVICES	June -2026 RECORDING SECRETARY	531036-51301	$200.00
001	06/08/26	INFRAMARK LLC	181003	JUNE 2026-DISTRICT SERVICES	June -RENTAL AND LEASES	544025-51301	$50.00
001	06/08/26	INFRAMARK LLC	181003	JUNE 2026-DISTRICT SERVICES	JUNE -2026 TECHNOLOGY/DATA STORAGE	531020-51301	$50.00
001	06/08/26	INFRAMARK LLC	181003	JUNE 2026-DISTRICT SERVICES	JUNE -2026 WEBSITE MAINTENANCE/ADMIN	549936-51301	$100.00
						Check Total	*$6,691.67*
CHECK # 1162							
001	06/08/26	STANTEC CONSULTING SERVICES INC	2570370	ENGINEERING SERVICES THRU 05/17/26	May -2026 ENGINEERING SERVICES	531147-51301	$5,769.00
						Check Total	*$5,769.00*
CHECK # 1163							
001	06/08/26	STRALEY ROBIN VERICKER	28499	MAY 2026-DISTRICT COUNSEL	May -202 6DISTRICT COUNSEL SERVICES	531146-51401	$4,559.20
						Check Total	*$4,559.20*
CHECK # 1164							
001	06/08/26	WEISER SECURITY SERVICES INC	1269477	SECURITY MONITORING 05/22/26-05/28/26	May -2026 SECURITY MONITORING	546473-53908	$72.00
						Check Total	*$72.00*
CHECK # 1165							
001	06/12/26	PACSON GEOENVIRONMENTAL, INC.	2625	JUNE 2026-COMPLETION OF WUP MONITORING & METER READING	Water/Sewer Meter Reading	543032-53911	$1,000.00
						Check Total	*$1,000.00*
CHECK # 1166							
001	06/17/26	WEISER SECURITY SERVICES INC	1270493	SECURITY MONITORING 05/29/26-06/04/26	SECURITY MONITORING	546473-53908	$65.25

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
						Check Total	*$65.25*
CHECK # 1167							
001	06/19/26	SALVA TREE CUTTING SERVICE	1047	MAY 2026-LANDSCAPING -WATER TRUCK SERVICE	WATERING TRUCK SERVICE	543032-53911	$3,250.66
						Check Total	*$3,250.66*
CHECK # 1168							
001	06/25/26	CITY-WIDE CLEANING LLC	20218	JUNE 2026 JANITORIAL SVCS	JUNE 2026 JANITORIAL	534026-53908	$1,255.00
						Check Total	*$1,255.00*
CHECK # 1169							
001	06/25/26	INFRAMARK LLC	182416	MAY 2026-SEVERAL CHARGES	June -2026 POSTAGE	541010-51301	$601.91
001	06/25/26	INFRAMARK LLC	182416	MAY 2026-SEVERAL CHARGES	4/20/26-EXTENSION CORDS AND LOCK FOR AMENITY CENTER	549900-53908	$36.77
001	06/25/26	INFRAMARK LLC	182416	MAY 2026-SEVERAL CHARGES	4/16/26-ACE HARDWARE	549900-53908	$18.54
						Check Total	*$657.22*
CHECK # 1170							
001	06/25/26	TAMPA ELECTRIC	5000048159	STREETLIGHTS 04/29/26-05/29/26	Electric - Streetlight Agreement	543013-53150	$24,411.00
						Check Total	*$24,411.00*
CHECK # 1171							
001	06/25/26	WEISER SECURITY SERVICES INC	1271258	SERVICE 06/05/26 - 06/11/26	Security System Monitoring	546473-53908	$67.50
						Check Total	*$67.50*
CHECK # 1172							
001	06/25/26	SITEX AQUATICS, LLC	11205-B	REMOVAL OF DEAD TREES	R&M Landscape	546259-53908	$14,500.00
						Check Total	*$14,500.00*
CHECK # 1173							
001	06/26/26	ALBERTO VIERA	AV-062426	BOARD 06/24/2026	Supervisor Fees	511100-51301	$200.00
						Check Total	*$200.00*
CHECK # 1174							
001	06/26/26	AUSTIN BERNS	AB-062426	BOARD 06/24/2026	Supervisor Fees	511100-51301	$200.00
						Check Total	*$200.00*
CHECK # 1175							
001	06/26/26	CARLOS DE LA OSSA	CO-062426	BOARD 06/24/2026	Supervisor Fees	511100-51301	$200.00
						Check Total	*$200.00*
CHECK # 1176							
001	06/26/26	NICHOLAS J. DISTER	ND-062426	BOARD 06/24/2026	Supervisor Fees	511100-51301	$200.00
						Check Total	*$200.00*
CHECK # 1177							
001	06/26/26	RYAN MOTKO	RM-062426	BOARD 06/24/2026	Supervisor Fees	511100-51301	$200.00
						Check Total	*$200.00*
CHECK # 300029							
001	06/11/26	PEACE RIVER ELECTRIC	060426-8004-ACH	ELECTRIC 05/02/26-06/01/26	ELECTRIC	543013-53150	$89.61
						Check Total	*$89.61*
CHECK # 300030							
001	06/11/26	PEACE RIVER ELECTRIC	060426-8003-ACH	ELECTRIC 05/02/26-06/01/26	ELECTRIC	543013-53150	$112.78
						Check Total	*$112.78*
CHECK # 300031							
001	06/11/26	PEACE RIVER ELECTRIC	060426-8002-ACH	ELECTRIC 05/02/26-06/01/26	ELECTRIC	543013-53100	$144.12
						Check Total	*$144.12*
CHECK # 300032							
001	06/11/26	PEACE RIVER ELECTRIC	060426-8001-ACH	ELECTRIC 05/02/26-06/01/26	ELECTRIC	543013-53150	$99.89
						Check Total	*$99.89*

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 300033							
001	06/11/26	PEACE RIVER ELECTRIC	060426-8009-ACH	ELECTRIC 05/02/26-06/01/26	ELECTRIC	543041-53150	$1,554.97
						Check Total	*$1,554.97*
CHECK # 300034							
001	06/11/26	PEACE RIVER ELECTRIC	060426-8008-ACH	ELECTRIC 05/02/26-06/01/26	ELECTRIC	543041-53150	$175.23
						Check Total	*$175.23*
CHECK # 300035							
001	06/11/26	PEACE RIVER ELECTRIC	060426-8007-ACH	ELECTRIC 05/02/26-06/01/26	ELECTRIC	543041-53100	$97.42
						Check Total	*$97.42*
CHECK # 300036							
001	06/11/26	PEACE RIVER ELECTRIC	060426-8006-ACH	ELECTRIC 05/02/26-06/01/26	ELECTRIC	543041-53150	$92.28
						Check Total	*$92.28*
CHECK # 300037							
001	06/11/26	PEACE RIVER ELECTRIC	060426-8005-ACH	ELECTRIC 05/02/26-06/01/26	ELECTRIC	543041-53150	$44.64
						Check Total	*$44.64*
CHECK # 300038							
001	06/25/26	FPL	061526-56533-ACH	ELECTRIC 05/14/26-06/15/26	STREETLIGHTS	543013-53150	$117.45
						Check Total	*$117.45*
						Fund Total	**$92,816.72**

SERIES 2024 DEBT SERVICE FUND - 203

CHECK # 1156							
203	06/04/26	BUCKHEAD TRAILS CDD	06042026-0604	SERIES 2024 FY26 OFF ROLL COLLECTIONS	Cash in Transit	103200	$3,000.00
						Check Total	*$3,000.00*
						Fund Total	**$3,000.00**

Total Checks Paid	**$95,816.72**

:d by and return to:
Carl Allen Webster, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Parcel No.: 589122909

Easement Encroachment Agreement

This Easement Encroachment Agreement (this "**Agreement**") is entered into as of June 11, 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 **Brandon J. Ronnie, Crystal Rose Chamberlin Ronnie, and Yamileth Martinez** (collectively, the "**Landowner**"), whose mailing address is 12824 Wanderlust Place, 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 430, BUCKHEAD TRAILS PHASE III (the **"Property"**), a subdivision according to the plat thereof recorded at Plat Book 80, Pages 1-13 (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

Print Name: Nicholas Matthew
Address: 2005 Pan Am Circle
Tampa FL 33607

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

Print Name: Jacqueline Gray
Address: 2005 Pan Am Circle
Ste 300 Tampa FL 33607

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of physical presence on June 24th, 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 [Y] is personally known to me or [ ] has produced _____ (type of identification) as identification.

Notary Public Signature

ROLLAMAY TURKOANE
Commission # HH 778506
Expires March 15, 2030

Notary Stamp

Witnesses:

Print Name: Garrett Genter
Address: 11671 Moccasin Wallow Road Parrish, FL 34219

Print Name:
Address: 11671 Moccasin Wallow Road. Parrish, FL 34219

By:
Name: **Brandon J. Ronnie**

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of physical presence on 11th day of June, 2026, by Brandon J. Ronnie, who [ ] is personally known to me or [V] has produced FL-DL (type of identification) as identification.

Notary Public Signature

DYLAN A. WOODY
Notary Public-State of Florida
Commission # HH 282548
My Commission Expires
June 29, 2026

Notary Stamp

Witnesses:

Print Name: Garrett Genter
Address: 11671 Moccasin Wallow Road Parrish, FL 34219

By: _____
Name: **Crystal Rose Chamberlin Ronnie**

Print Name: Kevin Cooper
Address: 11671 Moccasin Wallow Road, Parrish, FL 34219

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of physical presence on 11th day of June, 2026, by Crystal Rose Chamberlin Ronnie, who [ ] is personally known to me or [✓] has produced FL DL (type of identification) as identification.

Notary Public Signature

DYLAN A. WOODY
Notary Public-State of Florida
Commission # HH 282548
My Commission Expires
June 29, 2026

Notary Stamp

Witnesses:

Print Name: Roberto Serrano
Address: 2601 E 7th Ave
Tampa FL 33605

By: _____
Name: **Yamileth Martinez**

Print Name: Blaire Brading
Address: ~~7801~~ 2601 E 7th Ave
Tampa, FL 33605

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence on 20th day of May, 2026, **by Yamileth Martinez,** who [ ] is personally known to me or [✓] has produced drivers license (type of identification) as identification.

Notary Public Signature

HANNAH L. SIGLER
MY COMMISSION # HH 425377
EXPIRES: July 24, 2027

Notary Stamp

Prepared by and return to:
Cari Allen Webster, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Parcel No.: 589122859

Easement Encroachment Agreement

This Easement Encroachment Agreement (this "**Agreement**") is entered into as of June 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 **William S. Gray and Jennifer L. Gray** (collectively, the "**Landowner**"), whose mailing address is 12828 Wanderlust Place, 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 429, BUCKHEAD TRAILS PHASE III (the **"Property"**), a subdivision according to the plat thereof recorded at Plat Book 80, Pages 1-13 (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 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:

Kelly Noel
Print Name: Kelly
Address: 11671 Moccasin Wallow Rd.
Parrish, FL 34219

Print Name: QUENTIN DAVIS
Address: 11671 Moccasin Wallow Rd.
Parrish, FL 34219

By: _____
Name: **William S. Gray**

STATE OF FLORIDA
COUNTY OF Manatee

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

Notary Public Signature

GARRETT GENTER
Notary Public-State of Florida
Commission # HH 586948
My Commission Expires
December 21, 2028

Notary Stamp

4917-1020-8683, v. 2

Witnesses:

Print Name: Kelly Noel
Address: 11671 Moccasin Wallow Rd
Parrish, FL 34219

By: _____
Name: **Jennifer L. Gray**

Print Name: QUENTIN DAVIS
Address: 11671 Moccasin Wallow Rd.
Parrish, FL 34219

STATE OF FLORIDA
COUNTY OF Manatee

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

Notary Public Signature

GARRETT GENTER
Notary Public-State of Florida
Commission # HH 586948
My Commission Expires
December 21, 2028

Notary Stamp

4917-1020-8683, v. 2

Witnesses:

Buckhead Trails
Community Development District

Print Name: Nicholas Matthew
Address: 2005 Pan Am Circle
Tampa FL 33607

Print Name: Jacqueline Grey
Address: 2005 Pan Am Circle
Ste 300 Tampa FL 33607

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

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence on January 24th, 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 [X] is personally known to me or [ ] has produced _____ (type of identification) as identification.

Notary Public Signature

ROLLAMAY TURKOANE
Commission # HH 778506
Expires March 15, 2030

Notary Stamp

4917-1020-8683, v. 2



Buckhead Trails CDD

Field Inspection Report - July 2026

Tuesday, July 7, 2026

Prepared For Board Of Supervisors

9 Items Identified

Long Nguyen

Long Nguyen

District Inspection Coordinator

Green – Indicates Item is in progress or completed.
Orange - Indicates Item is scheduled.
Red - Indicates Item has not been addressed by vendor.

Items 1 - Mail Kiosk/Lift Station

Assigned To: Down To Earth Weeds have been hand-pulled and sprayed in the north end kiosks and lift station

Observed abundance of weeds in the mulch beds and leaning trees.

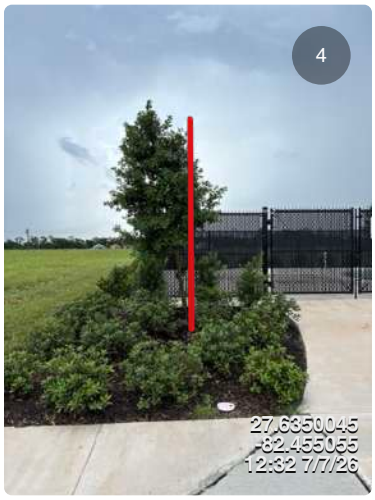
- Pick out the weeds and apply treatment to the beds to prevent further growth.

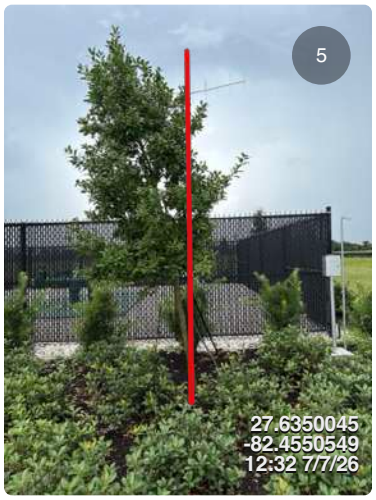
- Re-stake the leaning trees to proper upright position.













Items 2 - Curving Creek Lp. Parks

Assigned To: Down To Earth

Weeds have been hand-pulled and sprayed.

Excessive weeds in the mulch beds at the pocket parks. Also observed a decline palm tree.

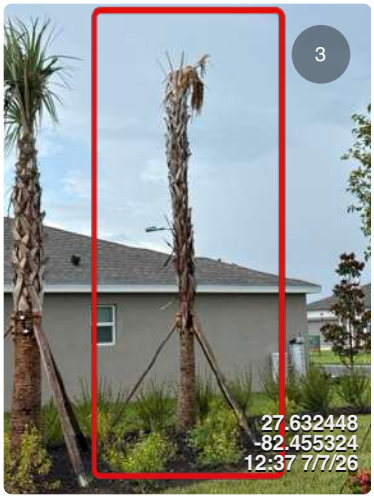
- Pick out the weeds and apply treatment to the beds to prevent further growth.

- Provide a timeline for replacement of the stressed palm tree.

Declining palm tree is under warranty with install company. This was discussed during the turn-over walk on 5.27.26







Items 3 - West Boundary

Assigned To: Down To Earth

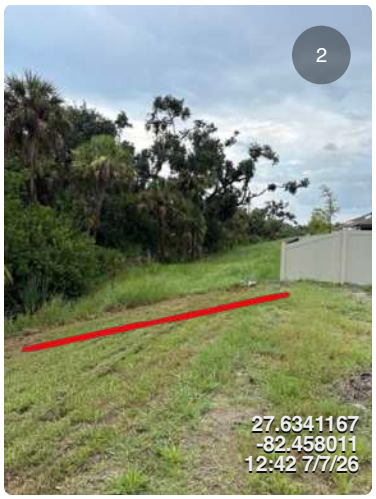
This west boundary is on an addendum not-yet executed. We are working to add these areas in to weekly maintenance, but it is not currently part of our scope. This area was last mowed on 7/7..

Conservation maintenance efforts are underway. Nearly half of the project is completed.

Previously noted erosion areas have been repaired.

- Provide a timeline for completion of mowing to this area.





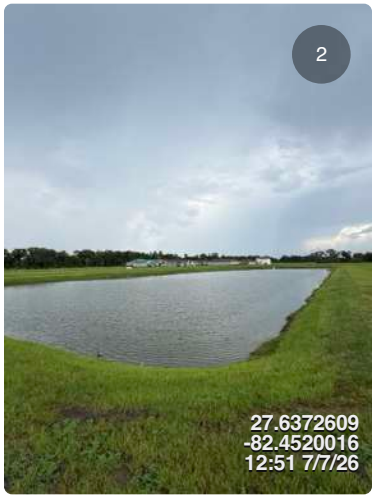


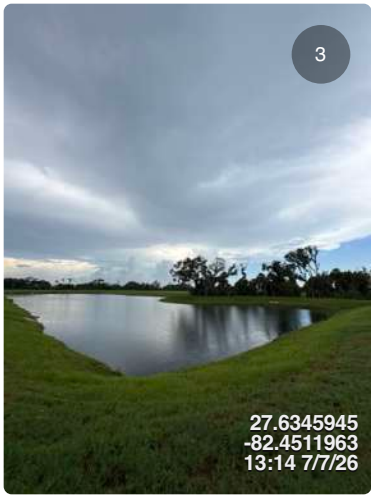
Items 4 - Pond Maintenance

Assigned To: Down To Earth

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











Items 5 - East Boundary

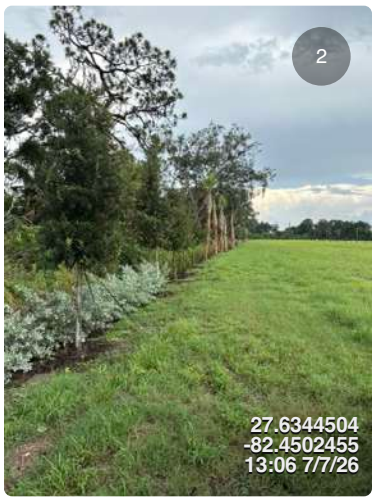
Assigned To: Down To Earth

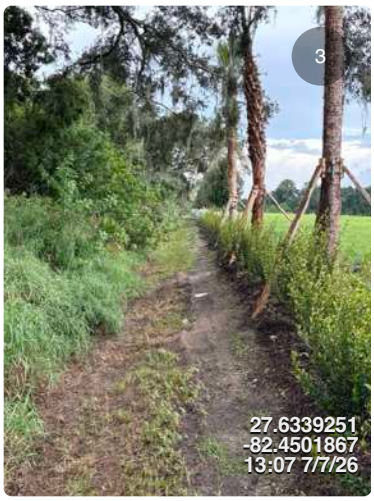
Area last cut on 7/8. Will be maintained weekly.

Lots of improvement made to this area since last inspection. Appears to be in good condition and ready for routine maintenance. Newly installed Siver Buttonwoods appear to be taking nicely.

- Provide another pass with the mower to create a wider buffer at the north end of the hedge line.











Items 6 - Amenity Center

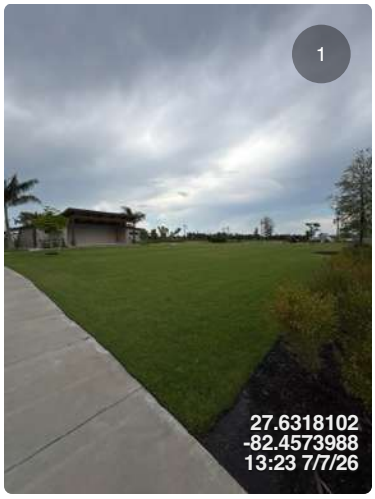
Assigned To: Sunrise Landscaping

Pool was closed during time of inspection due to services being provided. Landscape services have been changed to the end of the week to accommodate for weekend presentation. Observed stressed plant material.

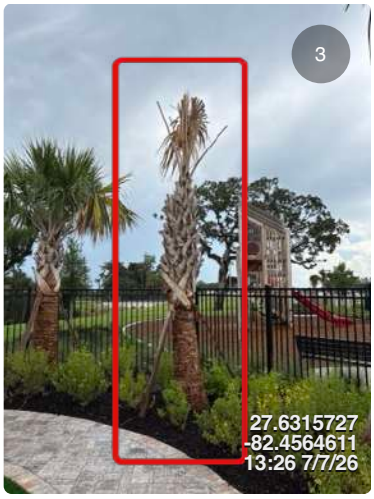
- Provide a timeline for replacement of the stressed palm trees.

- Evaluate the Buttonwood tree near the entrance of the pool. Determine whether replacement is required.

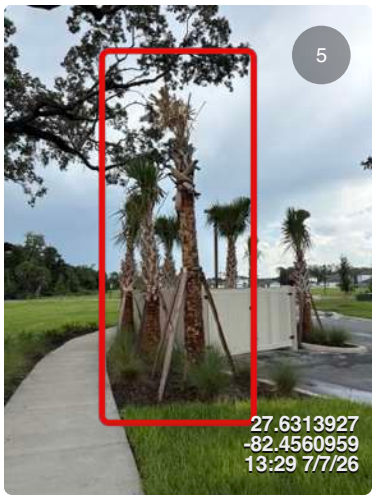
- Evaluate the Clusias and Viburnums and replace them if needed.





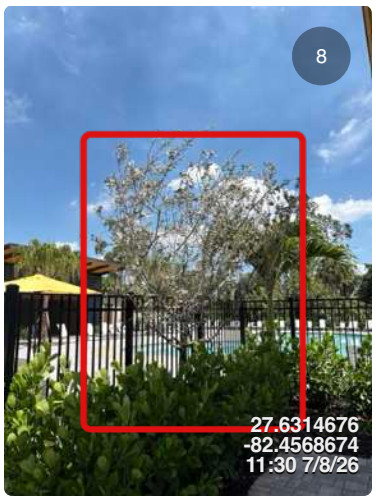












Items 7 - Bending Creek Trail

Assigned To: Down To Earth

Full weed-removal and detail team was on site 7.10.26 for hand-pulling and spraying. All of these beds on Bending Creek Trail have been treated.

Garden beds along the main boulevard are in rough condition.

- Pick out the weeds and apply treatment to the beds to prevent further growth.

- Re-stake the leaning tree to proper upright position.











Items 8 - Bending Creek Entrance

Assigned To: Down To Earth

Weeds at Bending Creek entrance have been hand-pulled and sprayed. Recommend approving mulch install to help reduce weed pressure.

Recently installed annuals look good and appear to be taking well. Observed excessive weeds in the garden beds.

- Pick out the weeds and apply treatment to the beds to prevent further growth.











Items 9 - Hidden Vista Entrance

Assigned To: Down To Earth

Frontage landscape is in generally good condition. New landscape plants have been installed to the front garden beds.

Weeds at Hidden Vista entrance were treated during the 7.13.26 maintenance service. Recommend approval of mulch to help reduce weed pressure.

- Pick out the weeds and apply treatment to the beds to prevent further growth.
- Provide timeline for palm tree replacement.

Estimate for Ribbon Palm replacement was submitted 6.23.26. This is becoming a safety issue as the palms are diseased and declining rapidly. Please consider approval for replacement, or at least removal, ASAP.











Good afternoon,

Attached is the inspection report pertaining to the Buckhead Amenity.

Photos 1&2. I am not sure what these photos are for. I don't see anything listed in the verbiage pertaining to them

Photos 3, 5, 6, 7. These replacements are the responsibility of Tampa Install who did all the original plantings. I was going to have our branch take care of the shrub replacements ut was told it is for Tampa Install. The contact person is JGutierrez@Sunriselandscape.com. Please contact Jorge regarding the timeline on replacements.

Photos 4&8. I have looked at these and will monitor. I will contact Jorge from Tampa install if they need replacing.

Thank you, Niles

Oakfield Lakes:

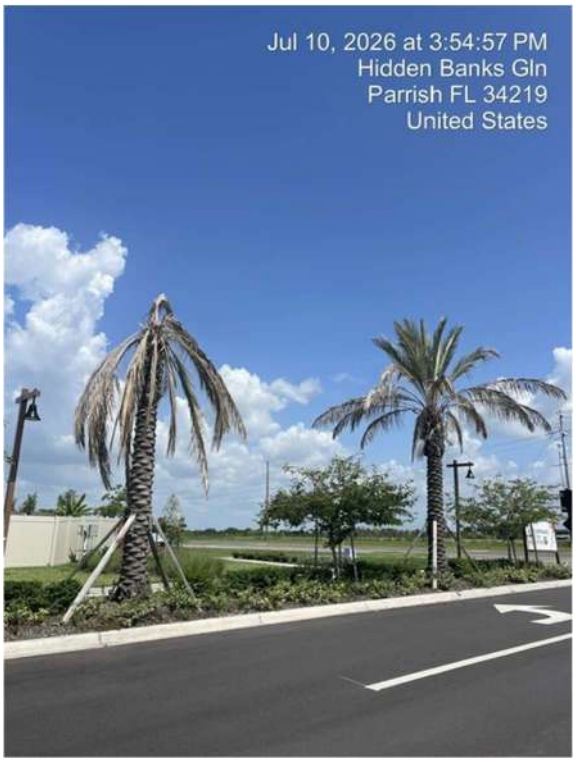
Crews and I were on property Monday and Tuesday, 7/6- 7/7 for scheduled mowing service of all turf and ponds, including the new east buffer line and all pocket parks. The crew returned 7/10 for detail work and extra weed treatment. Kara submitted an addendum to add the west perimeter mowing of Curving Creek into the weekly maintenance.

An enhancement crew was on site to install (2) Holly trees on Bending Creek and (1) Powderpuff tree at the Hidden Vista entrance.

Bahia on the inside of the sidewalk property-wide remains stressed. Irrigation is functioning properly but turf is dry. Turf will improve as rainfall increases.



We proposed the replacement of 2 diseased Medjool palms with 2 Ribbon palms. The estimate has yet to be approved, but I am strongly recommending they come out as soon as possible. The palms continue to decline and I'm nervous the heads may break off. The cosmetic issue is becoming a safety issue. Please let me know if there is a decision on the project.



On Monday, 7/13, crews and I will be back on sites for continued maintenance and irrigation work. Please let me know if you have any questions or specific concerns. Thank you, all.

* Service day will be Thursday starting next week so there is going to be a 10- day gap between services. Long is aware of this.

* The Bermuda field will be spot treated for weeds Tuesday 7/7. I spoke with our GM, Brandon, who is a horticulture expert and he said since we started the contract in May, there was no pre-emergent weed application which we do in March and April. I know it has been suggested that the mowers are spreading weeds, but it is more a function of there not being a spring pre-emergent application.

* The mower we use for the field is not the same on used for the Bahai according to our Operations Manager.

* The crew is doing an excellent job keeping up with the weeds in beds around the entire property.

* We will start doing light trimming on shrubs in and around the pool area starting next week then working our way out from there.

* I sent the June irrigation report earlier this week.

* The Bahai grass is improving in trouble spots and will get better once we get more rain.

* Our office will be replacing 12 dead Walter's Viburnum (some in the attached photos) and installing 10 Variagated Confederate Jasmine.

* I sent photos of 2 dead Sable palms and 1 struggling Bismark to Jorge Gutierrez from the Tampa Install department who will be in charge of replacements. I copied Long and Jayna on the email.

* The irrigation department replace 1 stuck valve by the entry off of Bending Creek.

* I will be doing periodic walkthroughs of the site with Long. The next one will be sometime in August. * Please reach out to me if there are any issues or concerns.

Have a great 4th of July weekend!

Niles Badgerow Client Relationship Manager 813-690-0127

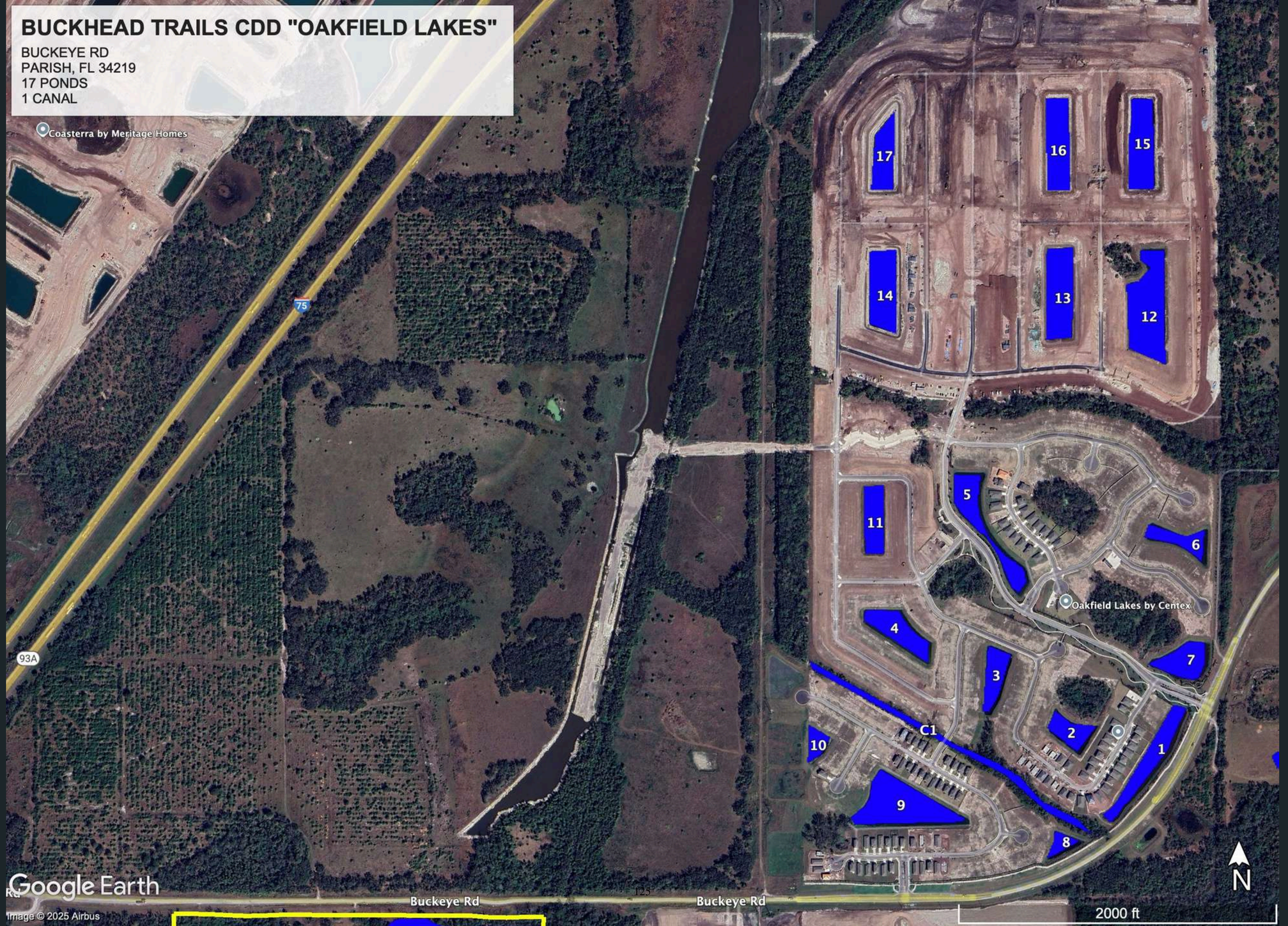
Sitex Aquatics

LAKE & FOUNTAIN SERVICES

MONTHLY REPORT

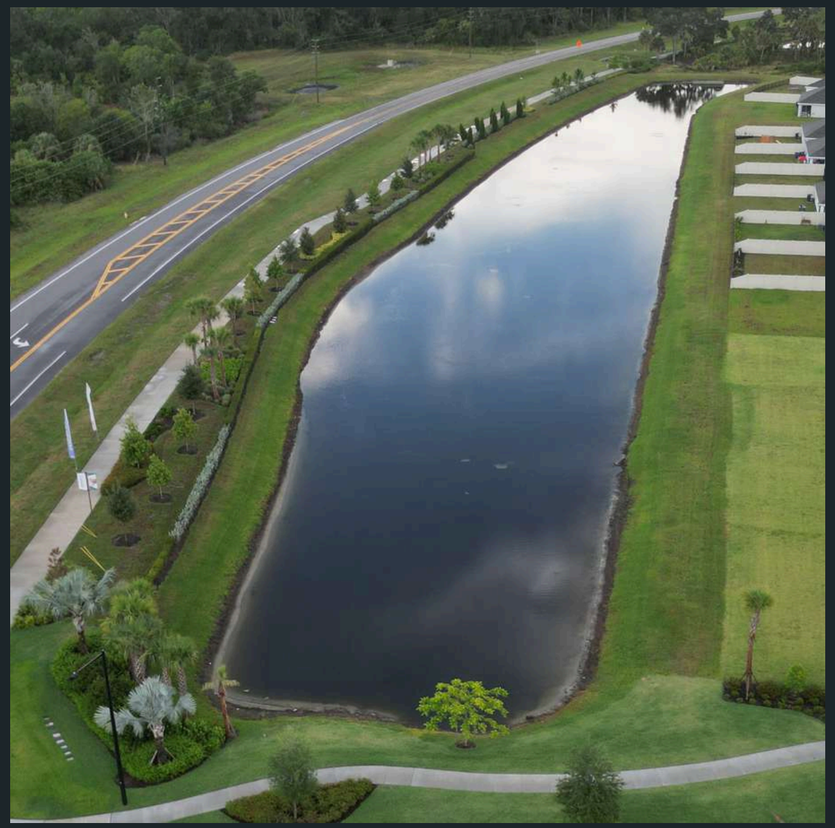
JULY, 2026




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
2
1
10
C1
9
8
Buckeye Rd
Buckeye Rd
Google Earth
Image © 2025 Airbus
2000 ft
N

SUMMARY:

The hardest days of summer are here. Water temperatures are extremely high through the next 3 months and Algae blooms will be treated and aggressively prevented. Dissolved oxygen levels are very low. Treatments will be done more strategically to prevent oxygen loss and inspections will be more frequent this time of year to help stay ahead of these blooms.



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 Shoreline Vegetation.



Pond #15 Treated for Shoreline Vegetation.



Pond #16 Treated for Shoreline Vegetation.



Pond #17 Treated for Shoreline Vegetation.