INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Buckhead Trails Community Development District

August 26, 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 Public Hearing and Regular Meetings of the Buckhead Trails Community Development District will be held on **August 26, 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.

THE PUBLIC HEARING & REGULAR MEETING OF BOARD OF SUPERVISORS

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. **PUBLIC HEARING ON ADOPTING FISCAL YEAR 2027 FINAL BUDGET**
   A. Open the Public Hearing on Adopting Fiscal Year 2027 Final Budget
   B. Discussion on Fiscal Year 2027 Final Budget
   C. Close the Public Hearing on Adopting Fiscal Year 2027 Final Budget
   D. Consideration of Resolution 2026-12 Adopting the Fiscal Year 2027 Final Budget
   E. Consideration of Resolution 2026-13 Levying O&M Assessments
4. **BUSINESS ITEMS**
   A. Consideration of Resolution 2026-14 Adopting Fiscal Year 2027 Regular Board Meeting Schedule
   B. Consideration of Resolution 2026-15 Adopting Goals & Objectives
   C. Consideration of Brown & Brown Insurance Proposal

5. CONSENT AGENDA

A. Approval of Meeting Minutes for July 22, 2026

B. Consideration of Operation and Maintenance Expenditures for July 2026

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

D. Ratification of the Easement Agreement 12824 Wanderlust Place

E. Ratification of the Easement Agreement 12828 Wanderlust Place

F. Ratification of the Easement Agreement 10836 Gentle Current Way

G. Ratification of the Special Warranty Deed to the District (Tracts 200 and 201, Phase IVC, and IVE)

H. Ratification of the Down to Earth Addendum No. 5 Landscape Maintenance Service Agreement

I. Ratification of the Easement Encroachment Agreement 12427 Hopscotch Avenue

6. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Community Inspection Report

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Buckhead Trails
Community Development District

FISCAL YEAR 2027

Proposed Budget

8/26/2026

CLEAR PARTNERSHIPS



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Buckhead Trails

Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July-9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Interest - Investments	$0.00	$20,373.00	$0.00	$20,373.00	$0.00
Interest - Tax Collector	$0.00	$4,112.00	$0.00	$4,112.00	$0.00
Special Assmnts- Tax Collector	$1,440,695.00	$831,124.00	$609,571.00	$1,440,695.00	$1,721,109.57
Special Assmnts- CDD Collected	$0.00	$499,676.00	$0.00	$499,676.00	$0.00
Other Miscellaneous Revenues	$0.00	$900.00	$0.00	$900.00	$0.00
Key Fob Revenue	$0.00	$925.00	$0.00	$925.00	$0.00
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	-$68,844.38
TOTAL REVENUES	**$1,440,695.00**	**$1,357,110.00**	**$609,571.00**	**$1,966,681.00**	**$1,652,265.19**
EXPENDITURES					
Administrative					
Supervisor Fees	$12,000.00	$6,000.00	$6,000.00	$12,000.00	$12,000.00
ProfServ-Administrative	$4,500.00	$3,375.00	$1,125.00	$4,500.00	$4,500.00
ProfServ-Construction Accounting	$6,000.00	$4,500.00	$1,500.00	$6,000.00	$6,000.00
ProfServ-Dissemination Agent	$10,000.00	$12,500.00	$0.00	$12,500.00	$10,000.00
Field Management	$16,000.00	$12,000.00	$4,000.00	$16,000.00	$18,000.00
ProfServ-Info Technology	$600.00	$450.00	$150.00	$600.00	$600.00
ProfServ-Recording Secretary	$2,400.00	$1,800.00	$600.00	$2,400.00	$2,400.00
ProfServ-Trustee Fees	$6,500.00	$2,228.00	$4,272.00	$6,500.00	$8,800.00
District counsel	$15,000.00	$29,043.00	$9,930.14	$38,973.14	$15,000.00
District Engineer	$12,500.00	$12,336.00	$4,217.82	$16,553.82	$12,000.00
District Manager	$25,000.00	$18,750.00	$6,250.00	$25,000.00	$25,000.00
Accounting Services	$9,000.00	$6,750.00	$2,250.00	$9,000.00	$9,000.00
Auditing Services	$7,000.00	$7,100.00	$0.00	$7,100.00	$7,200.00
Website Compliance	$1,600.00	$3,125.00	$0.00	$3,125.00	$1,613.00
Postage	$500.00	$683.00	$0.00	$683.00	$500.00
Rentals and Leases	$600.00	$450.00	$150.00	$600.00	$600.00
Legal advertising	$3,500.00	$400.00	$3,100.00	$3,500.00	$3,500.00
Bank fees	$100.00	$648.00	$0.00	$648.00	$0.00
Financial & Revenue Collections	$5,000.00	$3,750.00	$1,250.00	$5,000.00	$5,000.00
Meeting expense	$1,000.00	$169.00	$831.00	$1,000.00	$1,000.00
Website Administration	$1,200.00	$900.00	$300.00	$1,200.00	$1,200.00
Office Supplies	$0.00	$0.00	$0.00	$0.00	$0.00
Dues, Licenses, Subscriptions	$175.00	$175.00	$0.00	$175.00	$175.00
Loan Repayment Expense	$50,000.00	$0.00	$50,000.00	$50,000.00	$50,000.00
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	$34,422.19
Interest Expense-Note	$7,650.00	$6,067.00	$1,583.00	$7,650.00	$7,650.00
Software License Fees & Renewals	$0.00	$0.00	$0.00	$0.00	$5,000.00
ProfServ-Arbitrage Rebate	$0.00	$0.00	$0.00	$0.00	$800.00
Total Administrative	**$197,825.00**	**$133,199.00**	**$97,508.97**	**$230,707.97**	**$241,960.19**

Insurance					
Insurance - General Liability	$3,846.00	$2,373.00	$1,473.00	$3,846.00	$26,000.00
Public Officials Insurance	$2,738.00	$3,091.00	$0.00	$3,091.00	$3,846.00
Insurance -Property & Casualty	$25,000.00	$419.00	$24,581.00	$25,000.00	$2,738.00
Insurance Deductible	$2,500.00	$0.00	$2,500.00	$2,500.00	$25,000.00
Total Insurance	**$34,084.00**	**$5,883.00**	**$28,554.00**	**$34,437.00**	**$57,584.00**
Utility Services					
Amenity Internet	$900.00	$0.00	$0.00	$0.00	$1,380.00
Street Lights	$362,226.00	$257,988.00	$88,209.13	$346,197.13	$365,000.00
Water/Waste	$10,000.00	$40,824.00	$13,958.21	$54,782.21	$5,000.00
Utility - Electric	$35,000.00	$14,099.00	$4,820.61	$18,919.61	$35,000.00
Total Utility Services	**$408,126.00**	**$312,911.00**	**$106,987.95**	**$419,898.95**	**$406,380.00**
Amenity					
Contracts-Janitorial Services	$10,000.00	$3,138.00	$6,862.00	$10,000.00	$14,700.00
Contracts-Pools	$20,000.00	$4,050.00	$15,950.00	$20,000.00	$27,000.00
Amenity Center Pest Control	$1,200.00	$100.00	$1,100.00	$1,200.00	$1,800.00
R&M-Pools	$3,000.00	$155.00	$2,845.00	$3,000.00	$8,000.00
R&M-Maint Entrance & Walls	$10,000.00	$250.00	$9,750.00	$10,000.00	$8,000.00
R&M-Landscaping	$20,000.00	$56,196.00	$0.00	$56,196.00	$0.00
R&M-Security Cameras	$2,000.00	$5,536.00	$0.00	$5,536.00	$2,000.00
Security System Monitoring	$6,000.00	$415.00	$5,585.00	$6,000.00	$6,000.00
R&M - Amenity Center	$6,000.00	$0.00	$6,000.00	$6,000.00	$6,000.00
Sidewalk & Pavement Repair	$2,000.00	$0.00	$2,000.00	$2,000.00	$0.00
Garbage Collection	$2,000.00	$0.00	$2,000.00	$2,000.00	$0.00
Furniture Repair & Replace	$5,000.00	$0.00	$5,000.00	$5,000.00	$3,000.00
Access Control Maintenance & Repair	$1,500.00	$0.00	$1,500.00	$1,500.00	$1,000.00
Special events	$2,000.00	$0.00	$2,000.00	$2,000.00	$10,000.00
Storm Clean up Contingency	$20,000.00	$0.00	$20,000.00	$20,000.00	$10,000.00
Dog Waste Station Service & Supplies	$4,000.00	$0.00	$4,000.00	$4,000.00	$1,000.00
Pool Permit	$0.00	$0.00	$0.00	$0.00	$275.00
Pool Monitor	$0.00	$0.00	$0.00	$0.00	$10,000.00
Pressure Washing	$0.00	$0.00	$0.00	$0.00	$10,000.00
Holiday Lighting	$0.00	$0.00	$0.00	$0.00	$10,000.00
Payroll - Shared Personnel	$0.00	$0.00	$0.00	$0.00	$16,666.00
Onsite Maintenance	$0.00	$0.00	$0.00	$0.00	$8,500.00
Entry System-Key Fob	$2,000.00	$1,200.00	$800.00	$2,000.00	$0.00
Total Amenity	**$116,700.00**	**$71,040.00**	**$85,392.00**	**$156,432.00**	**$153,941.00**
Other Physical Environment					
Wildlife Control	$9,000.00	$0.00	$9,000.00	$9,000.00	$0.00
Contracts-Landscape	$500,000.00	$170,120.00	$329,880.00	$500,000.00	$500,000.00
Contracts-Aquatic Control	$60,000.00	$14,055.00	$45,945.00	$60,000.00	$60,000.00
Water/Sewer Meter Reading	$12,000.00	$12,251.00	$0.00	$12,251.00	$12,000.00
Landscaping Plant Replacement Program	$30,000.00	$24,532.00	$5,468.00	$30,000.00	$30,000.00
Landscape - mulch	$35,000.00	$3,397.00	$31,603.00	$35,000.00	$35,000.00
Landscape - annuals	$12,500.00	$3,763.00	$8,737.00	$12,500.00	$12,000.00
Mitigation Maintenance	$11,560.00	$17,431.00	$0.00	$17,431.00	$20,000.00
Herbaceous Treatment - Amenity	$3,900.00	$2,925.00	$975.00	$3,900.00	$3,900.00

Landscape- Storm Clean Up & Tree Removal	$0.00	$0.00	$0.00	$0.00	$35,000.00
Roadway Repair & Maintenance	$0.00	$0.00	$0.00	$0.00	$25,000.00
Tree Trimming/Removal	$0.00	$0.00	$0.00	$0.00	$10,000.00
Erosion	$0.00	$0.00	$0.00	$0.00	$10,000.00
Aquatic R&M	$0.00	$0.00	$0.00	$0.00	$2,500.00
Water Trucks	$0.00	$0.00	$0.00	$0.00	$10,000.00
R&M - Boundary Walls, Fences, Monuments	$0.00	$0.00	$0.00	$0.00	$5,000.00
Sidewalk & Pavement Repair	$0.00	$0.00	$0.00	$0.00	$2,000.00
R&M-Irrigation	$0.00	$0.00	$0.00	$0.00	$10,000.00
Total Other Physical Environment	**$673,960.00**	**$248,474.00**	**$431,608.00**	**$680,082.00**	**$782,400.00**
Contingency					
Misc-Contingency	$10,000.00	$16,948.00	$0.00	$16,948.00	$10,000.00
Total Contingency	**$10,000.00**	**$16,948.00**	**$0.00**	**$16,948.00**	**$10,000.00**
TOTAL EXPENDITURES	**$1,440,695.00**	**$788,455.00**	**$750,050.92**	**$1,538,505.92**	**$1,652,265.19**
FUND BALANCE, BEGINNING	$56,473.00	$56,473.00	$625,128.00	$56,473.00	$484,648.08
FUND BALANCE, ENDING	**$56,473.00**	**$625,128.00**	**$484,648.08**	**$484,648.08**	**$484,648.08**

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	$484,648.08
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	$0.00
Estimated Funds Available - 9/30/2026	**$484,648.08**

FISCAL YEAR 2027 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 (1)	$484,648.08
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	$121,162.02
Estimated Remaining Undesignated Cash as of 9/30/2027	**$605,810.10**

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2027

REVENUES

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated $200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

ProfServ -Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

ProfServ -Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

ProfServ -Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

ProServ -Info Technology

specializing in providing comprehensive IT solutions, including software development, network management, and technical support for businesses. They focus on leveraging modern technologies to improve efficiency, security, and digital transformation for their clients.

ProServ-Recording Secretary

Inframark provides recording services with near verbatim minutes.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

District Counsel
The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

District Engineer
The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Management
The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Accounting Services
Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Website Administration Services
The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

Postage, Phone, Faxes, Copies
This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Rentals and Leases
The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Insurance-General Liability
The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance
The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance
The District will incur fees to insure items owned by the district for its property needs.

Legal Advertising
The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Meeting Expense

costs incurred when organizing or attending meetings, whether internal (within a company) or external (with clients, partners, or vendors).

Website Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Loan Repayment Expense

A business or individual incurs when paying back a borrowed amount, including both the principal and interest. It is recorded as an expense in accounting for the interest portion, while the principal reduces the outstanding loan liability.

Miscellaneous-Assessment Collection Costs

The District reimburses the tax collector for necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the tax collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The assessment collection cost is based on a maximum of 2% of the anticipated assessment collections.

Interest Expense -Loan

Loan is the cost a business or individual pays to a lender for borrowing money. It is recorded as an expense in the accounting books and does not reduce the principal loan amount.

DTS - Continuing Disclosure Software Subscription

Continuing Disclosure Software Subscription provides a cloud-based solution for managing, tracking, and filing continuing disclosure obligations in compliance with regulatory requirements. The subscription includes automated reminders, document management, reporting tools, and secure access to help organizations maintain accurate and timely disclosures.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Arbitrage Rebate
The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Total Insurance Premium
Insurance Premium is the amount paid by an individual or organization to an insurance provider in exchange for coverage and protection against specified risks. Premium payments may be made monthly, quarterly, or annually, depending on the terms of the insurance policy.

Utility Services

Amenity Internet
Internet service for clubhouse and other amenity locations.

Streetlights
Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Water/Waste
The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Electric Utility Services
Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Amenity

Janitorial – Contract
Cost of janitorial labor for CDD Facilities.

Contracts Pool Monitor
Cost of staff members to facilitate pool safety services.

Amenity Pest Control
Cost of exterminator and pesticides at CDD amenities and facilities.

R&M Pools
Cost of repairs and regular maintenance of CDD amenities.

Entrance Monuments, Gates, Walls R&M
Cost of repairs and regular maintenance for entryways, walls, and gates.

R&M Security Cameras
R&M Security Cameras includes the repair and maintenance services required to ensure security camera systems operate efficiently and reliably. These services may cover equipment inspection, troubleshooting, software updates, and replacement of damaged components.

Security Monitoring Services
Cost of CDD security personnel and equipment.

Budget Narrative
Fiscal Year 2027

Amenity

R&M Amenity Center
R&M Amenity Center covers the repair and maintenance services required to keep the amenity center facilities clean, functional, and in good condition. Services may include upkeep of common areas, equipment repairs, preventive maintenance, and general facility improvements.

Amenity Furniture R&M
Cost of repairs and maintenance to amenity furniture.

Access Control Maintenance & Repair
Cost of repairs and maintenance to amenity furniture.

Special Events
Cost of holiday celebrations and events hosted on CDD property.

Storm Clean up Contingency
Storm Clean Up Contingency provides funding for emergency cleanup, debris removal, and restoration services following severe weather events

Dog Waste Station Service & Supplies
Cost of cleaning and resupplying dog waste stations.

Pool and Spa Permits
Cost of permits required for CDD pool and spa operation as required by law.

Pool Maintenace – Contract
Cost of Maintenance for CDD pool facilities.

Pressure Washing – Contract
Pressure Washing includes cleaning services that use high-pressure water to remove dirt, mold, stains, and debris from exterior surfaces and common areas.

Holiday Decorations
Cost of decorations for major holidays (i.e., Christmas)

Payroll-Shared Personel
compensation expenses allocated for employees whose services are shared across multiple departments, properties, or operations.

Onsite Staff
Onsite Maintenance includes routine repair, inspection, and upkeep services performed at the property to maintain safety, functionality, and overall condition.

Budget Narrative
Fiscal Year 2027

Landscape and Pond Maintenance

Landscape Maintenance - Contract

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Aquatics – Contract

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Waterway Management Program

Cost of maintaining waterways and rivers on district property.

Landscaping – Plant Replacement Program

Cost of replacing dead or damaged plants throughout the district.

Landscaping – Mulch

Mulch includes the application and maintenance of mulch in landscaped areas to improve soil moisture retention, suppress weeds, and enhance appearance.

Landscaping – Annuals

Annuals includes the planting and maintenance of seasonal flowers that complete their life cycle within one year to enhance landscape color and appearance.

Mitigation Maintenance

preventive and corrective work performed to reduce risks, prevent damage, and maintain safe and functional property conditions.

Herbaceous Treatment – Amenity

Includes the application of treatments to control unwanted herbaceous plants and weeds in amenity areas to maintain a clean and well-kept landscape appearance.

Landscape-Storm Clean Up &Tree Removal

Storm Clean Up & Tree Removal includes the removal of fallen trees, debris, and damaged vegetation and the restoration of landscape areas after severe weather events.

ROW Maintenance

upkeep of rights-of-way areas such as roadsides, utility corridors, and easements to ensure they remain safe, accessible, and well-maintained.

Tree Trimming /Removal

Tree Trimming / Removal includes the pruning of tree branches and the removal of trees as needed to maintain safety, health, and property clearance.

Budget Narrative
Fiscal Year 2027

Erosion
Measures and maintenance activities designed to prevent soil loss and stabilize land surfaces caused by wind, water, or construction activity.

Amenity (Continued)

Aquatic R&M
Cost of repairs and regular maintenance of CDD amenities.

Water Truck
Water delivery and distribution services for irrigation, dust control, and landscape maintenance needs.

R&M - Boundary Walls, Fences, Monuments
Repair and maintenance of perimeter structures and signage to ensure security, functionality, and visual appearance.

Sidewalk, Pavement, Signage R&M
Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

R&M Irrigation
Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Contingency/Reserves

Contingency
Funds set aside for projects, as determined by the district's board.

Buckhead Trails

Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2022 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July-9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Interest - Investments	$0.00	$35,723.00	$0.00	$35,723.00	$0.00
Special Assmnts- Tax Collector	$874,263.00	$688,038.00	$186,225.00	$874,263.00	$926,732.05
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	-$37,069.28
Special Assmnts-CDD Collected	$0.00	$521,088.00	$0.00	$521,088.00	$0.00
TOTAL REVENUES	**$874,263.00**	**$1,244,849.00**	**$186,225.00**	**$1,431,074.00**	**$889,662.77**
EXPENDITURES					
Administrative					
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	$18,534.64
Total Administrative	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$18,534.64**
Debt Service					
Principal Debt Retirement	$200,000.00	$200,000.00	$0.00	$200,000.00	$210,000.00
Interest Expense	$674,263.00	$674,263.00	$0.00	$674,263.00	$674,262.50
Total Debt Service	**$874,263.00**	**$874,263.00**	**$0.00**	**$874,263.00**	**$884,262.50**
TOTAL EXPENDITURES	**$874,263.00**	**$874,263.00**	**$0.00**	**$874,263.00**	**$902,797.14**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$370,586.00	$186,225.00	$556,811.00	-$13,134.37
Net change in fund balance	$0.00	$370,586.00	$186,225.00	$556,811.00	-$13,134.37
FUND BALANCE, BEGINNING	$0.00	$0.00	$0.00	$0.00	$556,811.00
FUND BALANCE, ENDING	**$0.00**	**$370,586.00**	**$186,225.00**	**$556,811.00**	**$543,676.63**

Series 2022 Special Assessment Revenue Bonds Amortization Schedule

Period Ending	Principal Outstanding	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2026	11,785,000			332,381.25	332,381.25	869,512.50
5/1/2027	11,785,000	210,000	4.750%	332,381.25	542,381.25	
11/1/2027	11,575,000			327,393.75	327,393.75	869,775.00
5/1/2028	11,575,000	220,000	5.250%	327,393.75	547,393.75	
11/1/2028	11,355,000			321,618.75	321,618.75	869,012.50
5/1/2029	11,355,000	230,000	5.250%	321,618.75	551,618.75	
11/1/2029	11,125,000			315,581.25	315,581.25	867,200.00
5/1/2030	11,125,000	245,000	5.250%	315,581.25	560,581.25	
11/1/2030	10,880,000			309,150.00	309,150.00	869,731.25
5/1/2031	10,880,000	255,000	5.250%	309,150.00	564,150.00	
11/1/2031	10,625,000			302,456.25	302,456.25	866,606.25
5/1/2032	10,625,000	270,000	5.250%	302,456.25	572,456.25	
11/1/2032	10,355,000			295,368.75	295,368.75	867,825.00
5/1/2033	10,355,000	285,000	5.625%	295,368.75	580,368.75	
11/1/2033	10,070,000			287,353.13	287,353.13	867,721.88
5/1/2034	10,070,000	305,000	5.625%	287,353.13	592,353.13	
11/1/2034	9,765,000			278,775.00	278,775.00	871,128.13
5/1/2035	9,765,000	320,000	5.625%	278,775.00	598,775.00	
11/1/2035	9,445,000			269,775.00	269,775.00	868,550.00
5/1/2036	9,445,000	340,000	5.625%	269,775.00	609,775.00	
11/1/2036	9,105,000			260,212.50	260,212.50	869,987.50
5/1/2037	9,105,000	360,000	5.625%	260,212.50	620,212.50	
11/1/2037	8,745,000			250,087.50	250,087.50	870,300.00
5/1/2038	8,745,000	380,000	5.625%	250,087.50	630,087.50	
11/1/2038	8,365,000			239,400.00	239,400.00	869,487.50
5/1/2039	8,365,000	400,000	5.625%	239,400.00	639,400.00	
11/1/2039	7,965,000			228,150.00	228,150.00	867,550.00
5/1/2040	7,965,000	425,000	5.625%	228,150.00	653,150.00	
11/1/2040	7,540,000			216,196.88	216,196.88	869,346.88
5/1/2041	7,540,000	450,000	5.625%	216,196.88	666,196.88	
11/1/2041	7,090,000			203,540.63	203,540.63	869,737.51
5/1/2042	7,090,000	475,000	5.625%	203,540.63	678,540.63	
11/1/2042	6,615,000			190,181.25	190,181.25	868,721.88
5/1/2043	6,615,000	505,000	5.750%	190,181.25	695,181.25	
11/1/2043	6,110,000			175,662.50	175,662.50	870,843.75
5/1/2044	6,110,000	535,000	5.750%	175,662.50	710,662.50	
11/1/2044	5,575,000			160,281.25	160,281.25	870,943.75
5/1/2045	5,575,000	565,000	5.750%	160,281.25	725,281.25	
11/1/2045	5,010,000			144,037.50	144,037.50	869,318.75
5/1/2046	5,010,000	600,000	5.750%	144,037.50	744,037.50	
11/1/2046	4,410,000			126,787.50	126,787.50	870,825.00
5/1/2047	4,410,000	635,000	5.750%	126,787.50	761,787.50	
11/1/2047	3,775,000			108,531.25	108,531.25	870,318.75
5/1/2048	3,775,000	670,000	5.750%	108,531.25	778,531.25	
11/1/2048	3,105,000			89,268.75	89,268.75	867,800.00
5/1/2049	3,105,000	710,000	5.750%	89,268.75	799,268.75	
11/1/2049	2,395,000			68,856.25	68,856.25	868,125.00
5/1/2050	2,395,000	755,000	5.750%	68,856.25	823,856.25	

Series 2022 Special Assessment Revenue Bonds Amortization Schedule

Period Ending	Principal Outstanding	Principal	Coupon	Interest	Debt Service	Annual Debt Service
11/1/2050	1,640,000			47,150.00	47,150.00	871,006.25
5/1/2051	1,640,000	795,000	5.750%	47,150.00	842,150.00	
11/1/2051	845,000			24,293.75	24,293.75	866,443.75
5/1/2052	845,000	845,000	5.750%	24,293.75	869,293.75	
		12,175,000		12,502,531	24,677,531	24,334,156

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2024 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 6/30/2026	PROJECTED July-9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Interest - Investments	$0.00	$56,737.00	$0.00	$56,737.00	$0.00
Special Assmnts- Tax Collector	$1,122,816.00	$187,484.00	$935,332.00	$1,122,816.00	$716,382.98
Special Assmnts- Discounts	$0.00	$0.00	$0.00	$0.00	-$28,655.32
Special Assmnts-CDD Collected	$0.00	$457,995.00	$0.00	$457,995.00	$0.00
TOTAL REVENUES	**$1,122,816.00**	**$702,216.00**	**$935,332.00**	**$1,637,548.00**	**$687,727.66**
EXPENDITURES					
Administrative					
Misc-Assessment Collection Cost	$0.00	$0.00	$0.00	$0.00	$14,327.66
Total Administrative	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$14,327.66**
Debt Service					
Principal Debt Retirement	$230,000.00	$135,000.00	$95,000.00	$230,000.00	$245,000.00
Interest Expense	$892,816.00	$651,119.00	$241,697.00	$892,816.00	$892,815.00
Principal Debt Retirement - Special Call	$0.00	$0.00	$0.00	$0.00	$0.00
Principal Prepayment	$0.00	$4,365,000.00	$0.00	$4,365,000.00	$0.00
Total Debt Service	**$1,122,816.00**	**$5,151,119.00**	**$336,697.00**	**$5,487,816.00**	**$1,137,815.00**
TOTAL EXPENDITURES	**$1,122,816.00**	**$5,151,119.00**	**$336,697.00**	**$5,487,816.00**	**$1,152,142.66**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	-$4,448,903.00	$598,635.00	-$3,850,268.00	-$464,415.00
Net change in fund balance	$0.00	-$4,448,903.00	$598,635.00	-$3,850,268.00	-$464,415.00
FUND BALANCE, BEGINNING	$0.00	$0.00	$0.00	$0.00	-$3,850,268.00
FUND BALANCE, ENDING	**$0.00**	**-$4,448,903.00**	**$598,635.00**	**-$3,850,268.00**	**-$4,314,683.00**

Special Assessment Bonds, Series 2024 (Series 2024 Project)

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service
11/1/2026	$ 15,550,000			$ 441,003	$ 1,117,410
5/1/2027	$ 15,550,000	$ 245,000	4.700%	$ 441,003	
11/1/2027	$ 15,305,000			$ 435,245	$ 1,121,248
5/1/2028	$ 15,305,000	$ 255,000	4.700%	$ 435,245	
11/1/2028	$ 15,050,000			$ 429,253	$ 1,119,498
5/1/2029	$ 15,050,000	$ 265,000	4.700%	$ 429,253	
11/1/2029	$ 14,785,000			$ 423,025	$ 1,117,278
5/1/2030	$ 14,785,000	$ 280,000	4.700%	$ 423,025	
11/1/2030	$ 14,505,000			$ 416,445	$ 1,119,470
5/1/2031	$ 14,505,000	$ 295,000	4.700%	$ 416,445	
11/1/2031	$ 14,210,000			$ 409,513	$ 1,120,958
5/1/2032	$ 14,210,000	$ 310,000	5.600%	$ 409,513	
11/1/2032	$ 13,900,000			$ 400,833	$ 1,120,345
5/1/2033	$ 13,900,000	$ 325,000	5.600%	$ 400,833	
11/1/2033	$ 13,575,000			$ 391,733	$ 1,117,565
5/1/2034	$ 13,575,000	$ 345,000	5.600%	$ 391,733	
11/1/2034	$ 13,230,000			$ 382,073	$ 1,118,805
5/1/2035	$ 13,230,000	$ 365,000	5.600%	$ 382,073	
11/1/2035	$ 12,865,000			$ 371,853	$ 1,118,925
5/1/2036	$ 12,865,000	$ 385,000	5.600%	$ 371,853	
11/1/2036	$ 12,480,000			$ 361,073	$ 1,117,925
5/1/2037	$ 12,480,000	$ 410,000	5.600%	$ 361,073	
11/1/2037	$ 12,070,000			$ 349,593	$ 1,120,665
5/1/2038	$ 12,070,000	$ 435,000	5.600%	$ 349,593	
11/1/2038	$ 11,635,000			$ 337,413	$ 1,122,005
5/1/2039	$ 11,635,000	$ 460,000	5.600%	$ 337,413	
11/1/2039	$ 11,175,000			$ 324,533	$ 1,121,945
5/1/2040	$ 11,175,000	$ 485,000	5.600%	$ 324,533	
11/1/2040	$ 10,690,000			$ 310,953	$ 1,120,485
5/1/2041	$ 10,690,000	$ 510,000	5.600%	$ 310,953	
11/1/2041	$ 10,180,000			$ 296,673	$ 1,117,625
5/1/2042	$ 10,180,000	$ 540,000	5.600%	$ 296,673	
11/1/2042	$ 9,640,000			$ 281,553	$ 1,118,225
5/1/2043	$ 9,640,000	$ 575,000	5.600%	$ 281,553	
11/1/2043	$ 9,065,000			$ 265,453	$ 1,122,005
5/1/2044	$ 9,065,000	$ 605,000	5.600%	$ 265,453	
11/1/2044	$ 8,460,000			$ 248,513	$ 1,118,965
5/1/2045	$ 8,460,000	$ 640,000	5.875%	$ 248,513	
11/1/2045	$ 7,820,000			$ 229,713	$ 1,118,225
5/1/2046	$ 7,820,000	$ 680,000	5.875%	$ 229,713	
11/1/2046	$ 7,140,000			$ 209,738	$ 1,119,450
5/1/2047	$ 7,140,000	$ 720,000	5.875%	$ 209,738	
11/1/2047	$ 6,420,000			$ 188,588	$ 1,118,325
5/1/2048	$ 6,420,000	$ 765,000	5.875%	$ 188,588	
11/1/2048	$ 5,655,000			$ 166,116	$ 1,119,703
5/1/2049	$ 5,655,000	$ 810,000	5.875%	$ 166,116	
11/1/2049	$ 4,845,000			$ 142,322	$ 1,118,438
5/1/2050	$ 4,845,000	$ 860,000	5.875%	$ 142,322	
11/1/2050	$ 3,985,000			$ 117,059	$ 1,119,381
5/1/2051	$ 3,985,000	$ 910,000	5.875%	$ 117,059	
11/1/2051	$ 3,075,000			$ 90,328	$ 1,117,388
5/1/2052	$ 3,075,000	$ 965,000	5.875%	$ 90,328	
11/1/2052	$ 2,110,000			$ 61,981	$ 1,117,309
5/1/2053	$ 2,110,000	$ 1,025,000	5.875%	$ 61,981	
11/1/2053	$ 1,085,000			$ 31,872	$ 1,118,853
5/1/2054	$ 1,085,000	$ 1,085,000	5.875%	$ 31,872	$ 1,116,872
		$ 16,000,000		$ 18,110,149	$ 34,110,149

Budget Narrative
Fiscal Year 2027

REVENUES

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Buckhead Trails

Community Development District

Supporting Budget Schedule

FY 2027

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

SERIES 2022 ASSESSMENT AREA											
			Fiscal Year 2026				Fiscal Year 2027				Total Increase / (Decrease) in Annual Assmt
Lot Size	Series 2022 Unit Count	O&M Unit Count	Debt Service Per Unit		O&M Per Unit [1]	FY 2026 Total	Debt Service Per Unit		O&M Per Unit [1]	FY 2027 Total	
SINGLE FAMILY 40	18	18	$1,276.31		$1,231.94	**$2,508.25**	$1,276.31		$1,383.42	**$2,659.73**	**$151**
SINGLE FAMILY 45	122	122	$1,435.85		$1,385.93	**$2,821.78**	$1,435.85		$1,556.34	**$2,992.20**	**$170**
SINGLE FAMILY 50	47	47	$1,595.39		$1,539.92	**$3,135.32**	$1,595.39		$1,729.27	**$3,324.67**	**$189**
SINGLE FAMILY 52	237	237	$1,659.21		$1,601.52	**$3,260.73**	$1,659.21		$1,798.44	**$3,457.65**	**$197**
SINGLE FAMILY 60	136	136	$1,914.47		$1,847.91	**$3,762.38**	$1,914.47		$2,075.13	**$3,989.60**	**$227**
SUBTOTAL	**560**	**560**									

SERIES 2024 ASSESSMENT AREA											
			FISCAL YEAR 2026				FISCAL YEAR 2027				Total Increase / (Decrease) in Annual Assmt
Lot Size	Series 2023 Unit Count	O&M Unit Count	Debt Service Per Unit, Pre-Paydown	Debt Service Per Unit, Post-Paydown	O&M Per Unit [1]	FY 2026 TOTAL	Debt Service Per Unit, Pre-Paydown	Debt Service Per Unit, Post-Paydown	O&M Per Unit [1]	FY 2027 Total	
SINGLE FAMILY 40	113	113	$3,267.44	$1,382.98	$1,231.94	**$2,614.92**	$3,267.44	$1,382.98	$1,383.42	**$2,766.40**	**$151**
SINGLE FAMILY 50	75	75	$4,084.30	$1,728.72	$1,539.92	**$3,268.65**	$4,084.30	$1,728.72	$1,729.27	**$3,458.00**	**$189**
SINGLE FAMILY 60	31	31	$4,901.16	$2,074.47	$1,847.91	**$3,922.38**	$4,901.16	$2,074.47	$2,075.13	**$4,149.59**	**$227**
SINGLE FAMILY 40 PP	107	107	$0.00	$1,382.98	$1,231.94	**$2,614.92**	$0.00	$1,382.98	$1,383.42	**$2,766.40**	**$151**
SINGLE FAMILY 50 PP	113	113	$0.00	$1,728.72	$1,539.92	**$3,268.65**	$0.00	$1,728.72	$1,729.27	**$3,458.00**	**$189**
SINGLE FAMILY 60 PP	11	11	$0.00	$2,074.47	$1,847.91	**$3,922.38**	$0.00	$2,074.47	$2,075.13	**$4,149.59**	**$227**
SUBTOTAL	**450**	**450**									

RESOLUTION 2026-12

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors ("**Board**") of the Buckhead Trails Community Development District ("**District**") a proposed budget for the next ensuing budget year ("**Proposed Budget**"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.

b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.

c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the

Buckhead Trails Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027."

d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of $_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	$_____
Total Reserve Fund [if Applicable]	$_____
Total Debt Service Funds	$_____
Total All Funds*	**$_____**

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 26, 2026.

Attested By:	**Buckhead Trails Community Development District**
_____	_____
Print Name:_____	Carlos de la Ossa
☐Secretary/☐Assistant Secretary	Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

RESOLUTION 2026-13

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Buckhead Trails Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Mantee County, Florida ("**County**");

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** ("**FY 2026-2027 Budget**") and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2026-2027 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method**.** All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. **Direct Bill for Certain Debt Assessments.**
   i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll**.**
   ii. Debt Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the Debt

Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than October 1, 2026
2. 25% due no later than February 1, 2027
3. 25% due no later than April 1, 2027

iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2026-2027 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.

iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. **Direct Bill for Certain O&M Assessments.**

i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.

ii. O&M Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than October 1, 2026
2. 25% due no later than February 1, 2027
3. 25% due no later than April 1, 2027

iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

d. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 9. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 26, 2026.

Attested By:	**Buckhead Trails Community Development District**
_____	_____
Print Name:_____	Carlos de la Ossa
☐Secretary/☐Assistant Secretary	Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

RESOLUTION 2026-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District's Board of Supervisors (hereinafter the "Board"), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2026 annual public meeting schedule to Manatee County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 26TH DAY OF AUGUST 2026

ATTEST:

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

_____
SECRETARY/ASSISTANT SECRETARY

_____
CHAIR

EXHIBIT A

BOARD OF SUPERVISORS MEETING DATES BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that for the Fiscal Year 2026/2027, regular meetings of the Board of Supervisors of the Buckhead Trails Community Development District are scheduled to be held at **1:00 PM. at the Eves Bend Clubhouse located at 4725 Los Robles Court, Palmetto Fl, 34221** as follows:

October 28, 2026
November 25, 2026
December 23, 2026
January 27, 2027
February 24, 2027
March 24, 2027
April 28, 2027
May 26, 2027
June 23, 2027
July 28, 2027
August 25, 2027
September 22, 2027

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

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

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

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

Angel Montagna
District Manager

RESOLUTION 2026-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

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

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this **26TH** day of **August** 2026.

ATTEST:	**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**
Secretary/Assistant Secretary	Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

INFRAMARK
COMMUNITY MANAGEMENT

Memorandum

To: Board of Supervisors

From: District Management

Date:

RE: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives, and Annual Reporting Form

Buckhead Trails Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of four Board meetings were held during the fiscal year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (https://flauditor.gov/) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____ Date: _____

Printed Name: _____

Buckhead Trails Community Development District

District Manager: _____ Date: _____

Printed Name: _____

Buckhead Trails Community Development District

Brown & Brown

PUBLIC SECTOR

Insurance Proposal

October 1, 2026 – October 1, 2027

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT



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Our Story



The Brown & Brown, Public Sector team is a highly-specialized unit of insurance advisors 100% trained to deliver industry-leading services to public entities in the State of Florida. Since 1992, we have continuously refined that specialization and enhanced our services, while becoming the largest public entity brokerage in Florida. Our team provides Property & Casualty and Employee Benefits services to governments from Key West to the Panhandle and represents more than 200 clients.

We have built our reputation by empowering our governmental clients to outperform their industry peers, lower their cost of risk, and enhance their insurance programs - all while staying within their annual budgetary constraints. Our team is committed to serve those who serve the public – and provide superior service to our clients, their staff, and their employees.

- Dedicated service team working exclusively for Florida local governments in all capacities surrounding risk and human resources
- Access to highly experienced public entity resources including Claims Team, Panel Counsel, Loss Control, Disaster Planning and Recovery, and Risk Management Specialists.
- Only retail office in Florida 100% committed to Florida's public entities
- Brown & Brown, Public Sector currently represents over 200 of Florida's governmental entities
    - 22 Counties
    - 70 Cities
    - 20 Public Airports
    - 7 Public School Districts
    - State of Florida

An Introduction to Your Service Team

Account Executives		
Matt Montgomery Executive Vice President	(386) 239-7245	Matt.Montgomery@bbrown.com
Michelle Martin, CIC Senior Vice President / Public Risk Advisor	(386) 239-4047	Michelle.Martin@bbrown.com
Stephen Scullian, CPCU, ARM Senior Vice President / Insurance Broker	(386) 239-7211	Stephen.Scullian@bbrown.com
Justin Anselmo, CRIS Senior Vice President / Insurance Broker	(386) 239-8821	Justin.Anselmo@bbrown.com
Tiffany Hill, GBDS Vice President / Client Services Leader	(386) 281-6846	Tiffany.Hill@bbrown.com
Michelle Perry Vice President / Business Development	(386) 366-6378	Michelle.Perry@bbrown.com
Robin Russell, ARM-P, CISR, CSRM Vice President / Account Executive	(386) 239-4044	Robin.Russell@bbrown.com
Kyle Stoekel, ARM-P, CIC, CRM Public Risk Advisor	(386) 944-5805	Kyle.Stoekel@bbrown.com
Bill Wilson Public Risk Advisor	(386) 333-6058	Bill.Wilson@bbrown.com
Devyn Donley Public Risk Advisor	(386) 239-4070	Devyn.Donley@bbrown.com
Ethan Reedy Insurance Broker	(386) 239-7264	Ethan.Reedy@bbrown.com
Victoria "Tori" Reedy Executive Coordinator	(386) 239-4043	Tori.Reedy@bbrown.com
Service Representatives		
Emily Bailey Public Risk Specialist	(386) 333-6085	Emily.Bailey@bbrown.com
Melody Blake, ACSR Senior Public Risk Specialist	(386) 239-4050	Melody.Blake@bbrown.com
Taylor Brodeur Public Risk Specialist	(386) 361-5225	Taylor.Brodeur@bbrown.com
Jessica Conway Public Risk & Claims Specialist	(386) 333-6001	Jessica.Conway@bbrown.com
Megan Feinberg Public Risk Specialist Assistant	(386) 281-6836	Megan.Feinberg@bbrown.com
Patricia "Trish" Jenkins, CPSR Senior Public Risk Specialist	(386) 239-4042	Trish.Jenkins@bbrown.com
Mallory Colucci Public Risk & Claims Specialist	(386) 800-1164	Mallory.Colucci@bbrown.com
Certificate Requests: 179.certificates@bbrown.com ***Claim Reporting:*** 179.claims@bbrown.com		

Our Service Team philosophy focuses on accountability at all levels of account management. Our goal is not simply to meet your service needs, but to exceed them. All the employees at Brown & Brown are dedicated to achieving this goal and distinguishing ourselves from the competition.

Preferred Governmental Insurance Trust (*Preferred*) Overview

Several hundred members and millions in premiums prove that the *Preferred* Governmental Insurance Trust® fulfills what Florida needs: an insurance program exclusively customized and dedicated to the public sector. *Preferred* stays on the forefront of specialized insurance for property, casualty and workers' compensation because it is non-profit and self-governed with a membership comprised solely of Florida public entities.

Preferred's history dates back to 1999. Its robust membership and financial strength, including consistent growth of surplus, stem from its conservative platform of managed risk. *Preferred* is just that: ***preferred*** for unmatched public entity experience, innovation, stability and personalized service.

***Preferred*'s Member Types**		
Municipalities	Counties	Special Districts
Public Schools	Charter Schools	Sheriff Departments
Housing Authorities	Aviation Authorities	Transit, Port & Utility Authorities

***Preferred*'s Comprehensive Coverages**		
Property	Workers' Compensation	General Liability
Automobile Liability	Automobile Physical Damage	Law Enforcement Liability
Public Officials Liability	Employment Practices Liability	Educators' Legal Liability

The Power of Groups and People

What does a specialized insurance trust do for you? In the case of *Preferred*, it gives you the purchasing power of a very large trust with billions of covered property values—far more financial negotiating power than a single public entity can muster. As a *Preferred* member, you are part of a formidable Florida insurance trust.

The trust also transfers risks from any one public entity to the larger group. This provides all members of the trust better rating structures with less volatility. *Preferred*'s sole focus on government ensures that members' unique needs are met.

Underwriting and Administration

Behind *Preferred*'s underwriting platform are decades of success built on integrity and market relationships. Our team of underwriters' vast insurance expertise enhances the actuarial and scientific data used to underwrite individual risks within the trust. Services delivered are both broad and precise. Reliability is assured. The administrator for *Preferred* is Public Risk Underwriters of Florida, Inc.® (PRU), Florida's premier public entity specialist of its kind. *Preferred's* claims administrator is PGCS Claim Services. With more than 25 years in claims experience, PGCS is Florida's foremost governmental third-party administration company.

Public Risk Underwriters of Florida
Insurance Solutions for Public Entities

Preferred® PGIT GOVERNMENTAL INSURANCE TRUST

PGCS℠ Claim Services

Underwriting Highlights

- **Diverse risk financing options:** guaranteed cost, deductible, self-insured retention, all lines aggregate
- **Competitive premium discounts** based on favorable experience and sound safety practices
- **Flexibility of coverage design**, including mono-line or package basis
- **Dynamic financial analysis** conducted periodically to validate the trust's superior financial standing

Administration

- **General counsel, defense counsel and litigation services** by specialists in governmental law
- **Membership relations** for networking and professional development
- **Legislative Pulse newsletter** from Tallahassee-based law firm
- **Professional marketing** that guarantees local agent support, governmental knowledge and an ever-growing group of members
- **Preferred News**—a quarterly publication covering the spectrum of government insurance issues
- **State filing, accounting and independent CPA audited financials** as needed

Preferred's Expert Boards Know Your Business

Preferred is governed and guided by people working daily in all segments of Florida's public sector – from municipalities to counties to schools to special taxing districts.

The Board of Trustees is comprised of elected public officials who work wisely and diligently to set policy, keeping Preferred as the premier public entity insurer of its kind.

Preferred Claims Administration

Preferred Governmental Claim Solutions, Inc. ® (PGCS) is the premier governmental third-party claims administrator in the state of Florida and administers the claims for Preferred Governmental Insurance Trust (*Preferred*). Since its founding in 1956, PGCS has provided claims administration services exclusively to over 450 governmental entities including schools, cities, towns, counties, community development districts, and fire districts. Therefore, PGCS's adjusters are extremely qualified to handle governmental tort liability and public sector workers' compensation claims. They are experts at investigating and handling police and firefighters presumption claims. PGCS is sensitive to the politics involved in the handling of public entity claims.

PGCS's claims administration program consists of workers' compensation, general liability, bodily injury, personal injury, property, auto liability, auto physical damage, employment practices liability, school leaders/educators liability and public officials liability. Their claims staff has over 630 years of combined insurance experience and each has been with PGCS an average of 8 years. Claims are handled under strict supervision in accordance with the PGCS workers' compensation and liability claim handling procedure manuals and the PGCS claim best practices manual. A random sampling of each adjuster's claim files are audited on a monthly basis by a Quality Assurance Manager to ensure compliance.

PGCS provides their clients with a dedicated Subrogation Unit to pursue reimbursements from at-fault third parties. Their current recovery rate is fifty-nine (59) percent of the claim costs expended. PGCS also has a dedicated excess reporting and recovery unit for communication to and securing reimbursement from the excess and/or reinsurance carriers. In addition, PGCS provides a state-approved Special Investigation Unit (SIU) to prevent and pursue fraudulent claims. PGCS offers rewards up to $10,000.00 for the arrest and conviction of persons committing workers' compensation fraud. This service is provided via a twenty-four hour seven day a week hotline.

PGCS utilizes the RiskMaster system for claims processing. This system captures a wide variety of data and allows the adjuster to enter an unlimited number of claim notes, process reserve changes, and issue claim payments. Customized reports can be obtained from PGCS's on-line system containing a multitude of data parameters that a client may choose to analyze. The system can be accessed by clients via their website at www.pgcs-tpa.com.

Communication with PGCS's clients is the cornerstone of their claims administration program. Professional adjusters, nurses, management, quarterly in-depth claim review meetings, 24/7 claim reporting, utilization of attorneys specializing in public entity defense, litigation management, and return to work programs are just a sample of how PGCS has set the standard for the industry.

PGCS is committed to partnering with their clients to provide professional and aggressive claim management programs. While they are recognized as the leader in the industry, PGCS is always striving to improve the quality of their programs and expand the services that they offer.

Preferred Safety and Risk Management Services

The success of any public sector community is tied to its ability to protect and preserve its human physical assets. This basic premise serves as the cornerstone of an effective Safety Management program and underscores the importance of Safety and Risk Control to the community. *Preferred*'s Safety and Risk Management Department is very aware of the valuable contribution a comprehensive safety and risk control program makes to the bottom-line of any organization.

At *Preferred*, Safety consultations originate with one basic thought—to recommend specific measures to minimize or eliminate the exposures that cause accidents. This does not mean that the workplace become no-risk utopias, but we expect our consultants to recommend measures to control and minimize all types of accidents, injuries and illnesses to our *Preferred* members' operations and premises.

Preferred is dedicated to meeting the challenge of the complex issues facing public sector organizations Disarming these issues and converting them into solutions which work to the advantage of our goal. *Preferred*'s approach to risk control incorporates the following elements:

- **Exposure Identification** – Assist management in determining areas where a chance of loss might exist through cause trend analysis, work site evaluations, and facility inspections.

- **Exposure Measurement and Loss Analysis** – Loss analysis and a review of the consequences of the exposures will be considered to develop alternative methods of control.

- **Determination and Selection of Appropriate Risk Control Methods** – Based on measurement and analysis, specific recommendations and/or custom designed risk control plan will be formulated. OSHA, as well as other Agency Standards will be applied and/or used as a "Best Practice" measure when designing and formulating safety and risk control plans.

- **Training and Safety Management Consulting** – After considering client needs specific services and/or training will be formulated and initiated to fit the client's need. Key Personnel or specialty consulting services with the knowledge and skills needed to meet those identified needs will be provided.

- **Additional Consulting Services Available** – *Preferred's* Safety & Risk Management has other services available that may benefit our clients. These services include security evaluations and review of existing safety and risk programs.

Preferred's Safety and Risk Management Department evaluates the unique needs to each client, ultimately designing a program that is capable of being integrated into the overall safety and risk control efforts of each client. *Preferred*'s dedication to the problem-solving approach is the foundation of their Safety and Risk Management Service.

Property – Inland Marine

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Covered Property (Per Schedule Provided)	
$2,898,745	Blanket Value Buildings and Contents

Special Property Coverages	
$1,000,000	Flood
$1,000,000	Earth Movement
Not Included	TRIA Terrorism

Inland Marine (Per Schedule Provided)	
$250,000	Blanket Unscheduled Inland Marine***
Included in Blanket	Communication Equipment***
Included in Blanket	Contractor's / Mobile Equipment***
Included in Blanket	Electronic Data Processing Equipment***
Included in Blanket	Emergency Portable Service Equipment***
Included in Blanket	Fine Arts***
Included in Blanket	Other Inland Marine
Included in Blanket	Rented, Leased or Borrowed Equipment♦♦
Included in Blanket	Valuable Papers
Not Included	Watercraft, Not Including Hull Coverage**

Deductibles: $2,500 per Occurrence – Buildings and Contents, Earth Movement

5% of TIV per Occurrence / Per Location for "Named Storm" subject to minimum of $10,000 Per Occurrence. Location is defined by each itemized listing on the applicable schedule. Also applies to Inland Marine.

$2,500 any one occurrence for Flood, except:
Excess of maximum NFIP available whether purchased or not or 5% of the TIV at each affected location whichever is greater for Zones A & V

$1,000 per Occurrence – Inland Marine

***Unscheduled items are subject to a maximum value of $25,000 or less per item. Items valued above this amount must be scheduled.**

****Watercraft, not exceeding 25 feet, coverage is not hull coverage. Limited to Specified Perils only, excluding collision with another object.**

♦♦Unscheduled items are subject to a maximum value of $250,000 or less per item, subject to the maximum per occurrence loss limit shown on the Inland Marine Schedule. Items valued above $250,000 must be scheduled.

Property – Inland Marine

Coverage:

1. Special form (formerly "All Risk"), subject to policy exclusions.
2. Replacement Cost applies to Buildings, Contents and EDP is subject to all terms and conditions of the coverage agreement the most we will pay for all loss, damage or costs in any one occurrence is the applicable limits of liability shown in the property declaration. **The blanket limit of coverage shown in the property declaration applies to all covered property unless a separate limit, lower limit or reduced amount of coverage is indicated elsewhere in the coverage agreement or in the property declaration.**
3. Inland Marine coverage paid at "Agreed Value" if the valuation type on the Inland Marine schedule is shown as agreed value; or the lesser of Actual Cash Value or 110% of the value reported on the schedule**.** See policy for complete details.
4. *Preferred* will pay for covered loss to your real property, inland marine or personal property:
    a. At the location shown on the Schedule of the Declarations,
    b. Property in the open within 1,000 feet of locations described in a. above,
    c. With respects to Inland Marine, at or away from your covered location.
5. No Coinsurance Clause.
6. Certain coverages subject to sub-limits stated in policy.
7. During the current Coverage Agreement period, *Preferred* will not charge an additional premium for **new locations** if the value of a **new location** or total value of all **new locations** at the same physical address that are acquired or newly constructed during the coverage agreement period **is less than $15,000,000** and if the location is acquired after the inception date of the Coverage Agreement. If the newly added location was owned or acquired prior to the inception date of the Coverage Agreement then premium is due at the time the location is added.
8. The *Preferred* Property Program is a shared limit. The limits purchased are a per occurrence limit and in the event an occurrence exhaust the limit purchased by *Preferred* on behalf of the members, payment to you for a covered loss will be reduced pro-rata based on the amounts of covered loss by all members affected by the occurrence.
9. ***Preferred* will be appraising all property currently scheduled. At time of finalization of appraisal, building values are to be adjusted accordingly or Stated Value endorsement will be applied with immediate effect. In addition, trending will be provided every 3 years to ensure adequate Replacement values are insured.**

Property – Inland Marine

Sublimits of Coverage Sublimits apply as part of, and not in addition to, the overall Total Insured Values coverage limit.	
$1,000,000	Accounts Receivable, per occurrence
$1,000,000	Additional Expense
$40,000	Animals, annual aggregate
$1,000,000	Business Income
$500,000, or 25% of loss whichever is greater	Debris Removal, per occurrence
$1,000,000	Demolition Cost, Ordinance & Increased Cost of Construction, per occurrence
$500,000	Errors and Omissions, per occurrence
$250,000	Expediting Expense, per occurrence
$50,000	Fire Department Charges, per occurrence
$250,000	Fungus Cleanup Expense, annual aggregate
$1,000,000	Golf Course Tees to Greens
$50,000 Per Occurrence $1,000 Max per Tree	Lawns, Plants, Trees and Shrubs, Excludes Wind (see policy form for additional restrictions)
$4,000,000	New Locations, per occurrence – 60 days from the date new location(s) is first purchased, rented or occupied, whichever is earlier. See policy for details.
$250,000	Personal Property of Employees, per occurrence
$250,000	Pollution Cleanup Expense, annual aggregate
$500,000	Preservation of Property, per occurrence
$50,000	Professional Fees, per occurrence
$250,000	Property at Miscellaneous Unnamed Locations
$25,000	Recertification, per occurrence
$250,000	Service Interruption Coverage, per occurrence
$500,000	Transit, per occurrence
$1,000,000	Track and Fields

Property – Inland Marine
Major Exclusions

Property **Not** Covered includes but not limited to:

1. Animals, water, land including land on which the property is located, shrubs, trees, lawns, growing crops, or standing timber, except under conditions described in the "Extensions of Coverage" section of the policy.
2. Aircraft.
3. Property you sold under conditional sale, trust agreement, installment payment, or other deferred payment plan after such property has been delivered to the customer.
4. Caves, caverns, mines or any type, or any property contained within them.
5. Currency, money, notes or securities.
6. Dams, dikes or levees.
7. Contraband or property in the course of illegal transportation or trade.
8. Property covered under import or export ocean cargo policies.
9. Property you transport as a common carrier.
10. Property shipped by mail, unless sent registered or certified.
11. **Watercraft unless loss is from a specified peril and scheduled on the inland marine schedule.**
12. Vehicles licensed or designed for highway use, unless shown on the Property Declaration, Extensions of Coverage item U, and then no coverage for any **over the road coverage**, or collision with another vehicle or object. The AOP deductible applies per occurrence and in the event of a Named Storm the Named Storm deductible applies per vehicle rather than per location. This coverage is paid at actual cash value at time of loss.
13. Bulkheads, docks, piers, wharves, retaining walls, boardwalks or underwater conduits from: freezing and thawing; impact of watercraft; waves, or debris driven by waves; pressure or weight of ice or water, whether driven by wind or not; or sinking or settling.
14. Dune walkovers, unless loss is at a covered location and from a specified peril other than collapse. **No wind coverage is afforded for dune walkovers.**
15. Electrical or communication lines, towers, and poles you own that are not located on a "covered location" insured under this policy.
16. Personal property of volunteers.
17. Underground pipes, unless loss is from a specified peril.
18. If building has been vacant for more than 90 consecutive days before a loss or damage, the following perils will be excluded: Vandalism, Sprinkler leakage, unless the system has been protected against freezing, building glass breakage, water damage, theft or attempted theft.
19. Loss or damage to any portion of the roof, roof surfacing, awnings, or covered walkways that alters only the appearance of any portion of the roof, roof coverings, awnings or covered walkways (including but not limited to marring, pitting, scratches, or dents) but does not result in damage that allows the penetration of water through the roof covering or result in the failure of the roof covering to perform its intended function to keep out elements over an extended period of time. Roof coverings means shingles, tiles, cladding, metal or synthetic sheeting or similar materials covering the roof, and includes all materials used in securing the roof surface and all materials applied to or used under the roof surface for moisture protection.

Property – Inland Marine
Major Exclusions

Excluded Risks of Direct Physical Loss include but not limited to:

1. War, invasion, acts of foreign enemies, hostilities or war like operations, civil war, rebellion, revolution, insurrection, civil commotion, military, usurped power, or any act of terrorism
2. Biological or Chemical Materials
3. Electronic Data or Electronic Date Recognition Exclusion
4. Asbestos
5. Damage caused by electronic currents artificially generated.
6. Pollution, except as provided under "Extensions of Coverage"
7. Building ordinance enforcement or Government action
8. Nuclear reaction
9. Utility failure
10. Fungus, except as provided under "Extensions of Coverage"
11. Any offshore oil well or oil shipping/tanker incident and the ensuing oil spill

"Named Storm" Definition: "…*the direct action of wind**, including wind driven water and storm surge** when associated with or occurring in conjunction with a storm or weather disturbance which is named*…" Wind driven water and storm surge loss are NOT subject to Flood Sublimit and are included to the blanket limits.

Flood coverage in zones A or V, or within a 100 Year Flood Plain as designated by the United States Army Corps of Engineers, will have a special flood deductible equal to all flood insurance available for such property under the NFIP, whether purchased or not or 5% of the Total Insured Value at each affected location whichever is greater. If such property is not eligible for the National Flood Insurance Program because the community in which the property is located does not participate in the NFIP, the Special Flood Deductible will be $1,000,000 per insured location damaged in the flood occurrence or 5% of the Total Insured Value at each affected location whichever is greater.

Flood zones A will include, but not be limited to all the sub-classifications of AO, AH, AE, AR, A1 through A99, or any other sub-classification with the A prefix or designation. Flood zones V will include, but not be limited to all the sub-classifications of VO, VH, VE, VR V1 through V99, or any other sub-classification with the V prefix or designation. See policy form for special deductible restrictions.

Equipment Breakdown

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Covered Equipment: Covered Property built to operate under vacuum or pressure, other than weight of contents, or used for the generation, transmission or utilization of energy.

Coverage	Limit
Property Damage / Loss of Business Income / Additional Expense per accident	$2,898,745
Water Damage	$1,000,000
Ammonia Contamination	$1,000,000
Hazardous Substance Coverage	$1,000,000
Utility Interruption (24 Hour Waiting Period)	$2,000,000
Spoilage Damage	$250,000
Ordinance or Law	$1,000,000
Expediting Expenses	$1,000,000
Data or Media	$250,000
Fungus, Wet Rot, Dry Rot	$15,000

Deductibles: Same as Property – Building and Contents
24 Hours – Utility Interruption

Crime

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Limits of Liability and Coverage:

Coverage	Limit	Deductible
Employee Dishonesty, Including Faithful Performance	$100,000	$1,000
Forgery or Alteration Coverage	$100,000	$1,000
Theft, Disappearance and Destruction Coverage Inside Outside	 $100,000 $100,000	 $1,000 $1,000
Computer Fraud Coverage (Including Funds Transfer)	$100,000	$1,000

Notes of Importance:

1. Employee dishonesty coverage is excluded for those employees required by law to be individually bonded.

General Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: Occurrence

Coverage	Limit	Deductible
General Liability		
Bodily Injury and Property Damage, per Occurrence	$1,000,000	$0 Per Occurrence
Personal Injury and Advertising Injury, per Person/Occurrence	Included	
Products/Completed Operations, Aggregate	Included	
Fire Damage, per Occurrence	Included	
Medical Payments	$5,000	
Employee Benefits Liability, per Occurrence	$1,000,000	
Sublimits		
Vicarious Law Enforcement Liability, per Occurrence	$1,000,000	Same as General Liability
Principle of Eminent Domain Including Inverse Condemnation, "Bert J. Harris, Jr., Private Property Rights Protection Act" per Occurrence / Annual Aggregate.	$100,000	
Sewer Backup and Water Damage: Non-Negligent Claims Negligent Claims.	 $10,000/$200,000 $200,000/$200,000	
Herbicide and Pesticide, per Occurrence	$1,000,000	

Additional Coverages Included:

1. EMT/Paramedic Professional Services
2. Premises Operations
3. "Insured" Contracts
4. Host Liquor Liability
5. Broad Form Property Damage Subject to $2,500 Personal Property of Others Sublimit
6. Watercraft Liability (under 52 feet). See policy form for limitations
7. Limited Worldwide Coverage
8. Failure to Supply Water
9. Communicable Disease (Correctional Facilities and Health Care Facilities - $300,000 Limit)

Notes of Importance:

1. Premium is not audited.
2. Defense Costs are paid in addition to policy limits.
3. In the event an occurrence, accident or offense continues beyond the policy period, the applicable deductible would apply separately to each policy period in which the occurrence, accident or offense was committed or was alleged to have been committed.
4. Limits of Liability are subject to Florida Statute 768.28.
5. Deductible does not apply to claims expense.

General Liability

Exclusions, include but not limited to:

- Expected or intended injury
- Contractual Liability
- Liquor Liability
- Workers' Compensation and similar laws
- Employer's Liability
- Pollution
- Aircraft, Auto or Watercraft
- Mobile Equipment
- War
- Damage to Your Property, Product or Work
- Damage to Impaired Property or Property Not Physically Injured
- Recall of Products, Work or Impaired Property
- Racketeering
- Law Enforcement, except for vicarious liability arising out of an act or omission by a law enforcement agency that is not owned, operated or controlled by the "Covered party" if there is a contract with an outside agency to provide law enforcement for your entity.
- Asbestos, Mold, Fungi, or Bacteria
- Liability arising out of or caused or contributed to by any ownership, maintenance, operation, use, loading, unloading or control of or responsibility for any airfield, airport, aircraft, runway, hangar, building or other property or facility designed for, used, connected, associated or affiliated with or in any way related to aviation or aviation activities; this exclusion does not apply to premises exposure for those common areas open to the public including but not limited to parking areas, sidewalks, and terminal buildings.
- Failure or inability to supply or any interruption of any adequate quantity of power, steam, pressure, or fuel
- Subsidence, erosion or earth movement.
- Hospital / Clinic Medical Malpractice or Health Care Facilities
- Professional Health Care Services, but not including emergency medical services for first aid performed by emergency medical technicians, paramedics or Medical Director while in the course and scope of their duties.
- ERISA
- Actual or alleged illegal discrimination
- Injunctive, declaratory or equitable relief
- Actual or alleged deterioration, bursting breaking, leaking, inadequacy, design of, control of, maintenance of, or any other alleged responsibility for any structure device, or water course, natural or man-made, including, but not limited to: dams, reservoirs, levees, banks, embankments, gates, canals, ditches, gutters, sewers, aqueducts, channels, culvert, retaining walls, drains, tanks, watershed, or drains, a purpose of which is the containing, carrying, impeding, channeling, diverting, or draining of water or other liquid. Does not apply only as to the bursting or failure of man-made sewer, storm water, grey water or potable water supply pipes owned and maintained by Covered Party.
- Sexual abuse after initial discovery
- Perflouroalkyl and Polyflouroalkyl group of manufactured chemicals including, but not limited to the PFAS sub-groups: perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA), and Perfluorohexane sulfonate acids (PFHxS).

Deadly Weapon Protection

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: Claims Made

Deadly Weapon Protection – Claims Made Retroactive Date: 5/1/2026		
Coverage	**Limit**	**Deductible**
Deadly Weapon Event (Including Claims Expenses), per event	$1,000,000	$0 Per Event
Deadly Weapon Protection – Sublimits		
Business Interruption	Included	$0 Per Event
Demolition, Clearance, and Memorialization, per event	$250,000	
Extra Expense, per event	$250,000	
Crisis Management	Included	
Property Damage Extension, per event	Included	
Counseling Services, per event	$250,000	
Funeral Expenses, per event	$250,000	
Claims Expenses	Included	
Medical Expense, per person	$25,000	
Accidental Death & Dismemberment, per person	$50,000	

Notes of Importance:

1. **Coverage limited to scheduled locations only.**
2. Premium is not audited.
3. Defense Costs are paid within the policy limits.
4. Deductible does not apply to claims expense.

Any Event that occurs at a Location which has been specifically leased or loaned by the District to any other entity or individual to host a permitted event planned and ticketed for more than 15,000 attendees over the duration of the event, MUST BE reported to AND APPROVED by *Preferred* PRIOR to event. The Trust may, at their discretion, charge an additional premium and/or impose additional conditions specifically for that event.

Deadly Weapon Protection

Exclusions include but are not limited to:

- Loss of market, income or use at the property physically lost or physically damaged.
- Confiscation, nationalization, requisition, destruction or damage to property by any authority.
- Criminal, dishonest, fraudulent or malicious conduct by the Covered Party.
- Negligent act, error, omission, misstatement, misleading statement, neglect or breach of duty by the Directors or Officers
- Euthanasia.
- Vehicle not defined as a Road Vehicle;
- Weapon mounted (or designed to be mounted) on a vehicle;
- Weapon, device or substance delivered by an airborne weapon delivery system including, but not limited to, fixed wing aircraft, helicopter or drone.
- Injury or death to employees of the Covered Party, except for Crisis Management Services, Counselling Services, and Funeral Expenses endorsed by Extension to this Coverage Agreement.
- Claim or Claims made by, or on behalf of, any Assailant(s).
- Use or operation, as a means for inflicting harm, of any computer, computer system, computer software program, malicious code, computer virus or process or any other electronic system.
- Nuclear, Chemical, Biological, Bio-Chemical, Electromagnetic or Radioactive Weapons.
- Mental injury or mental anguish related claim where no actual Bodily Injury has occurred to the claimant.
- Covered Party's recklessness or deliberate misconduct.
- Mercy Killing(s).
- Covered Party except for employee while they are a recipient of Business Services being provided by the Covered Party.
- Pollutant or Contaminant.
- Goods or products designed, manufactured, constructed, altered, repaired, serviced, treated, sold, supplied or distributed by the Covered Party.
- Property Damage in respect of property:
    - owned, leased, rented or occupied by the Covered Party.
    - in the care, custody or control of the Covered Party or the care, custody or control of any person under contract with the Covered Party.
- Punitive or exemplary damages, sanctions or any additional damages resulting from the multiplication of compensatory damages.
- Strikes, labor unrest, riots or civil commotion.
- Suicide.
- War, invasion, acts of foreign enemies, hostilities or warlike operations, civil war, rebellion, revolution, insurrection, civil commotion assuming the proportions of, or amounting to, an uprising, military power.
- Swatting and any other fictitious event of hoax.

Deadly Weapon Protection

Claims Made Policy:
When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

Extended Reporting Periods:
Preferred provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

Automatic Extended Reporting Period – continued coverage granted for a period of 90 days following the effective date of termination or nonrenewal, but only for Claims first made during the 90 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Public Officials Liability/Employment Practices Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: **POL/EPLI:** Claims Made – Duty to Defend

Coverage	Limit	Deductible
Public Officials Liability Retroactive Date: Full Prior Acts		
Per Claim	$1,000,000	$0 Per Claim
Employment Practices Liability Retroactive Date: Full Prior Acts		
Per Claim	$1,000,000	$0 Per Claim
Sublimits		
Employee Pre-Termination Legal Consultation Services Per Employee Aggregate	 $2,500 $5,000	
Non-Monetary Claims Defense Costs, Aggregate	$100,000	

Notes of Importance:

1. Defense Costs are paid in addition to policy limits.
2. Deductible does not apply to claims expense.
3. Broadened definition of “Who is an Insured.”
4. Limits of Liability are subject to Florida Statute 768.28.

Public Officials Liability/Employment Practices Liability

Exclusions, include but not limited to:

- Criminal Acts
- Non-Monetary relief except as provided in the Supplementary Payments
- Bodily Injury, Personal Injury, Property Damage, Advertising Injury
- Damages arising out of Inverse Condemnation, Eminent Domain, Temporary or Permanent taking, Adverse Possession, Dedication by adverse Use, Condemnation Proceedings, or claims brought under Florida Statute 70.001 the "Bert J. Harris Jr., Private Property Rights Protection Act" or any similar claim by whatever named called.
- War, Invasion, Acts of foreign enemies, hostiles or warlike operations, strike, lock-out, riot, civil war, rebellion, revolution, insurrection or civil commotion
- Failure to effect and maintain insurance
- Fiduciary Liability
- Pollution
- Workers' Compensation, Employers Liability and similar laws
- Nuclear
- ERISA of 1974, any similar state or local laws, and any rules and regulations promulgated thereunder and amendments thereto.
- Infringement of copyright, trademark, plagiarism, piracy or misappropriation of any ideas or other intellectual property
- Contractual Liability
- Health Care Professional or Health Care Facilities
- Prior and Pending claims
- Workers' Adjustment and Retraining Notification Act, OSHA, RICO, or ADA
- Law Enforcement Activities
- Insured vs. Insured
- Bonds, Taxes or Construction contracts
- Collective Bargaining Agreements
- Capital Improvement to make property more accessible or accommodating to disabled persons
- Punitive Damages
- Return or improper assessment of taxes, assessments, penalties, fines, fees
- Activities of any attorney-at-law, medical personnel, architect, engineer or accountant, in the scope of their professional duties, except for claims made against them as Public Officials or Employees
- Media Wrongful Act
- Access or Disclosure of Confidential or Personal Information and Data-related Liability
- Perflouroalkyl and Polyflouroalkyl group of manufactured chemicals including, but not limited to the PFAS sub-groups: perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA), and Perfluorohexane sulfonate acids (PFHxS).

Public Officials Liability/Employment Practices Liability

Claims Made Policy:

When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

Extended Reporting Periods:

Preferred provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

Automatic Extended Reporting Period – continued coverage granted for a period of 60 days following the effective date of termination or nonrenewal, but only for Claims first made during the 60 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Optional Extended Reporting Period – The Public Entity shall have the right, upon payment of up to 200% of the expiring premium, to purchase an Optional Extended Reporting Period, for the period of 12 months following the effective date of the cancellation or nonrenewal, but only for Claims first made during the Optional Extended Reporting Period and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Cyber Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Form: Claims Made – Duty to Defend

Cyber Liability Retroactive Date: 5/1/2026		
Coverage	**Limit**	**Deductible**
Policy Limit – Annual Aggregate	**$2,000,000**	**Per Below**
Third Party Liability Coverage		
Privacy & Security Liability, each claim	$2,000,000	$25,000
Media Content Services Liability, each claim	$2,000,000	$25,000
PCI DSS, sublimit	$1,000,000	$25,000
First Party Liability Coverage		
Cyber Extortion & Ransomware, each claim	$500,000	$25,000
Data Breach & Crisis Management, each claim	$2,000,000	$25,000
Data Recovery, each claim	$2,000,000	$25,000
Business Interruption / Extra Expense, each claim	$2,000,000	$25,000/12 Hr.
Cyber Crime, refer to form for sublimits – Annual Aggregate Social Engineering Financial Fraud* Funds Transfer Fraud Invoice Manipulation	**$500,000** $500,000 $500,000 $500,000	$25,000 $25,000 $25,000 $25,000
Utility Fraud, refer to form for sublimits – Annual Aggregate Crypto Jacking Telecommunications Fraud	**$500,000** $500,000 $500,000	$25,000 $25,000 $25,000
System Failure – BI/EE, sublimit	$2,000,000	$25,000/12 Hr.
Dependent Business Interruption – System Failure, BI/EE, sublimit	$2,000,000	$25,000/12 Hr.
Bricking Coverage, sublimit	$1,000,000	$25,000
Consequential Reputation Loss Period of Restoration	$1,000,000 6 Months	14 Days

*Social Engineering Financial Fraud – Coverage shall only apply if you verify the instruction to transfer money or securities by following a pre-arranged callback or other established procedural method to authenticate the validity or the request prior to acting upon any transfer instructions.

Cyber Liability

Notes of Importance:

1. Defense Costs are included in the policy limits.
2. Deductible does apply to claims expense.

Exclusions, include but not limited to:

- Deliberate Acts / Personal Profit
- Prior Acts
- Bodily Injury / Property Damage
- Employment Practices
- Ownership
- Covered Party vs. Covered Party
- ERISA/Securities
- Pollution
- Contractual except when assumed under contract
- Guarantees
- Advertising
- Business Practice
- Patent
- Privacy
- Governmental Action
- Software Responsibility
- Act of God
- Recover of Profits, Royalties and Fees
- RICO
- Trade Secrets
- War
- Infrastructure Failure electrical, mechanical, Internet, telecommunication, cable or satellite failure, fluctuation or outage not under the operational control of the Insured, however caused, including any electrical power interruption, short circuit, surge, brownout or blackout, however this exclusion shall not apply to a telecommunications fraud event.
- Governmental Orders any court order or damaged requiring the Covered Party to provide law enforcement, any administrative, regulatory or judicial body or any other governmental authority access to personally identifiable information, protected health information, or confidential business information.
- Over-Redemption price discounts, prizes, awards, coupons, or any other valuable consideration given in excess of the contracted or expected amount.
- Perflouroalkyl and Polyflouroalkyl group of manufactured chemicals including, but not limited to the PFAS sub-groups: perfluorooctane sulfonate (PFOS), perfluorooctanoic acid (PFOA), and Perfluorohexane sulfonate acids (PFHxS).

Cyber Liability

Claims Made Policy:

When a policy is on a claims-made basis, coverage triggers based on the actual filing date or receipt of the claim, in addition to the date of loss or injury. It handles any insured loss or claim filed during the policy period, regardless of when the actual loss or injury occurred, subject to the retroactive date on the declarations. Claims-made coverage applies only to covered losses that occur after the retroactive date.

Extended Reporting Periods:

Preferred provides the following Extended Reporting Periods options in the event coverage is cancelled or non-renewed:

Automatic Extended Reporting Period – continued coverage granted for a period of 60 days following the effective date of termination or nonrenewal, but only for Claims first made during the 60 days and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Optional Extended Reporting Period – The Covered Party shall have the right to purchase an Optional Extended Reporting Period for up to 6 years following the effective date of the cancellation or nonrenewal, as shown below:

- Option 1 – 100% for 1 Year
- Option 2 – 150% for 2 Years
- Option 3 – 175% for 3 Years
- Option 4 – 250% for 6 Years

but only for Claims first made during the Optional Extended Reporting Period and arising from Wrongful Acts taking place prior to the effective date of the termination or nonrenewal.

Automobile Liability

Term: October 1, 2026 to October 1, 2027

Company: Preferred Governmental Insurance Trust (*Preferred*)

Coverage	Limit	Symbol	Deductible
Automobile Liability			
Primary Bodily Injury and Property Damage Liability – Combined Limit	$1,000,000	8,9	$0 Each Accident
Personal Injury Protection	Statutory	5	$0 Per Person
Medical Payments	N/A	N/A	N/A
Uninsured Motorist	N/A	N/A	N/A

Coverage and Notes of Importance:

1. Defense Costs are paid in addition to policy limits.
2. Hired and non-owned liability is included.
3. Premium is based on number of vehicles and subject to adjustment if schedule is changed.
4. Limited Replacement Cost provided for owned and scheduled private passenger vehicle, light truck or sport utility vehicle that is involved in a covered total loss if the vehicle has less than 18,000 miles and is within the first 12 months of being scheduled at the time of the total loss. This coverage does not apply to police vehicles or any other vehicle types already listed.
5. Physical Damage coverage paid at Actual Cash Value or 110% of the value reported on the schedule, whichever is less. Please see policy for complete details.
6. Limits of Liability are subject to Florida Statute 768.28.

Automobile Liability

Description of Covered Auto Designation Symbols:

SYMBOL		DESCRIPTION
1	=	ANY "AUTO"
2	=	ALL OWNED "AUTOS" ONLY. Only those "autos" you own and or lease (and for Liability Coverage any "trailers" you don't own while attached to power units you own). This also includes all those "autos" you acquire ownership of after the coverage agreement begins.
3	=	OWNED PRIVATE PASSENGER "AUTOS" ONLY. Only the private passenger "autos" you own. This includes those private passenger "autos" you acquire ownership of after the coverage agreement begins.
4	=	OWNED "AUTOS" OTHER THAN PRIVATE PASSENGER "AUTOS" ONLY. Only those "autos" you own that are not of the private passenger type (and for Liability Coverage any "trailers" you don't own while attached to power units you own). This includes those "autos" not of the private passenger type you acquire ownership of after the coverage agreement begins.
5	=	OWNED "AUTOS" SUBJECT TO NO-FAULT. Only those "autos" you own and or lease that are required to have No-Fault benefits in the state where they are licensed or principally garaged. This includes those "autos" you acquire ownership of after the coverage agreement begins provided they are required to have No-Fault benefits in the state where they are licensed or principally garaged.
6	=	OWNED "AUTOS" SUBJECT TO A COMPULSORY UNINSURED MOTORIST LAW. Only those "autos" you own and or lease that because of the law in the state where they are licensed or principally garaged are required to have and cannot reject Uninsured Motorists Coverage. This includes those "autos" you acquire ownership of after the coverage agreement begins provided they are subject to the same state uninsured motorists requirement.
7	=	SPECIFICALLY DESCRIBED "AUTOS". Only those "autos" described in ITEM THREE of the Declarations for which a premium charge is shown (and for Liability Coverage any "trailers" you don't own while attached to any power unit described in ITEM THREE).
8	=	HIRED "AUTOS" ONLY. Only those "autos" you hire rent or borrow. This does not include any "auto" you lease, hire, rent, or borrow from any of your employees or partners or members of their households.
9	=	NONOWNED "AUTOS" ONLY. Only those "autos" you do not own, hire, rent or borrow that are used in connection with your business. This includes "autos" owned by your employees or partners or members of their households but only while used in your business.

Premium Recapitulation

	Annual Premium	Check Option Accept	Check Option Reject
***Preferred* Package**			
Property including Equipment Breakdown	$18,856.00	☐	☐
Inland Marine	Included	☐	☐
Crime / Employee Dishonesty	$500.00	☐	☐
General Liability	$2,000.00	☐	☐
Deadly Weapon Protection*	Included		
Public Officials / Employment Practices Liability	$2,400.00	☐	☐
Cyber Liability	$501.00	☐	☐
Automobile Liability	$600.00	☐	☐
Package Payment Plan:	Annual		

***Deadly Weapon Protection Coverage: Any Event that occurs at a Location which has been specifically leased or loaned by the District to any other entity or individual to host a permitted event planned and ticketed for more than 15,000 attendees over the duration of the event, MUST BE reported to AND APPROVED by *Preferred* PRIOR to event. The Trust may, at their discretion, charge an additional premium and/or impose additional conditions specifically for that event.**

I authorize Brown & Brown to request the underwriters to bind coverage on the items indicated above and acknowledge receipt of the Compensation and Financial Condition Disclosure(s) provided in this proposal.

SIGN HERE

_____
(Signature)

_____
(Name & Title)

_____
(Date)

Notes of Importance:

1. Quotes provided in the proposal are valid until 10/01/2026. After this date terms and conditions are subject to change by the underwriters.

2. *Preferred* is not subject to the Florida Insurance Guaranty Act, in the event it becomes unable to meet its claims payment obligations. However, insured is named on excess of loss policies.

3. Some of the Carriers of the *Preferred* excess of loss policies are issued pursuant to the FL Surplus Lines laws. Entities insured by surplus lines carriers do not have the protection of the FL Insurance Guaranty Act to the extent of any right of recovery for the obligation of an insolvent, unlicensed insurer.

4. Quote is subject to review and acceptance by *Preferred* Board of Trustees.

5. Premiums are subject to change if all lines of coverage quoted are not bound. **Premiums are subject to 25% minimum premium upon binding.**

6. Not all coverages requested may be provided in this quotation.

7. Flood quotes from NFIP may be available. Please advise your agent if you have property located in zones A or V and would like to have separate NFIP quotes.

8. Property values are based on information supplied by you. You should have reviewed your property schedule and as you deem necessary have appraisals done to verify your reported values are accurate based on current market conditions.

9. The Trust requires all Members to maintain valid and current certificates of workers' compensation insurance for all work performed by persons other than its employees.

10. **The total premium is due within 30 days of inception. Premium financing can be arranged if needed.**

11. Quote is not bound until written orders to bind are received from the insured and the Trust subsequently accepts the risk.

12. Should signed application reveal differing details/data than original application received, the entire quote/binder is subject to revision and possible retraction.

13. Higher limits of liability may be available. Please consult with your agent.

14. This proposal is based upon exposures to loss made known to Brown & Brown. Any changes in exposures (i.e. new operations, new acquisitions of property or change in liability exposure) need to be promptly reported to us in order that proper coverage may be put into place.

15. **This proposal is intended to give a brief overview. Please refer to coverage agreements for complete information regarding definition of terms, deductibles, sub-limits, restrictions and exclusions that may apply. In the event of any differences, the policy will prevail.**

Retail Compensation Disclosure

Compensation: As a licensed insurance producer/broker/agent, Brown & Brown entities ("we") are generally authorized by our license to confer with insurance purchasers about the benefits, terms and conditions of insurance contracts; to offer advice concerning the substantive benefits of particular insurance contracts; to sell insurance; and to obtain insurance for purchasers. Our role as an insurance producer in any ordinary transaction typically involves one or more of these activities.

We will receive compensation in the form of commission or fees for assistance with the placement, servicing, claims handling, or renewal of your insurance coverages. Commission compensation will be based on the insurance contract you purchase and may vary depending on a number of factors including the insurance contract(s) and the insurer(s) the purchaser selects. In addition to the commissions or fees received by us for assistance with the placement, servicing, claims handling, or renewal of your insurance coverages, other parties, such as excess and surplus lines brokers, wholesale brokers, reinsurance intermediaries, underwriting managers and similar parties, some of which may be owned in whole or in part by Brown & Brown, Inc., may also receive compensation for their role in providing insurance products or services to you pursuant to their separate contracts with insurance or reinsurance carriers. That compensation is derived from your premium payments. Additionally, it is possible that we, or our corporate parents or affiliates, may receive contingent payments or allowances from insurers based on factors which are not customer-specific, such as the performance and/or size of an overall book of business produced with an insurer. We generally do not know if such a contingent payment will be made by a particular insurer, or the amount of any such contingent payments, until the underwriting year is closed. That compensation is partially derived from your premium dollars, after being combined (or "pooled") with the premium dollars of other insureds that have purchased similar types of coverage. We may also receive invitations to programs sponsored and paid for by insurance carriers to inform brokers regarding their products and services, including possible participation in company-sponsored events such as trips, seminars, and advisory council meetings, based upon the total volume of business placed with the carrier you select. We may, on occasion, receive loans or credit from insurance companies. Additionally, in the ordinary course of our business, we may receive and retain interest on premiums you pay from the date we receive them until the date of premiums are remitted to the insurance company or intermediary. In the event that we assist with placement and other details of arranging for the financing of your insurance premium, we may also receive a fee from the premium finance company.

If an intermediary is utilized in the placement of coverage, the intermediary may or may not be owned in whole or part by Brown & Brown, Inc. or its subsidiaries. Brown & Brown entities operate independently and are not required to utilize other companies owned by Brown & Brown, Inc., but routinely do so. In addition to providing access to the insurance company, the Wholesale Insurance Broker/Managing General Agent may provide additional services including, but not limited to: underwriting; loss control; risk placement; coverage review; claims coordination with insurance company; and policy issuance. Compensation paid for those services is derived from your premium payment, which may on average be 15% of the premium you pay for coverage, and may include additional fees charged by the intermediary.

You may obtain information about compensation expected to be received by us based in whole or part on the sale of insurance to you, and (if applicable) compensation expected to be received based in whole or part on any alternative quotes presented to you by us, by requesting such information from us.

Questions and Information Requests. If you have any questions, or require additional information, please contact your Brown & Brown team, or, if you prefer, submit your question or request online at https://www.bbrown.com/us/contact/contact-general/

PREFERRED Compensation Disclosure

We appreciate the opportunity to assist with your insurance needs. Information concerning compensation paid to other entities for this placement and related services appears below. Please do not hesitate to contact us if any additional information is required.

Public Risk Underwriters is owned by Brown & Brown, Inc. Brown & Brown entities operate independently and are not required to utilize other companies owned by Brown & Brown, Inc., but routinely do so.

For the policy year presented herein, your insurance was placed with Preferred Governmental Insurance Trust (*Preferred*). *Preferred* is an independent entity formed by Florida public entities through an Interlocal Agreement for the purpose of providing its members with an array of insurance coverages and services. *Preferred* has contracted with entities owned by Brown & Brown, Inc. to perform various services. As explained below, those Brown & Brown entities are compensated for their services.

Preferred has contracted with Public Risk Underwriters (PRU), a company owned by Brown & Brown, Inc., to administer *Preferred*'s operations. The administrative services provided by PRU to *Preferred* include:

- Underwriting
- Coverage review
- Marketing
- Policy Review
- Accounting
- Issuance of *Preferred* Coverage Agreements
- *Preferred* Member Liaison
- Risk Assessment and Control

Pursuant to its contract with *Preferred*, Public Risk Underwriters of Florida, Inc. (PRU) receives an administration fee, based on the size and complexity of the account, up to 9.75% of the *Preferred* premiums billed and collected.

Preferred also utilizes wholesale insurance brokers, some of which (such as Peachtree Special Risk Brokers and Apex Insurance Services) are owned by Brown & Brown, Inc., for the placement of *Preferred*'s insurance policies. The wholesale insurance broker may provide the following services to *Preferred*:

- Risk Placement
- Coverage review
- Claims Liaison with Insurance Company
- Policy Review
- Current Market Intelligence

The wholesale insurance broker's compensation is largely dictated by the insurance company. It typically ranges between 5% and 10% of the premiums you pay to *Preferred* for your coverage.

Notice of Carrier Financial Status

Brown & Brown, Inc., its subsidiaries and affiliates do not certify, warrant or guarantee the financial soundness or stability of any insurance carrier or alternative risk transfer entity. We endeavor to place your coverage with insurance carriers rated "A-" or better by AM Best Company. However, we cannot predict whether a company's financial condition will improve or deteriorate over time.

This notice is provided to allow you to make an informed decision regarding the placement of your insurance. Upon your request, we will attempt to obtain alternative quotes from insurance carriers rated "A-" or better by AM Best Company. Please note the following with regard to the placement of the insurance indicated below and with regard to any subsequent renewal of such insurance:

- Insurance coverage is being quoted with/provided by the Preferred Governmental Insurance Trust ("Preferred"), which is a Florida local government self-insurance fund established pursuant to Section 624.4622, Florida Statutes. The Trust is not rated by the AM Best Company or subject to the protections afforded by any state guaranty fund or association.

- The financial condition of insurance companies and other coverage providers including local government self-insurance funds/trusts may change rapidly and is beyond the control of Brown & Brown.

- You have had an adequate opportunity to make a thorough and complete inquiry into the financial condition and the terms and conditions of membership in Preferred, including reviewing it with your accountants, legal counsel and advisors, and enter into this relationship knowingly, voluntarily and with a full understanding of the risks.

Named Insured:	Buckhead Trails Community Development District
Line of Coverage(s):	Property/Equipment Breakdown, Inland Marine, Crime, General Liability and Employee Benefits Liability, Public Officials and Employment Practices Liability, Cyber Liability, Automobile Liability, Deadly Weapon
Policy Number(s):	PK FL1 0294971 26-02 01
Policy Period(s):	10/01/2026 to 10/01/2027
Date of Notice:	8/14/2026

*** AM Best Rating Guide: Rating for Stability: A++ to F = Highest to lowest rating**
Financial Size Category: XV to I - Largest to smallest rating

Guide to Bests Ratings		
Best Category	**Rating**	**Description**
Secure	A++	Superior
Secure	A+	Superior
Secure	A	Excellent
Secure	A-	Excellent
Secure	B++	Very Good
Secure	B+	Very Good
Vulnerable	B	Fair
Vulnerable	B-	Fair
Vulnerable	C++	Marginal
Vulnerable	C+	Marginal
Vulnerable	C	Weak
Vulnerable	C-	Weak
Vulnerable	D	Poor
Vulnerable	E	Under Regulatory Supervision
Vulnerable	F	In Liquidation
Vulnerable	S	Rating Suspended
Not Rated	NR-1	Insufficient Data
Not Rated	NR-2	Insufficient Size and/or operating experience
Not Rated	NR-3	Rating Procedure Inapplicable
Not Rated	NR-4	Company Request
Not Rated	NR-5	Not Formally Followed
Rating Modifier	u	Under Review
Rating Modifier	q	Qualified
Affiliation Code	g	Group
Affiliation Code	p	Pooled
Affiliation Code	r	Reinsured

Guide to Best's Financial Size Categories		
Reflects size of insurance company based on their capital, surplus and conditional reserve funds in U.S. dollars.	**I**	Less than $1,000,000
	II	$1,000,000 - $2,000,000
	III	$2,000,000 - $5,000,000
	IV	$5,000,000 - $10,000,000
	V	$10,000,000 - $25,000,000
	VI	$25,000,000 - $50,000,000
	VII	$50,000,000 - $100,000,000
	VIII	$100,000,000 - $250,000,000
	IX	$250,000,000 - $500,000,000
	X	$500,000,000 - $750,000,000
	XI	$750,000,000 - $1,000,000,000
	XII	$1,000,000,000 - $1,250,000,000
	XIII	$1,250,000,000 - $1,500,000,000
	XIV	$1,500,000,000 - $2,000,000,000
	XV	Greater than $2,000,000,000

Brown & Brown always strives to place your coverage with highly secure insurance companies. We cannot, however, guarantee the financial stability of any carrier.

Preferred® PGIT GOVERNMENTAL INSURANCE TRUST

Public Entity Application
PO Box 958455
Lake Mary, FL 32795-8455
Phone: 321-832-1450
Fax: 321-832-1496

Public Entity Application
Renewal Application Muni
Coverage Term: 10/01/2026 to 10/01/2027

General Member Information	
Name: Buckhead Trails Community Development District	
Mailing: c/o Inframark Management Services - Tampa	
2005 Pan Am Circle, Suite 300	
City/State/Zip: Tampa, Florida 33607	
Physical: 2005 Pan Am Circle, Suite 300	
City/State/Zip: Tampa, Florida 33607	
Member Contact Information Contact: Jayna Cooper	**Additional Member Information** FEIN: NCCI Risk ID:
Title: District Manager	Population: 0
Phone#: 813-608-8242 Fax#:	County: Hillsborough
Email: jayna.cooper@inframark.com	Member Type: Community Development District
Agency Information	**Agency Contact Information**
Agency: Risk Management Associates, Inc.	Contact: Devyn Donley
Address: 300 North Beach Street	Phone#: 3862394070
City/State/Zip: Daytona Beach , Florida 32114	Fax#:
Phone#: (386) 252-6176 Fax#: (386) 239-4049	Email: devyn.donley@bbrown.com

CERTIFICATION

The undersigned being authorized by and acting on behalf of the applicant and all persons/concerns seeking insurance, has read and understands this Application, including any appendices and/or supplements, and declares that all statements set forth herein are true, complete and accurate. The undersigned acknowledges and agrees that the submission and the Trust's receipt of such written report, prior to the inception of the coverage agreement applied for, is a condition precedent to coverage.

The signing of this Application does not bind the undersigned to purchase the coverage, nor does the review of same bind The Trust to issue a coverage agreement. This application shall be the basis of the contract, should one be issued.

This Application must be signed by the "Ranking Elected/ Appointed Official" of the Entity making the application (e.g. Chair, President, Superintendent or Executive Director of the Educational Entity) or the Risk Manager (or ranking official) assigned this function.

SIGNATURE: _____ SIGN HERE

TITLE: _____

DATE: _____

NOTICE TO APPLICANT

For your protection, the following Fraud Warning is required to appear on this application:

FLORIDA FRAUD STATEMENT

Any person who knowingly and with intent to injure, defraud or deceive any insurer, files a statement of claim or an application containing any false, incomplete or misleading information is guilty of a felony of the third degree.

Coverages Selected:

Auto Liability	Y	Auto Physical Damage	N
Boiler & Machinery	N	Crime	Y
Flood	N	Garage Keepers	N
General Liability	Y	Inland Marine	N
Professional Liability	Y	Property	N
Cyber Liability	Y		

Coverage/Exposure Summary:

Line of Business	Exposure Coverage	Applicable/Not Applicable
General Question	Application general Information	
General Question	Excess WC (Standards Limits are $1M/$1M/$1M	Not Applicable
General Question	SIR – TPA Information	Not Applicable
General Question	Stop Loss	Not Applicable
Auto Liability	Coverage	Applicable
Auto Physical Damage	Coverage	Not Applicable
Crime	Coverage	Applicable
Cyber Liability	Coverage	Applicable
Garage Keepers	Coverage	Not Applicable
General Liability	Coverage	Applicable
General Liability	Operations: Elder Care/Respite Care	Not Applicable
General Liability	Operations: Special Events, Fairs or Carnivals	Not Applicable
General Liability	Operations: Supervision Abuse Prevention (Required)	Applicable
Professional Liability	Law Enforcement	Not Applicable
Professional Liability	POL/ELL/EPLI	Applicable
Property	Coverage	Not Applicable

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Initial_____Date_____

APPLICATION GENERAL INFORMATION

General Questions	Response
Account CSR:	Jessica Conway
Agent Name:	Devyn Donley
Primary Member Contact:	Jayna Cooper
If New Primary Contact include name, phone and email address:	Jayna Cooper 813-608-8242 jayna.cooper@inframark.com
Requested Effective Date:	10/01/2026
Requested Termination Date:	10/01/2027
Bid Date (if Applicable, Attach RFP copy):	
Need by Date:	8/14/2026
Is this new business? If it is new business, please complete and attach the 'Expiring Information' form. Template can be found under 'Agent Documents' at the top of the page (Application is not complete without this information).	No
Have you been with PGIT less than 5 years? If Yes - complete and attach the 'Loss Summary' form or a 'No Known Losses' letter. Template can be found under 'Agent Documents' at the top of the page (Application is not complete without this information).	Yes
Member's FEIN	
NCCI Risk Id #	
Population	0
Have you attached the most recent audited financials/budget?	
Please Enter Full Detail Description of Operations	
Installment Schedule: (Only Available for premium > 100k, pay plan is agency bill)	Annual
Do you have a Risk Manager? (If yes, please provide name and number in comment box)	No
Do you have a Human Resource or Personnel Department? (If No please describe handling of this function in comment box)	No
Number of Full Time Police?	0
Number of Full Time Fire?	0
Number of Full Time all other Personnel?	0
Number of Part Time Police?	0
Number of Part Time Fire?	0
Number of Part Time All Other Personnel including Seasonal personnel?	0
Number of Volunteers Police?	0
Number of Volunteers Fire?	0
Number of Volunteers All Others?	0
Police - Estimated Payroll	$0
Fire - Estimated Payroll	$0
All Other - Estimated Payroll	$0

Initial_____Date_____ INITIAL HERE

COVERAGE INFORMATION- PROFESSIONAL LIABILITY- PUBLIC OFFICIALS & EMPLOYMENT PRACTICES

THIS IS AN APPLICATION FOR "CLAIMS MADE AND REPORTED" COVERAGE

POL/EPLI General Questions	Response
1 - POL Limit:	$1,000,000
2 - POL Deductible:	$0
3 - EPLI Limit:	$1,000,000
4 - EPLI Deductible:	$0
5 - POL Retro Date	
6 - EPLI Retro Date	
7 - If New Business - Who is your current POL/EPLI carrier?	EGIS
8 - If new business - What is your current POL/EPLI Limit?	$1,000,000
9 - If new business - What is your current POL/EPLI Deductible?	$0
10 - If new business, is your current coverage claims made or occurrence?	Claims Made
11 - Has your POL/EPLI coverage ever been cancelled or non-renewed? (If yes describe answer in comment box)	No
12 - Total Number of Board Members?	
13 - Are Board members Elected? (Y/N) (If no, describe who they are appointed by in comment box)	
14 - Number of employees who hold professional designations	0
15 - Has any bond issue been defeated within the past three years?	No
16 - If yes, has the proposal been resubmitted or is it expected to be resubmitted?	No
17 - Has the public entity been in default on the principal or interest on any bond? (if yes, please provide details in comment box)	No
18 - Do you have a zoning commission? (Y/N)	Yes
19 - Does your legal counsel attend all meetings of the planning and zoning board?	Yes
20 - Do officials receive training with respect to open meetings and hearing regulations?	Yes
21 - Do you have a written master plan for economic development? (If yes, please select the year)	
22 - Do you have formally approved land use ordinances that have been reviewed by legal counsel?	Yes
23 - Do you have a formal procedure to file for a variance to land use statutes?	Yes
24 - Do you have a formal process for application and approval of permits and licenses?	Yes
25 - Do you have a formal written policy prohibiting elected officials and/or board members from sitting on decisions in which they may have a conflict of interest?	Yes
26 - If with Preferred less than 5 years, have you had any disputes or claims involving a wrongful taking, zoning variance or land use right? (If yes, provide details in comment box). Please note providing details here does not qualify as reporting a claim.	No
27 - If with Preferred less than 5 years, have you had any disputes or claims involving the approval of building permits, design, or code enforcement? (If yes, provide details within comment box.) Please note providing details here does not qualify as reporting a claim	No

Print Date: 8/4/2026

Initial_____Date_____ INITIAL HERE

28 - If with Preferred less than 5 years, have you had any disputes, claims, or complaints involving open or closed landfills? (If yes, provide details within the comment box.)	No
29 - Number of employees reported on IRS Form 1099(no FEIN) and/or who have written employment agreements	0
30 - Total % of involuntary turnover during the last 3 years (Ex. 2)	0%
31 - Total % of voluntary turnover during the last 3 years (Ex. 5)	0%
32 - Average # of years of employment for all employees (Ex. 4)	0
33 - Do supervisors receive training in the proper implementation of your policies and procedures?	Yes
34 - Is training documented in their personnel file?	Yes
35 - Enter 4 digit year employment manual written or last updated.	
36 - Is employment manual reviewed by counsel experienced and qualified in employment law?	Yes
37 - Do policies and procedures comply with state and federal guidelines?	Yes
38 - Is this manual distributed to all employees upon hiring?	Yes
39 - Do you have a written policy with respect to both sexual and non-sexual harassment?	Yes
40 - Do you follow a formal written procedure for employee disputes/complaints?	Yes
41 - Are all actions to dismiss or demote employees reviewed in advance by legal counsel?	Yes
42 - Do you require that due process be served and documented for all proceedings involving dismissal, demotion, or suspension?	Yes
43 - Are all probationary or disciplinary actions recorded in writing and signed by the employee?	Yes
44 - Have job descriptions been drafted for regular full-time positions?	Yes
45 - Are you an Equal Opportunity Employer?	Yes
46 - Over the last 5 years has any person made a claim alleging unfair or improper treatment regarding employee hiring, remuneration, advancement, or termination of employment? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No
47 - Answer if with Preferred less than 5 years. Has any claim been made against the entity or any person in their capacity as an official or employee of the entity? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No
48 - Does any official or employee have any knowledge of any fact, circumstance or situation which might reasonably be expected to give rise to a claim? (If yes, explain in the comment box.). Please note providing details here does not qualify as reporting a claim.	No

Print Date: 8/4/2026

Initial_____Date_____

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COVERAGE INFORMATION - CYBER LIABILITY GENERAL QUESTIONS

THIS IS AN APPLICATION FOR CLAIMS MADE AND REPORTED COVERAGE

Cyber Liability	Response
1 - Cyber Retro Date	5/1/2026
2 - Do you have anti-virus software installed and enabled on all desktops and servers (excluding database servers) and is it updated on a regular basis?	Yes
3 - Do you have firewalls installed on all external gateways?	Yes
4 - Do you take regular backups (at least weekly) of all critical data?	Yes
5 - If confidential information is stored on laptops, flash drives and other mobile devices, is the information stored in an encrypted format?	No
6 - Is data "at rest" (servers, etc.) stored in an encrypted format?	No
7 - Is multi-factor authentication required for all employees when accessing email through a website or cloud based service?	Yes
8 - Is multi-factor authentication required for all remote access to the network provided to employees, contractors, and 3rd party service providers?	Yes
IN ADDITION TO REMOTE ACCESS, IS MULTI-FACTOR AUTHENTICATION REQUIRED FOR THE FOLLOWING, INCLUDING ACCESS PROVIDED TO 3RD PARTY SERVICE PROVIDERS:	
9 - All internal and remote admin access to directory services	Yes
10 - All internal and remote admin access to network backup environments	Yes
11 - All internal and remote admin access to network infrastructure	Yes
12 - All internal and remote admin access to the organization's endpoints/servers	Yes
13 - Have you suffered a claim or loss in the last five years, in relation to cyber liability or cyber security? If yes, describe:	No
14 - Are you aware of any circumstances or complaints against you in relation to data protection or security, PII (Personally Identifiable Information), PHI (Protected Health Information) or any other actual or potential security violations or breaches either currently or in the past five years? If so, please describe (Please note providing details here does not qualify as reporting a claim)	No

Print Date: 8/4/2026

Initial_____Date_____

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PROFESSIONAL LIABILITY- POL/EPLI/ CYBER

IT IS AGREED THAT IF ANY SUCH FACT, CIRCUMSTANCE OR SITUATION NOT LISTED/DISCLOSED HEREIN, THEN ANY CLAIM BASED UPON, ARISING OUT OF, OR ATTRIBUTABLE THERETO, IS EXCLUDED FROM THE COVERAGE BEING APPLIED FOR.

The undersigned, being authorized by and acting on behalf of the applicant and all persons or concerns seeking coverage, has read and understand this Application, and declares all statements set forth herein are true, complete and accurate. The undersigned further declares and represents that any occurrence or event taking place prior to the inception of the coverage agreement applied for, which may render inaccurate, untrue or incomplete any statement made herein will immediately be reported in writing to the Trust. The undersigned acknowledges and agrees that the submission and the Trust's receipt of such written report, prior to the inception of the coverage agreement applied for, is a condition precedent to coverage.

The signing of this Application does not bind the undersigned to purchase coverage, nor does the review of this Application bind Preferred to issue a coverage agreement. This Application shall, however, be the basis of the contract, should a coverage agreement be issued.

Signed_____Title_____Date_____ SIGN HERE

This Application must be signed by the "Ranking Elected / Appointed Official" of the Entity making the application (e.g. Mayor /Manager / equivalent Officer) or the Risk Manager (or ranking official) assigned this function.

SIGNATORY ABOVE IS ALSO TO INITIAL EACH AND EVERY PAGE OF THIS APPLICATION.

IMPORTANT NOTICE: SHOULD THE SIGNED APPLICATION DIFFER IN ANY WAY FROM THE APPLICATION SUBMITTED FOR UNDERWRITING/RATING PURPOSES, THE TERMS, CONDITIONS AND PREMIUM AS REFLECTED ON SUBJECT TO CHANGE.

Print Date: 8/4/2026

Initial_____Date_____ INITIAL HERE

COVERAGE INFORMATION - Auto Liability

Coverage	Response
1 - AL Limit:	$1,000,000
2 - AL Territory:	Gulf Coast
3 - AL Deductible:	$0
4 - Medical Payment limit:	
5 - Uninsured/Underinsured motorist limit (Maximum $100,000):	
6 - Hired and Non-Owned Liability? (Y/N)	Y
7 - If symbol 10 for AL is required, provide definition:	
8 - How often do you inspect vehicles for safety hazards?	
9 - Are safety inspection records maintained?	
10 - Are vehicles assigned to specific drivers with back up drivers?	
11 - Do you have any busing operations contracted to third parties that is greater than 50% of the overall busing operations?	
12 - Are 15 passenger vans used for passenger transportation? (If yes, provide Member's policy/procedure with regards to how many passengers are transported in each van, seatbelts, other safety procedures, etc.)	
13 - Do you own/operate Autonomous Vehicles? If so Autonomous Vehicle Supplemental Application is required.:	
PLEASE ENTER 4 DIGIT YEAR FOR DATE WRITTEN,LAST UPDATED OR "NONE" for the next 5 questions	
14 - Fleet Management Safety Manual:	
15 - Driver Training Program:	
16 - MVR Criteria:	
17 - Formal Written Accident Reporting Procedure:	
18 - Employee Disciplinary Program for Driver Safety	

Print Date: 8/4/2026

Initial_____Date_____

INITIAL HERE

COVERAGE INFORMATION- CRIME

Coverage	Response
1 - Employee Dishonesty Blanket Limit (faithful performance included):	$100,000
2 - Employee Dishonesty Deductible:	$1,000
3 - Theft, Disappearance or Destruction Limit	$100,000
4 - Theft, Disappearance or Destruction Deductible	$1,000
5 - Computer Fraud Limit	$100,000
6 - Computer Fraud Deductible	$1,000
7 - Forgery or Alteration Limit	$100,000
8 - Forgery or Alteration Deductible	$1,000
9 - Does the applicant check for past criminal records (theft of money and securities, robbery, etc.) on rateable employees?	Yes
10 - How frequently are audits performed? (weekly, monthly, quarterly, annually)	Annually
11 - Who performs the audit?	CPA
12 - Is countersignature of checks required?	No
13 - Are your bank accounts reconciled by someone not authorized to deposit or withdraw?	No
14 - Number of employees handling money(accountants,bookkeepers, cashiers, check signers,etc.):	0
15 - Number of messengers:	0
16 - Number of guards accompanying messenger:	0
17 - Is banking done by your internal staff or by other outside professionals?	Other

Print Date: 8/4/2026

Initial_____Date_____ INITIAL HERE

COVERAGE INFORMATION - General Liability

Coverage	Response
1 - GL Occurrence Limit	$1,000,000
2 - GL Deductible	$0
3 - Employee Benefits Occurrence Limit	$1,000,000
4 - Medical Expense Limit (Max $5,000)	$5,000
5 - Total number of Housing Authority units	0
6 - If Housing Authority, please give number of section 8 units (including USDA units)	0
7 - Number of hotel units owned/operated by member	0
8 - Do you require all contractors & vendors with whom you do business to provide a contractual hold harmless and certificate of Insurance.	Yes
9 - Do you require groups using your facilities to provide a contractual hold harmless and Certificate of Insurance?	Yes
10 - Do you require groups using your facilities to make you an additional insured on their insurance policy?	Yes
11 - Do you have an ADA coordinator? If so please provide name.:	District Manager
12 - If you are a special district, are you responsible for sidewalk maintenance?	No
CHECK YES/ NO FOR EACH OF THE FOLLOWING EXPOSURES	
13 - Athletic Fields & Activities	No
14 - Airports/Aircraft (Coverage limited to Premises Liability Only)	No
15 - Bleachers/Auditoriums/Stadiums	No
16 - Do you sponsor/operate Children/Youth Programs?	No
17 - Do you sponsor/operate Sr. Adult Program?	No
18 - Do you sponsor/operate programs for emotionally/mentally challenged individuals?	No
19 - Electric Power Distribution(Power Generation excluded)	No
20 - EMT's/Paramedics (Incl Fire Dept & Other 1st Responders)	No
21 - Exhibition/Convention Center	No
22 - Gas Utility Distribution (Generation Excluded)	No
23 - Golf Course	No
24 - Hospitals, Nursing Homes, Medical Facilities (Coverage limited to Premises Liability only, Medical Malpractice excluded)	No
25 - Law Enforcement(See Law Enforcement section for coverage questions)	No
26 - Marinas (Premises Liability only excludes Marina Operators Liability)	No
27 - Detention Facilities (See Law Enforcement section for coverage questions)	No
28 - Restaurants/Snack Bars/Food Beverage Carts	No
29 - Skate Parks	No
30 - Swimming Pools/Water Parks/Splash Parks	No
31 - Wastewater Treatment	No
32 - Water Utility	No
33 - Watercraft (Coverage limited to craft less than 52ft excludes paying passengers)	No
34 - Wharves/Piers/Docks (Excluding Marina Ops Liability)	No

Print Date: 8/4/2026

Initial_____Date_____ INITIAL HERE

35 - Drones (if yes, and you are requesting coverage complete the Unmanned Aircraft/Drone supplemental application found in the pool forms and documents)	No
36 – Trampolines, inflatables, or bounce houses?	No

COVERAGE INFORMATION- General Liability

Operations: Elder Care/ Respite Care	Response
1 - Number of Elder Care/Respite Care locations	
2 - Ratio of clients to care providers	

COVERAGE INFORMATION- General Liability

Operations: Special Events, Fairs, or Carnivals	Response
1 - If you have fireworks displays, how many a year do you have?	
2 - Do you contract out the fireworks display to a licensed Pyrotechnician?	

Print Date: 8/4/2026

Initial_____Date_____

INITIAL HERE

COVERAGE INFORMATION- General Liability

Supervision Abuse Prevention (Required)	Response
1 - Who in the Entity has been designated to handle claims (include name, address, telephone number and email)?	District Manager
2 - With respect to Claims Incidents, etc., do you have a written procedure for obtaining information?	Yes
ENTER YES/NO FOR ALL OPERATIONS LISTED BELOW	
3 – Camps (Residential): (Yes/No)	No
4 - Camps with overnight stays: (Yes/No)	No
5 - Daycare Centers/Nursery Schools - Children or Adult Care: (Yes/No)	No
6 - Juvenile Detention Centers: (Yes/No)	No
7 - Medical Services and Professionals - Doctors, Psychiatrists, Visiting Nurse Services: (Yes/No)	No
8 - Mental Institutions: (Yes/No)	No
9 - Orphans or Foster Homes, including Social Service Agencies responsible for the Foster Home evaluation and/or placement: (Yes/No)	No
10 - Religious/Clergy/Church Organizations	No
11 - Schools - public or private elementary, junior high or high school: (Yes/No)	No
12 - Social Service Counselors - Social Workers, Psychologists: (Yes/No)	No
13 - Special Needs Educational Facilities: (Yes/No)	No
14 - Substance Abuse Facilities with overnight stays: (Yes/No)	No
15 - Substance Abuse Facilities without overnight stays: (Yes/No)	No
16 - Youth Organizations (Sports, Scouts, YMCA/YWCA, Big Brothers/Sisters, etc): (Yes/No) - If yes please specify in Comment field	No
17 - Is there a Sexual Abuse Prevention Program in effect?	No
18 - Has a written policy been established clearly expressing management's commitment to sexual abuse prevention?	No
19 - Have written procedures encompassing rules, a code of conduct and disciplinary measures been established for all staff and/or volunteers, which clearly define the policy and consequences of non-adherence?	No
20 - Has a mechanism been developed to ensure that sexual abuse prevention policies and procedures are implemented and enforced throughout the organization?	No
21 - Is there a Sexual Abuse Prevention Coordinator that reports to a member of management?	Yes
22 - Are management/staff trained in policies and procedures relating to the Sexual Abuse Prevention Program?	Yes
23 - Do policies and procedures include an incident reporting and follow-up mechanism?	Yes
24 - Are standard applications used for all prospective employees or volunteers?	Yes
25 - Is there a minimum of two background checks for prospective employees with documentation maintained in file?	No
26 - Do background checks include checks with "Sex Offender Hot-lines", State Police, State Department of Social Services, or similar public agencies? (where applicable)	No
27 - In the past five years have any employees or officers been terminated for cause related to sexually abusive behavior?	No

Print Date: 8/4/2026

Initial_____Date_____



28 - Are records maintained documenting adherence to all applicable policies and procedures, e.g., hiring and screening, code of conduct, training, incident and follow-up procedures?	Yes
29 - Are you aware of any circumstance that may result in a sexual abuse claim? If Yes,explain in the comment box.(Please note providing details here does not qualify as reporting a claim)	No
30 - Have any members of the staff been transferred because of allegations of sexual abuse?	No

Print Date: 8/4/2026

Initial_____Date_____

INITIAL HERE

Preferred PGIT GOVERNMENTAL INSURANCE TRUST

Named Covered Party: Buckhead Trails Community Development District
Term: 10/01/2026 to 10/01/2027
Coverage Provided by: Preferred Governmental Insurance Trust
Quote Number: PK FL1 0294971 26-02 01

YOU ARE ELECTING NOT TO PURCHASE CERTAIN VALUABLE COVERAGE WHICH PROTECTS YOU AND YOUR FAMILY OR YOU ARE PURCHASING UNINSURED MOTORISTS LIMITS LESS THAN YOUR BODILY INJURY LIABILITY LIMITS WHEN YOU SIGN THIS FORM. PLEASE READ CAREFULLY.

Uninsured Motorist coverage provides for payment of certain benefits for damages caused by owners or operators of uninsured motor vehicles because of bodily injury or death resulting there from. Such benefits may include payments for certain medical expenses, lost wages, and pain and suffering, subject to limitations and conditions contained in the Coverage Agreement. For the purpose of this coverage, an uninsured motor vehicle may include a motor vehicle as to which the bodily injury limits are less than your damages.

Florida law requires that automobile liability coverage agreements include Uninsured Motorist coverage at limits equal to the Bodily Injury limits in your coverage agreement unless you select a lower limit offered by the Trust or reject Uninsured Motorist entirely. Please indicate whether you desire to entirely reject Uninsured Motorist coverage, or, whether you desire this coverage at limits lower than the Bodily Injury Liability limits of your Coverage Agreement:

[X] a. I hereby reject Uninsured Motorist coverage.

[ ] b. I hereby select the following Uninsured Motorist limits which are lower than my Bodily Injury Liability Limits:
each person (enter limit if applicable):
each accident.

[ ] c. I hereby select Uninsured Motorist coverage limits equal to my Bodily Injury Liability limits. (If you select this option disregard the bold face statement above.)

ELECTION OF NON-STACKED COVERAGE

(Do not complete if you have rejected Uninsured Motorist)

You have the option to purchase, at a reduced rate, non-stacked (limited) type of Uninsured Motorists coverage. Under this form if injury occurs in a vehicle owned or leased by you or any family member who resides with you, this Coverage Agreement will apply only to the extent of coverage (if any) which applies to that vehicle in this Coverage Agreement. If an injury occurs while occupying someone else's vehicle, or you are struck as a pedestrian, you are entitled to select the highest limits of Uninsured Motorist coverage available on any one vehicle for which you are a Named Covered Party, covered family member, or covered resident of the Named Covered Party's household. This Coverage Agreement will not apply if you select the coverage available under any other Coverage Agreement issued to you or the Coverage Agreement of any other family member who resides with you.

If you do not elect to purchase the non-stacked form, your Coverage Agreement limit(s) for each motor vehicle are added together (stacked) for all covered injuries. Thus, your Coverage Agreement limits would automatically change during the Coverage Agreement term if you increase or decrease the number of autos covered under the Coverage Agreement.

[ ] I hereby elect the non-stacked form of Uninsured Motorist coverage.

I understand and agree that selection of any of the above options applies to my liability Coverage Agreement and future renewals or replacements of such Coverage Agreement which are issued at the same Bodily Injury Liability limits. If I decide to select another option at some future time, I must let the Trust or my agent know in writing.

SIGN HERE

Signature _____ **Title** _____
Name _____ **Date** _____

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

Signature Page

I hereby confirm that the limits/coverages as shown here, corresponding with the Coverage Agreement, are correct:

X	**Property**	**TIV: $2,898,745 Building and Contents Combined**
X	**Inland Marine**	**Blanket Unscheduled IM: $250,000** **Scheduled Inland Marine: Not Included** **Total All Inland Marine: $250,000**
N/A	**Property TRIA (Terrorism Risk Insurance Act) coverage**	
X	**Crime**	
X	**General Liability**	**Ratable Payroll: Not Included**
N/A	**Law Enforcement Liability**	**Officers: Not Included**
X	**Professional Liability**	**Employees: Not Included**
X	**Automobile**	**0 Units - Auto Liability** **0 Units - Comprehensive** **0 Units – Collision**
N/A	**Stop Loss Aggregate:** **Applies to:**	**Not Included**
N/A	**Excess Workers' Compensation**	**Payroll: Not Included**
N/A	**I confirm that I have received a copy of Preferred's Current Interlocal Agreement (last amended October 1, 2004) and Amendment A (effective October 1, 2013).**	
N/A	**I confirm having read and agreed to the terms as laid out in the attached Preferred Participation Agreement (which also requires a signature).**	

A signed copy of the following is also required where applicable: First Page of Preferred Application; Professional Liability Application; Uninsured Motorist Rejection/Election Form; SIR Signature Page.

SIGN HERE

Signature _____ **Title** _____
Name _____ **Date** _____

Coverage is provided by Preferred Governmental Insurance Trust

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

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, July 22, 2026, and called to order at 1:00 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:

Kristie Cole	District Manager	*(via phone)*
Jennifer Goldyn	District Manager	
Brooke Chapman	Assistant Manager	
Kathryn Hopkinson	District Counsel	*(via phone)*
Cari Webster	District Counsel	*(via phone)*
Scott Stinson	Cornerstone	*(via phone)*
Long Nguyen	Field Manager	
Jason Ligget	Director of Operations	*(via phone)*
Jaqueline Gray	Administrative Assistant	*(via phone)*

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

SECOND ORDER OF BUSINESS **Public Comments**

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

THIRD ORDER OF BUSINESS **Business Items**

A. Consideration of Resolution 2026-11 Designation of Officers

The following persons were elected to the offices:

- Carlos de la Ossa — Chairperson
- Nicholas J. Dister — Vice Chairperson
- Brian Lamb — Secretary
- Eric Davidson — Treasurer

- Ryan Motko Assistant Secretary
- Austin Berns Assistant Secretary
- Albert Viera Assistant Secretary
- Kristee Cole Assistant Secretary
- Angel Montagna Assistant Secretary

> On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2026-11 Designation of Officers, as detailed above, was approved. 5-0

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

Mr. de la Ossa acknowledged improvements and lifted the Notice to Cure Deficiencies.

> On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Inframark 60 Days' Notice to Cure Deficiencies, was lifted and approved. 5-0

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

Mr. de la Ossa acknowledged improvements and lifted the Notice to Cure Deficiencies.

> On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Down to Earth 60 Days' Notice to Cure Deficiencies, was lifted and approved. 5-0

FOURTH ORDER OF BUSINESS 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

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

FIFTH ORDER OF BUSINESS Staff Reports

A. District Counsel

Ms. Webster informed the Board that the deeds will be added to the August agenda.

B. District Engineer
C. District Manager

There being no reports, the next items followed.

i. Community Inspections Report
ii. Sitex Aquatic Monthly Report

Mr. Nguyen presented, reviewed and discussed the Community Inspections and Sitex Reports, adding the current property conditions and any items requiring attention or follow-up, 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 1:12 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						
BAYHEAD ECOLOGICAL SOLUTIONS, LLC	7/1/2026	2916	$2,890.00			JULY 2026-MONTHLY MAINTENANCE
BAYHEAD ECOLOGICAL SOLUTIONS, LLC	7/1/2026	2932	$975.00		$3,865.00	July -2026 AMENITIES CENTER QUARTERLY MAINTENANCE
CITY-WIDE CLEANING LLC	7/15/2026	20282	$1,255.00			CLEANING SERVICES
DOWN TO EARTH	6/19/2026	178401	$2,963.00			JUNE 2026-POND MAINTENANCE
DOWN TO EARTH	7/1/2026	179483	$25,295.80		$28,258.80	JULY 2026 LANDSCAPE MAINTENANCE
McCall Service	6/22/2026	59632442	$100.00			PEST CONTROL 06/22/26
SITEX AQUATICS, LLC	7/1/2026	11262-B	$2,055.00			JULY MONTHLY LAKE MAINTENANCE
SITEX AQUATICS, LLC	7/1/2026	11262-B	$155.00		$2,210.00	JULY AQUATIC MAINTENANCE 1 CANAL
SPLASH PROS LLC	7/1/2026	13647	$2,250.00			JULY 2026 POOL SERVICE
STRALEY ROBIN VERICKER	7/14/2026	28716	$3,108.00			JUNE 2026-DISTRICT COUNSEL
SUNRISE LANDSCAPE	7/1/2026	14 65590	$3,448.67			JULY -2026 LANDSCAPE MAINTENANCE AMENITY CENTER
WEISER SECURITY SERVICES INC	6/25/2026	1272484	$67.50			JUNE 2026-SECURITY MONITORING
WEISER SECURITY SERVICES INC	7/2/2026	1273244	$67.50			SERVICE 06.19.26 - 06.25.26
WEISER SECURITY SERVICES INC	7/9/2026	1274681	$67.50			WEEKLY SECURITY MONITORING 06/26/26-7/2/26
WEISER SECURITY SERVICES INC	7/16/2026	1275528	$67.50			WEEKLY BILLING 07/03/26-07/09/26
WEISER SECURITY SERVICES INC	7/23/2026	1276349	$67.50		$337.50	WEEKLY BILLING 07/10/26-07/16/26
Monthly Contract Subtotal			**$44,832.97**			
Variable Contract						
BAYHEAD ECOLOGICAL SOLUTIONS, LLC	7/1/2026	2919	$1,957.00			QUARTERLY MAINTENANCE
DOWN TO EARTH	6/19/2026	178410	$8,795.50			SOD REPLACEMENT-BENDING CREEK AND BUCKEYE RD
DOWN TO EARTH	6/25/2026	179650	$6,885.00			LANDSCAPING CLEANUP-OAKFIELD LAKES
DOWN TO EARTH	6/25/2026	179653	$4,285.26			SOD REPLACEMENT
DOWN TO EARTH	6/26/2026	179736	$4,499.75			SILVER BUTTONWOOD REPLACEMENT
DOWN TO EARTH	6/26/2026	179737	$195.00			IRRIGATION REPAIRS
DOWN TO EARTH	6/26/2026	179734	$708.92			JUNIPER REPLACEMENT
DOWN TO EARTH	6/25/2026	179652	$3,397.00			ANNUAL PLANT REPLACEMENT
DOWN TO EARTH	6/25/2026	179651	$10,465.00			LANDSCAPING-HYDROSEED FOR BUCKEYE RD
DOWN TO EARTH	7/10/2026	180634	$834.00			JUNE 2026-HOLLY TREE REPLACEMENT

BUCKHEAD TRAILS CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
DOWN TO EARTH	7/10/2026	180635	$1,167.75			JUNE 2026-HOLLY TREE REPLACEMENT
DOWN TO EARTH	7/15/2026	180918	$892.10			STAKE 7 JUNIPER TREES
DOWN TO EARTH	7/15/2026	180917	$1,681.29			POWDERPUFF TREE REPLACEMENT
DOWN TO EARTH	7/15/2026	180916	$1,333.96			JUNIPER REPLACEMENT-HIDDEN VISTA ENTRANCE
DOWN TO EARTH	7/23/2026	181439	$1,442.00		$46,582.53	POND MAINTENANCE
PEACE RIVER ELECTRIC	7/7/2026	070726-8004-ACH	$47.79			ELECTRIC 06/01/26-07/01/26
Variable Contract Subtotal			**$48,587.32**			
Utilities						
FPL	6/17/2026	061726-6533-ACH	$71.15			CORRECTED SERVICE 01/06/26 - 06/15/26
FPL	7/15/2026	071526-56533-ACH	$102.96		$174.11	ELECTRIC 06/15/26-07/15/26
PEACE RIVER ELECTRIC	7/7/2026	070726-8008-ACH	$201.75			ELECTRIC 06/01/26-07/01/26
PEACE RIVER ELECTRIC	7/7/2026	070726-8009-ACH	$1,680.84			ELECTRIC 06/01/26-07/01/26
PEACE RIVER ELECTRIC	7/7/2026	070726-8001-ACH	$99.08			ELECTRIC 06/01/26-07/01/26
PEACE RIVER ELECTRIC	7/7/2026	070726-8002-ACH	$101.34			ELECTRIC 06/01/26-07/01/26
PEACE RIVER ELECTRIC	7/7/2026	070726-8003-ACH	$114.82			ELECTRIC 06/01/26-07/01/26
PEACE RIVER ELECTRIC	7/7/2026	070726-8005-ACH	$57.62			ELECTRIC 06/01/26-07/01/26
PEACE RIVER ELECTRIC	7/7/2026	070726-8006-ACH	$92.35			ELECTRIC 06/01/26-07/01/26
PEACE RIVER ELECTRIC	7/7/2026	070726-8007-ACH	$111.67		$2,459.47	ELECTRIC 06/01/26-07/01/26
TAMPA ELECTRIC	7/15/2026	5000048550	$30,133.50			Electric - Streetlight Agreement
Utilities Subtotal			**$32,767.08**			
Regular Services						
ALBERTO VIERA	7/22/2026	AV-072226	$200.00			BOARD 07/22/2026
AUSTIN BERNS	7/22/2026	AB-072226	$200.00			BOARD 07/22/2026

BUCKHEAD TRAILS CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
BUSINESS OBSERVER	7/24/2026	26-01313M	$367.50			JULY 2026-PUBLIC HEARING-ADVERTISING
CARLOS DE LA OSSA	7/22/2026	CO-072226	$200.00			BOARD 07/22/2026
MANATEE COUNTY HEALTH DEPT	7/9/2026	41-BID-8616234	$0.35			July 2026- Pool ONLINE PAYMENT FEE
MANATEE COUNTY HEALTH DEPT	7/9/2026	41-BID-8616234	$125.00	$125.35	$125.35	July 2026- Pool ONLINE PAYMENT FEE
NICHOLAS J. DISTER	7/22/2026	ND-072226	$200.00			BOARD 07/22/2026
PACSON GEOENVIRONMENTAL, INC.	7/14/2026	2666	$1,000.00			JUNE 2026-COMPLETION OF WUP MONITORING & METER READING
RYAN MOTKO	7/22/2026	RM-072226	$200.00			BOARD 07/22/2026
STANTEC CONSULTING SERVICES INC	6/24/2026	2585004	$2,280.00			SERVICE THROUGH 06.12.2026
Regular Services Subtotal			**$4,772.85**			
Additional Services						
DOWN TO EARTH	6/19/2026	178401	$59.26			FUEL CHARGE
DOWN TO EARTH	6/30/2026	180015	$1,611.45			PLANT REPLACEMENT MAY 2026
DOWN TO EARTH	6/30/2026	180016	$800.00			JUNE 2026 -HYDROSEED BERM
DOWN TO EARTH	6/30/2026	180019	$2,500.00			June -2026 ROCK AND DEBRIS CLEANUP
DOWN TO EARTH	6/30/2026	180185	$3,390.09		$8,360.80	JUNE 2026 -PLANT REPLACEMENTS
MCCLATCHY COMPANY LLC	7/1/2026	129942	$118.67			July 26-LEGAL ADVERTISING
SITEX AQUATICS, LLC	7/1/2026	11262-B	$61.65			TEMP FUEL SURCHARGE
Additional Services Subtotal			**$8,541.12**			
TOTAL			**$139,501.34**			

INVOICE

BAYHEAD ECOLOGICAL SOLUTIONS LLC
PO Box 1256
Palm Harbor, FL 34682

jbusch@bayheadecological.com
+1 (727) 482-2480
www.bayheadecological.com

Bill to
Buckhead Trail CDD Inframark

Ship to
Buckhead Trail CDD Inframark

Invoice details
Invoice no.: 2916
Terms: Net 30
Invoice date: 07/01/2026
Due date: 07/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Services**	C: 0099EPG\003-Buckhead Trail CDD Inframark\Bi-Monthly Maintenance	1	$2,890.00	$2,890.00

Total **$2,890.00**

Ways to pay

BANK

Thank you for your business. We accept cash or checks.

Note to customer

Make all checks payable to Bayhead Ecological Solutions, LLC

View and pay

INVOICE

BAYHEAD ECOLOGICAL SOLUTIONS LLC
PO Box 1256
Palm Harbor, FL 34682

jbusch@bayheadecological.com
+1 (727) 482-2480
www.bayheadecological.com

Bill to
Buckhead Trail CDD Inframark

Ship to
Buckhead Trail CDD Inframark

Invoice details
Invoice no.: 2932
Terms: Net 30
Invoice date: 07/01/2026
Due date: 07/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Services**	Amenities Center\ Quarterly Maintenance	1	$975.00	$975.00

Total **$975.00**

Thank you for your business. We accept cash or checks.

Note to customer

Make all checks payable to Bayhead Ecological Solutions, LLC

City-Wide Cleaning LLC

INVOICE NO. 20282

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

TO: Buckhead Trails
2005 Dan Am
Tampa, FL
C/o Jaframak

DATE: 7/15/26

		Month of July 26			
		Buckhead Trails			125.00
			Sub Total		
			Tax		
			Total		125.00

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

Invoice: #178401
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 # 150034	6/19/2026	7/19/2026	Net 30	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#150034 - Buckhead Trails Common Area and Pond Maintenance Contract (2026)				**$2,963.00**
Added Common Areas - Start 6/1/26				**$2,963.00**
Fuel Surcharge				**$59.26**

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	$3,022.26
Sales Tax	$0.00
Total	**$3,022.26**
Credits/Payments	($0.00)
Balance Due	**$3,022.26**

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

Invoice: #179483
July 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 # 150034	7/1/2026	7/31/2026	Net 30	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#150034 - Buckhead Trails Common Area and Pond Maintenance Contract (2026)				**$24,559.03**
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**
Added Common Areas - Start 6/1/26				**$2,963.00**
Fuel Surcharge				**$736.77**

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	$25,295.80
Sales Tax	$0.00
Total	**$25,295.80**
Credits/Payments	($0.00)
Balance Due	**$25,295.80**

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

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.

Service Slip/Invoice

McCall PEST & WILDLIFE

McCall Service
PO BOX 600730
JACKSONVILLE, FL 32260-0730
800-342-6948

INVOICE:	59632442
DATE:	06/22/2026
ORDER:	59632442

Bill To: [63018382]
Buckhead Trails CDD
Rollamay Turkoane
2005 PAN AM CIR
TAMPA, FL 33607-2359

Work Location: [63018382] 656-223-9951
Buckhead Trails CDD
Rllamay Turkoane
10420 SAPPHIRE BREEZE COVE
PARRISH, FL 34219

Work Date	Time	Target Pest	Technician		Time In
06/22/2026	03:31 PM	EXT ANT, FIRE ANTS, I	JCAMPBELL	Justin Campbell	03:31 PM

Purchase Order	Terms	Last Service	Map Code		Time Out
	NET 30	06/22/2026			03:33 PM

Service	Description	Price
FL INIT COMM PM	FL INITIAL COMM PM SERVICE	$100.00

For today's service, I started first by applying a liquid residual around the foundation of the building. I then applied to granular bait around the exterior of the building, especially in the ornamental beds. I did see fire ant mounds inside pool area, which I applied a granular bait to. Then we brushed around the building by all doors and windows. Please allow 7 to 14 days for treatment to have full effect and thank you for choosing McCall pest and wildlife.

SUBTOTAL	$100.00
TAX	$7.00
AMT. PAID	$0.00
TOTAL	$107.00
AMOUNT DUE	**$107.00**

TECHNICIAN SIGNATURE

CUSTOMER SIGNATURE

LPSS WORKWAVE 800-762-0301 © Copyright 2018 WORKWAVE - All Rights Reserved

* Balances outstanding over 30 days from the date of service may be subject to a late fee of the lesser of 1.5% per month (18% per year) or the maximum allowed by law. Customer agrees to pay accrued expenses in the event of collection.

I hereby acknowledge the satisfactory completion of all services rendered, and agree to pay the cost of services as specified above.

PLEASE PAY FROM THIS INVOICE

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.: 11262-b
Terms: Net 30
Invoice date: 07/01/2026
Due date: 07/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Aquatic Maintenance**	Monthly Lake Maintenance- 17 ponds and 1 canal Ponds #1-17 & C1	1	$2,055.00	$2,055.00
2.		**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 #: 13647
Invoice Date: 7/1/2026
Due Date: 7/1/2026

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

LOCATION: Sapphire Breeze Cove, Parrish

Item	Description	Qty	Rate	Amount
July 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.

Pool service 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

SUNRISE LANDSCAPE

5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Invoice 14 65590

PO#	Date
	07/01/2026
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				**$3,448.67**

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

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

INVOICE NO.	1272484
DATE	06/25/26

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 6/12/2026 - 6/18/2026				
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.	1272484
Invoice Date	06/25/26
Amount Due	$72.56
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.	1273244
DATE	07/02/26

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 6/19/2025 - 6/25/2026				
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	
TOTAL	$67.50

▼ 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.	1273244
Invoice Date	07/02/26
Amount Due	$67.50
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.	1274681
DATE	07/09/26

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 6/26/2026 - 7/2/2026				
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	
TOTAL	$67.50

▼ 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.	1274681
Invoice Date	07/09/26
Amount Due	$67.50
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.	1275528
DATE	07/16/26

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 7/3/2026 - 7/9/2026				
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	
TOTAL	$67.50

▼ 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.	1275528
Invoice Date	07/16/26
Amount Due	$67.50
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.	1276349
DATE	07/23/26

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 7/10/2026 - 7/16/2026				
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	
TOTAL	$67.50

▼ 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.	1276349
Invoice Date	07/23/26
Amount Due	$67.50
Amount Remitted	

PLEASE SEND REMITTANCE TO

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

INVOICE

BAYHEAD ECOLOGICAL SOLUTIONS LLC
PO Box 1256
Palm Harbor, FL 34682

jbusch@bayheadecological.com
+1 (727) 482-2480
www.bayheadecological.com

Bill to
Buckhead Trail CDD Inframark

Ship to
Buckhead Trail CDD Inframark

Invoice details
Invoice no.: 2919
Terms: Net 30
Invoice date: 07/01/2026
Due date: 07/31/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Services**	Oakfield Phase 1-2 Creek Buffer Quarterly Maintenance	1	$1,957.00	$1,957.00

Total **$1,957.00**

Thank you for your business. We accept cash or checks.

Note to customer

Make all checks payable to Bayhead Ecological Solutions, LLC

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

Invoice: #178410
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 #
Sod replacement - Bending Creek & Buckeye Rd. - June 2026 Estimate # 149550	6/19/2026	7/4/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#149550 - Sod replacement - Bending Creek & Buckeye Rd. - June 2026				**$8,795.50**
Remove declining sod, install new St. Augustine, repair and adjust irrigation. Area marked for replacement per Carlos, to be completed by 6/8.				



LCE025: Tree/Plant Installation				**$8,600.00**
Site Prep, Removal, & Disposal (E) (Labor)				$3800.00
St. Augustine 'Floratam' Sod (400) (Material)	Pallet	8.00	$600.00	$4800.00
LCE005: Irrigation Installation				**$195.50**
Irrigation Labor (Hide) (Labor)				$170.00
Miscellaneous Irrigation Parts (Material)	Each	10.00	$2.55	$25.50

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See Terms & Conditions at https://dtelandscape.com/terms-and-conditions/.

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

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

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

Subtotal	$8,795.50
Sales Tax	$0.00
Total	**$8,795.50**
Credits/Payments	($0.00)
Balance Due	**$8,795.50**

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: #149550

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

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

Physical Job Address
Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Job	Estimated Job Start Date	Proposed By	Due Date
Sod replacement - Bending Creek & Buckeye Rd. - June 2026	June 5, 2026	Alexandra Steiner	

Estimate Details

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

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



Proposed By:

Alexandra Steiner
Down to Earth

06/03/2026
Date

Agreed & Accepted By:

Signed by:
Rollamay Turkoane
1F3BE9E795D0415...

Inframark

6/3/2026
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: #179650
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 #
Oakfield Lakes clean-up before addendum June 2026 Estimate # 151388	6/25/2026	7/10/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#151388 - Oakfield Lakes clean-up before addendum June 2026			**$6,885.00**	

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	**$6,885.00**
Site Prep, Removal, & Disposal (E) (Labor)	$6885.00

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

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

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

Subtotal	$6,885.00
Sales Tax	$0.00
Total	**$6,885.00**
Credits/Payments	($0.00)
Balance Due	**$6,885.00**

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

Invoice: #179653
June 2026

Customer

Buckhead Trails Pond Maintenance
Inframark
2005 Pan Am Circle Suite 300

Tampa, FL 33604

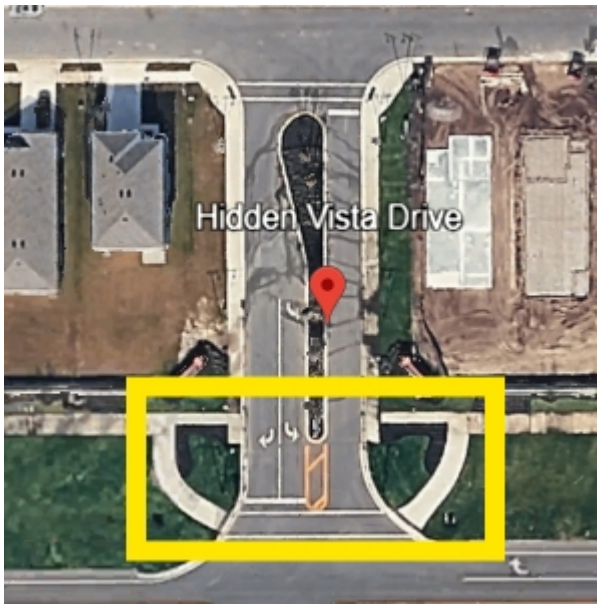
Property / Project Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Sod replacement - Hidden Vista & Buckeye Rd. - March 2026 Estimate # 143299	6/25/2026	7/10/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#143299 - Sod replacement - Hidden Vista & Buckeye Rd. - March 2026				**$4,285.26**
Remove dead and declining sod, top dress soil, install new sod, repair and adjust irrigation				



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				$3,724.04
Site Prep, Removal, & Disposal (E) (Labor)				$1020.00
Comand Soil (Material)	Cubic Yard	.50	$181.56	$90.78

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St. Augustine "Floratam" sod (400) installed (E) (Kit)	Pallet	4.00	$653.32	$2613.26
LCE005: Irrigation Installation				**$561.22**
Irrigation Labor (Hide) (Labor)				$340.00
1" Lateral Line Fitting (Material)	Each	10.00	$1.91	$19.13
Funny Pipe Fittings (Material)	Each	13.00	$1.91	$24.86
PROS-06-SI HUNTER 6IN POPUP. (Material)	Each	13.00	$13.63	$177.23

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

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

Subtotal	$4,285.26
Sales Tax	$0.00
Total	**$4,285.26**
Credits/Payments	($0.00)
Balance Due	**$4,285.26**

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.

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

Estimate: #143299

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
Sod replacement - Hidden Vista & Buckeye Rd. - March 2026	April 13, 2026	Alexandra Steiner	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				$1,020.00
St. Augustine "Floratam" sod (400) installed (E)	Pallet	4	$653.32	$2,613.26
Comand Soil	Cubic Yard	0.50	$181.56	$90.78
Irrigation Installation				
Irrigation Labor (Hide)				$340.00
PROS-06-SI HUNTER 6IN POPUP.	Each	13	$13.63	$177.23
1" Lateral Line Fitting	Each	10	$1.91	$19.13
Funny Pipe Fittings	Each	13	$1.91	$24.86
			Subtotal	**$4,285.26**
			Estimated Tax	$0.00
			Job Total	**$4,285.26**

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Remove dead and declining sod, top dress soil, install new sod, repair and adjust irrigation



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

Proposed By:

Alexandra Steiner
Down to Earth

04/11/2026
Date

Agreed & Accepted By:

Jayna Cooper
Inframark

5-4-2026
Date

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

Invoice: #179736
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 #
Silver Buttonwood replacement Estimate # 148658	6/26/2026	7/11/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#148658 - Silver Buttonwood replacement				**$4,499.75**

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



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

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material basis.

LCE025: Tree/Plant Installation				**$4,389.25**
Site Prep, Removal, & Disposal (E) (Labor)				$718.00
Buttonwood - Silver (Material)	7 Gallon Plant	55.00	$66.75	$3671.25
LCE005: Irrigation Installation				**$110.50**
Irrigation Labor (Hide) (Labor)				$85.00
Miscellaneous Irrigation Parts (Material)	Each	10.00	$2.55	$25.50

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

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

Subtotal	$4,499.75
Sales Tax	$0.00
Total	**$4,499.75**
Credits/Payments	($0.00)
Balance Due	**$4,499.75**

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

Estimate: #148658

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

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

Physical Job Address
Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Job	Estimated Job Start Date	Proposed By	Due Date
Silver Buttonwood replacement	June 22, 2026	Alexandra Steiner	

Estimate Details

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

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



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

Proposed By:

Alexandra Steiner
Down to Earth

06/05/2026
Date

Agreed & Accepted By:

Signed by:
Rollamay Turkoane
1F3BE9E795D0415...
Inframark

6/6/2026
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: #179737
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 #
Invoice Irrigation Form 06.24.2026 Estimate # 151425	6/26/2026	7/11/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#151425 - Invoice Irrigation Form 06.24.2026			**$195.00**	
LCE006: Irrigation Repairs				**$195.00**
6" Irrigation Spray Head Repaired/Replaced/ Relocated (Kit)	Each	2.00	$40.00	$80.00
6" Irrigation Rotor Repaired/ Replaced/ Relocated (Kit)	Each	1.00	$60.00	$60.00
Standard Irrigation Nozzle Replaced (Kit)	Each	3.00	$8.00	$24.00
Drip Line (Kit)	Foot	4.00	$2.50	$10.00
Drip Line Fittings (Kit)	Each	7.00	$3.00	$21.00

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

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

Subtotal	$195.00
Sales Tax	$0.00
Total	**$195.00**
Credits/Payments	($0.00)
Balance Due	**$195.00**

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Irrigation Service Report

General Information

Technician: Kvelazquez

Customer: Buckhead Trails Pond Maintenance

Branch: Sarasota

Report Type: Wetcheck Inspection

Controller Name: Timer by West Entrance

Date: June 24, 2026

Programs Needed: No

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ICC2

POC Info: Well

Pump Status Type: Pressurized

Programs

Program Name: Program A

Start Time: 8 p.m.

Seasonal Adjustment: 100

Run Days: tuesday,friday,sunday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Spray	Bubbler	Drip	None	None	Drip	Drip
Program Type	A	A	A			A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	None	None	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 30 mins	0 hrs 20 mins	N/A	N/A	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	Yes	No	No	No	No	No	No
Clogged Nozzles	Yes	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	Yes	No	No	No	No	Yes	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	**Billable Items:** **1. Irrigation Spray Head Repaired/Replaced/Relocated** Item Type: 6" Qty: 1	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	**Billable Items:** **Notes:** 2 coupling **1. Drip Line** Item Type: Fittings Used Qty: 3	*No repair items available*

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Spray	Spray	Rotor	Drip	Bubbler	Drip	Bubbler
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 30 mins	0 hrs 20 mins	0 hrs 10 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 25 mins	N/A
Checked Filters	Yes	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	Yes	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	**Billable Items:** **1. Irrigation Nozzle Replaced** Item Type: Standard Qty: 1	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Account Manager Contact

Monthly Irrigation Inspection Status: Completed

Contacted Manager: Yes

Contact Time: 11 a.m.

Communication Type: Text

Additional Comments:

Irrigation Service Report

General Information

Technician: Kvelazquez

Customer: Buckhead Trails Pond Maintenance

Branch: Sarasota

Report Type: Monthly Wet Check

Controller Name: Timer by Pump on Bending Creek

Date: June 24, 2026

Programs Needed: No

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ACC2

POC Info: Well

Pump Status Type: Submersible

Programs

Program Name: Program A

Start Time: 7 p.m.

Seasonal Adjustment:

Run Days: monday,wednesday,friday

Program Name: Program B

Start Time: 7 p.m.

Seasonal Adjustment:

Run Days: tuesday,thursday,saturday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Bubbler	Drip	Bubbler	Drip	Drip	Spray	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 10 mins	0 hrs 20 mins	0 hrs 10 mins	0 hrs 20 mins	0 hrs 20 mins	N/A	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	Yes
Billable Repairs	No	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Spray	Spray	Drip	Spray	Bubbler	Spray	Drip
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 25 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	Yes	No	No	No	No	Yes	No
Head Adjusted	Yes	No	No	No	No	Yes	No
Billable Repairs	Yes	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	**Billable Items:** **1. Irrigation Spray Head Repaired/Replaced/Relocated** Item Type: 6" Qty: 1	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	15	16	17	18	19	20	21
Zone Type	Drip	Bubbler	Spray	Spray	Spray	Drip	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 25 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	Yes	Yes	Yes	No	No
Head Adjusted	No	No	No	Yes	Yes	No	Yes
Billable Repairs	No	No	No	No	No	Yes	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	**Billable Items:** **Notes:** 2 coupling **1. Drip Line** Item Type: Fittings Used Qty: 3	*No repair items available*

Irrigation Zones

Attribute	22	23	24	25	26	27	28
Zone Type	Rotor	Spray	Bubbler	Drip	Drip	Drip	Spray
Program Type	A	A	A	B	B	B	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 50 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 25 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	Yes
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	Yes	No	No	No	Yes	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	**Billable Items:** **1. Irrigation Rotor Repaired/Replaced/Relocated** Item Type: 6" Qty: 1	*No repair items available*	*No repair items available*	*No repair items available*	**Billable Items:** **Notes:** 2 coupling **1. Drip Line** Item Type: Fittings Used Qty: 1	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	29	30	31	32	33	34	35
Zone Type	Spray	Spray	Spray	Drip	Drip	Drip	Spray
Program Type	B	B	B	B	B	B	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 25 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 25 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	Yes	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	**Billable Items:** **1. Irrigation Nozzle Replaced** Item Type: Standard Qty: 2	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Irrigation Zones

Attribute	36	37	38	39	40	41	42
Zone Type	Drip	Rotor	Drip	Drip	Spray	Spray	Drip
Program Type	B	B	B	B	B	B	B
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 50 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	No	Yes
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	**Billable Items:** **Notes:** 2 coupling **1. Drip Line** Item Type: Feet Used Qty: 2

Irrigation Zones

Attribute	43	44	45	46
Zone Type	Drip	Spray	Spray	Spray
Program Type	B	B	B	B
Run Time Schedule	None	None	None	None
Run Days	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 25 mins	0 hrs 25 mins	0 hrs 25 mins
Checked Filters	No	No	No	No
Clogged Nozzles	No	No	No	No
Head Adjusted	No	No	No	No
Billable Repairs	No	No	No	No
Proposed Repairs	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Account Manager Contact

Monthly Irrigation Inspection Status: Completed

Contacted Manager: Yes

Contact Time: 11 a.m.

Communication Type: Text

Additional Comments:

Irrigation Service Report

General Information

Technician: Kvelazquez

Customer: Buckhead Trails Pond Maintenance

Branch: Sarasota

Report Type: Monthly Wet Check

Controller Name: Timer - Indigo Waters

Date: June 24, 2026

Programs Needed: No

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ACC2

POC Info: Well

Pump Status Type: Submersible

Programs

Program Name: Program A

Start Time: 4 a.m.

Seasonal Adjustment:

Run Days: tuesday,thursday,saturday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Spray	Rotor	Rotor	Rotor	Spray	Drip	Rotor
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	N/A	0 hrs 45 mins	0 hrs 45 mins	0 hrs 45 mins	0 hrs 25 mins	0 hrs 20 mins	0 hrs 45 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	Yes	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	Yes
Billable Repairs	No	No	No	No	No	Yes	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	**Billable Items:** **Notes:** 2 coupling **1. Drip Line** Item Type: Feet Used Qty: 2	*No repair items available*

Irrigation Zones

Attribute	8	9	10	11
Zone Type	Rotor	Rotor	Spray	Drip
Program Type	A	A	A	A
Run Time Schedule	None	None	None	None
Run Days	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No
Zone Runtime	0 hrs 45 mins	0 hrs 45 mins	0 hrs 25 mins	0 hrs 20 mins
Checked Filters	No	No	No	No
Clogged Nozzles	No	No	Yes	No
Head Adjusted	Yes	No	No	No
Billable Repairs	No	No	No	No
Proposed Repairs	No	No	No	No
Zone Repair Items	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*

Account Manager Contact

Monthly Irrigation Inspection Status: Completed

Contacted Manager: Yes

Contact Time: 11 a.m.

Communication Type: Text

Additional Comments:

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

Invoice: #179734
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 #
Juniper Replacement - Bending Creek entrance June 2026 Estimate # 149760	6/26/2026	7/11/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#149760 - Juniper Replacement - Bending Creek entrance June 2026				**$708.92**
Remove declining Juniper Blue Pacific, replace with Variegated Confederate Jasmine. *The Juniper is not doing well due to slope of planting bed/water run off and sidewalk placement. Recommend replacing with a more tolerable ground cover. This plant swap has been successful on other areas of the property.				



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

LCE025: Tree/Plant Installation				**$623.92**
Site Prep, Removal, & Disposal (E) (Labor)				$340.00
Confederate Jasmine (variegated) Installed (E) (Kit)	1 Gallon Plant	21.00	$13.52	$283.92
LCE005: Irrigation Installation				**$85.00**
Irrigation Labor (Hide) (Labor)				$85.00

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/.

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	$708.92
Sales Tax	$0.00
Total	**$708.92**
Credits/Payments	($0.00)
Balance Due	**$708.92**

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.

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

Estimate: #149760

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

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

Physical Job Address
Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Job	Estimated Job Start Date	Proposed By	Due Date
Juniper Replacement - Bending Creek entrance June 2026	May 29, 2026	Alexandra Steiner	

Estimate Details

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

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

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



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

Proposed By:

Alexandra Steiner
Down to Earth

06/05/2026
Date

Agreed & Accepted By:

Signed by:
Rollamay Turkoane
1F3BE9E795D0415...

Inframark

6/6/2026
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: #179652
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 #
Annuals installation - June 2026 Estimate # 148757	6/25/2026	7/10/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#148757 - Annuals installation - June 2026				**$3,397.00**
Install (300) summer annuals at front entrances and all monument signs.				
Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.				
LCE025: Tree/Plant Installation				**$3,312.00**
Site Prep, Removal, & Disposal (E) (Labor)				$510.00
Annuals (Material)	1 Gallon Plant	300.00	$9.34	$2802.00
LCE005: Irrigation Installation				**$85.00**
Irrigation Labor (Hide) (Labor)				$85.00

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

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Subtotal	$3,397.00
Sales Tax	$0.00
Total	**$3,397.00**
Credits/Payments	($0.00)
Balance Due	**$3,397.00**

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.

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

Estimate: #148757

Customer Address	Billing Address	Physical Job Address
Inframark Jayna Cooper 2005 Pan Am Circle Suite 300 Tampa, Florida 33604 Jayna.Cooper@inframark.com 813-608-8242	Jayna Cooper Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33604	Buckhead Trails Pond Maintenance 10403 Buckeye Road Ruskin, FL

Job	Estimated Job Start Date	Proposed By	Due Date
Annuals installation - June 2026	February 4, 2026	Alexandra Steiner	

Estimate Details

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

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

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

Proposed By:

Alexandra Steiner 05/26/2026
Down to Earth — Date

Agreed & Accepted By:

Jayna Cooper 5-27-2026
Inframark — Date

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

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

Invoice: #179651
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 #
Hydroseed for Buckeye Road - June 2026 Estimate # 149925	6/25/2026	7/10/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#149925 - Hydroseed for Buckeye Road - June 2026				**$10,465.00**



Hydroseed will be installed between Bending Creek and Hidden Vista along Buckeye Road. Between the sidewalk and the roadway ONLY.

LCE025: Tree/Plant Installation				$10,465.00
Site Prep, Removal, & Disposal (E) (Labor)				$65.00
Hydro Seeding (2-10 Acres) (Sub)	Square Foot	130000.00	$0.08	$10400.00

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

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.

Subtotal	$10,465.00
Sales Tax	$0.00

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Total	**$10,465.00**
Credits/Payments	($0.00)
Balance Due	**$10,465.00**

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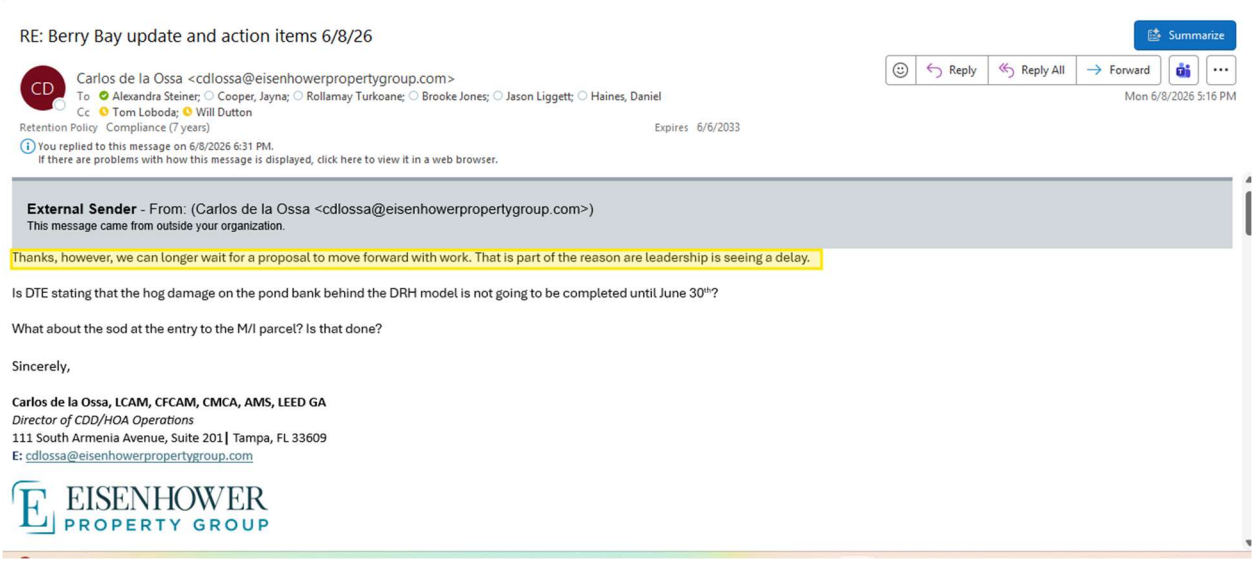


RE: Berry Bay update and action items 6/8/26

Summarize

Reply | Reply All | Forward

CD

Carlos de la Ossa <cdlossa@eisenhowerpropertygroup.com>

To Alexandra Steiner; Cooper, Jayna; Rollamay Turkoane; Brooke Jones; Jason Liggett; Haines, Daniel

Cc Tom Loboda; Will Dutton

Mon 6/8/2026 5:16 PM

Retention Policy Compliance (7 years) Expires 6/6/2033

You replied to this message on 6/8/2026 6:31 PM.

If there are problems with how this message is displayed, click here to view it in a web browser.

External Sender - From: (Carlos de la Ossa <cdlossa@eisenhowerpropertygroup.com>)

This message came from outside your organization.

Thanks, however, we can longer wait for a proposal to move forward with work. That is part of the reason are leadership is seeing a delay.

Is DTE stating that the hog damage on the pond bank behind the DRH model is not going to be completed until June 30th?

What about the sod at the entry to the M/I parcel? Is that done?

Sincerely,

Carlos de la Ossa, LCAM, CFCAM, CMCA, AMS, LEED GA
Director of CDD/HOA Operations
111 South Armenia Avenue, Suite 201 | Tampa, FL 33609
E: cdlossa@eisenhowerpropertygroup.com

EISENHOWER PROPERTY GROUP

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

Invoice: #180634
July 2026

Customer

Buckhead Trails Pond Maintenance
Inframark
2005 Pan Am Circle Suite 300

Tampa, FL 33604

Property / Project Address

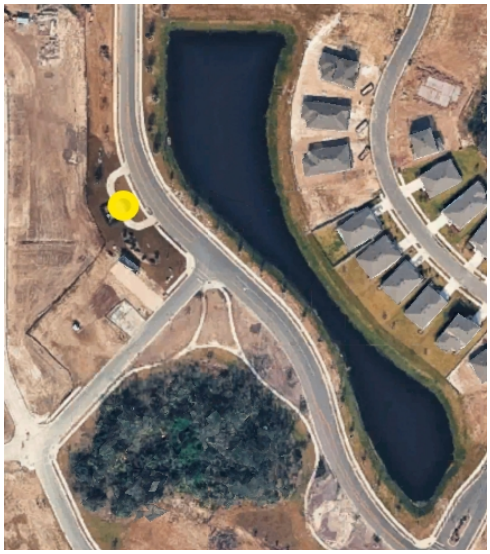
Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
(1) Holly tree replacement - June 2026 Estimate # 148761	7/10/2026	7/25/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#148761 - (1) Holly tree replacement - June 2026				**$834.00**

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



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

LCE025: Tree/Plant Installation				**$834.00**
Site Prep, Removal, & Disposal (E) (Labor)				$300.00
Dahoon Holly (Material)	2.5" Caliper	1.00	$534.00	$534.00

Billing Questions To make payment by **ACH (electronic check)** or

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

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

Subtotal	$834.00
Sales Tax	$0.00
Total	**$834.00**
Credits/Payments	($0.00)
Balance Due	**$834.00**

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.

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

Estimate: #148761

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

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

Physical Job Address
Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

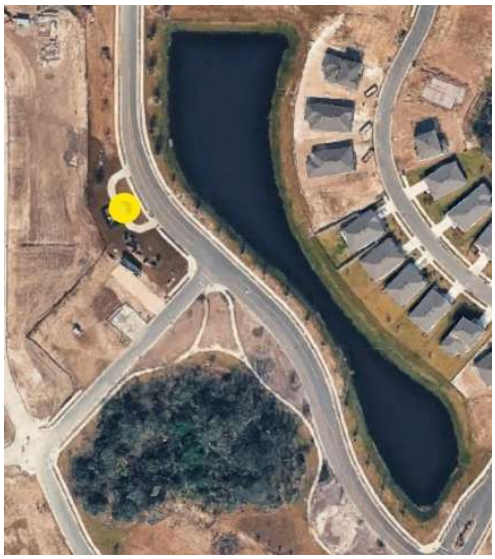
Job	Estimated Job Start Date	Proposed By	Due Date
(1) Holly tree replacement - June 2026	June 8, 2026	Alexandra Steiner	

Estimate Details

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

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

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



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

Proposed By:

Alexandra Steiner
Down to Earth

06/05/2026
Date

Agreed & Accepted By:

Signed by:
Rollamay Turkoane
1F3BE9E795D0415...

Inframark

6/6/2026
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: #180635
July 2026

Customer
Buckhead Trails Pond Maintenance
Inframark
2005 Pan Am Circle Suite 300

Tampa, FL 33604

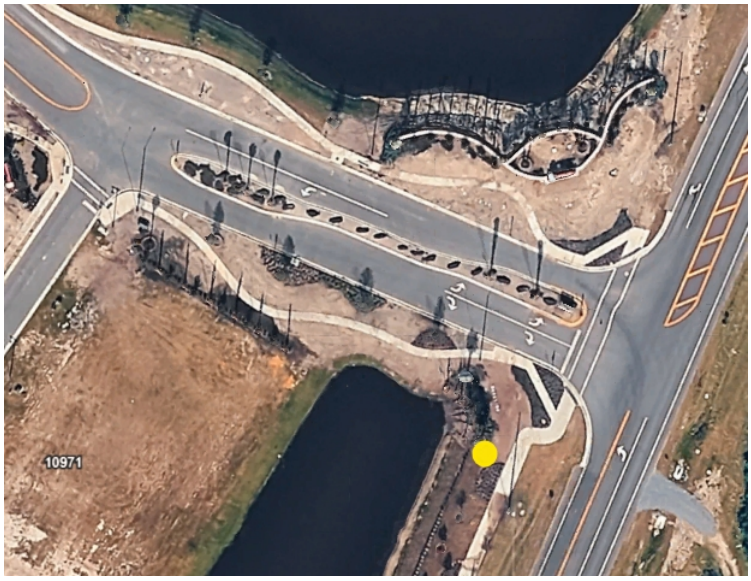
Property / Project Address
Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
(1) Holly tree replacement - June 2026 Estimate # 151434	7/10/2026	7/25/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#151434 - (1) Holly tree replacement - June 2026				**$1,167.75**

Replace (1) Eagleston Holly at Bending Creek Entrance



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

LCE025: Tree/Plant Installation				$1,167.75
Site Prep, Removal, & Disposal (E) (Labor)				$300.00
Eagleston Holly (Material)	3" Caliper	1.00	$867.75	$867.75

Billing Questions To make payment by **ACH (electronic check)** or

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

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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	$1,167.75
Sales Tax	$0.00
Total	**$1,167.75**
Credits/Payments	($0.00)
Balance Due	**$1,167.75**

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.

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

Invoice: #180918
July 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 #
Stake (7) Juniper Trees - May 2026 Estimate # 148869	7/15/2026	7/30/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#148869 - Stake (7) Juniper Trees - May 2026				**$892.10**
Stake (7) leaning Juniper trees along Buckeye Rd. Machine and new lodge poles needed.				
Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.				
LCE025: Tree/Plant Installation				**$892.10**
Site Prep, Removal, & Disposal (E) (Labor)				$340.00
Lodge Pole - 3 (E) (Kit)	Each	7.00	$78.87	$552.10

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

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

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

Subtotal	$892.10
Sales Tax	$0.00
Total	**$892.10**
Credits/Payments	($0.00)
Balance Due	**$892.10**

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: #148869

Customer Address	Billing Address	Physical Job Address
Inframark Jayna Cooper 2005 Pan Am Circle Suite 300 Tampa, Florida 33604 Jayna.Cooper@inframark.com 813-608-8242	Jayna Cooper Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33604	Buckhead Trails Pond Maintenance 10403 Buckeye Road Ruskin, FL

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

Estimate Details

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

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

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

Proposed By:

Alexandra Steiner 06/01/2026
Down to Earth Date

Agreed & Accepted By:

Signed by: Rollamay Turkoane
1F3BE9E795D0415...
Inframark 6/6/2026
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: #180917
July 2026

Customer
Buckhead Trails Pond Maintenance
Inframark
2005 Pan Am Circle Suite 300

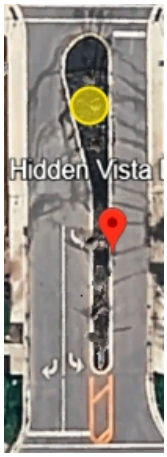
Tampa, FL 33604

Property / Project Address
Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
(1) Powderpuff Tree replacement - June 2026 Estimate # 148760	7/15/2026	7/30/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#148760 - (1) Powderpuff Tree replacement - June 2026 Remove and replace (1) Powderpuff at front Hidden Vista entrance. Tree snapped during a storm. Stake and adjust irrigation as needed.				**$1,681.29**



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				**$1,596.29**
Site Prep, Removal, & Disposal (E) (Labor)				$170.00
Powderpuff Tree (E) (Kit)	65 Gallon Plant	1.00	$1426.29	$1426.29
LCE006: Irrigation Repairs				**$85.00**
Irrigation Labor (Hide) (Labor)				$85.00

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See Terms & Conditions at https://dtelandscape.com/terms-and-conditions/.

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

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

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

Subtotal	$1,681.29
Sales Tax	$0.00
Total	**$1,681.29**
Credits/Payments	($0.00)
Balance Due	**$1,681.29**

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.

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

Estimate: #148760

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

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

Physical Job Address
Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

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

Estimate Details

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

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

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



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

Proposed By:

Alexandra Steiner
Down to Earth

05/26/2026
Date

Agreed & Accepted By:

Jayna Cooper
Inframark

5-27-2026
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: #180916
July 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 #
Juniper Replacement - Hidden Vista entrance May 2026 Estimate # 148229	7/15/2026	7/30/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#148229 - Juniper Replacement - Hidden Vista entrance May 2026				**$1,333.96**

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



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

LCE025: Tree/Plant Installation				**$1,248.96**
Site Prep, Removal, & Disposal (E) (Labor)				$600.00
Confederate Jasmine (variegated) Installed (E) (Kit)	1 Gallon Plant	48.00	$13.52	$648.96
LCE005: Irrigation Installation				**$85.00**
Irrigation Labor (Hide) (Labor)				$85.00

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

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

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

Subtotal	$1,333.96
Sales Tax	$0.00
Total	**$1,333.96**
Credits/Payments	($0.00)
Balance Due	**$1,333.96**

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.

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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: #148229

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

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

Physical Job Address
Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Job	Estimated Job Start Date	Proposed By	Due Date
Juniper Replacement - Hidden Vista entrance May 2026	May 29, 2026	Alexandra Steiner	

Estimate Details

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

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

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



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

Proposed By:

Alexandra Steiner
Down to Earth

05/22/2026
Date

Agreed & Accepted By:

Signed by:
Rollamay Turkoane
1F3BE9E795D0415...

Inframark

6/6/2026
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
PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Invoice: #181439
July 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 # 150034	7/23/2026	8/22/2026	Net 30	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#150034 - Buckhead Trails Common Area and Pond Maintenance Contract (2026)				**$1,400.00**
Added Common Areas - Start 7/8/26				**$1,400.00**
Fuel Surcharge				**$42.00**

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

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

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

Subtotal	$1,442.00
Sales Tax	$0.00
Total	**$1,442.00**
Credits/Payments	($0.00)
Balance Due	**$1,442.00**

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/.

NNNN

Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

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

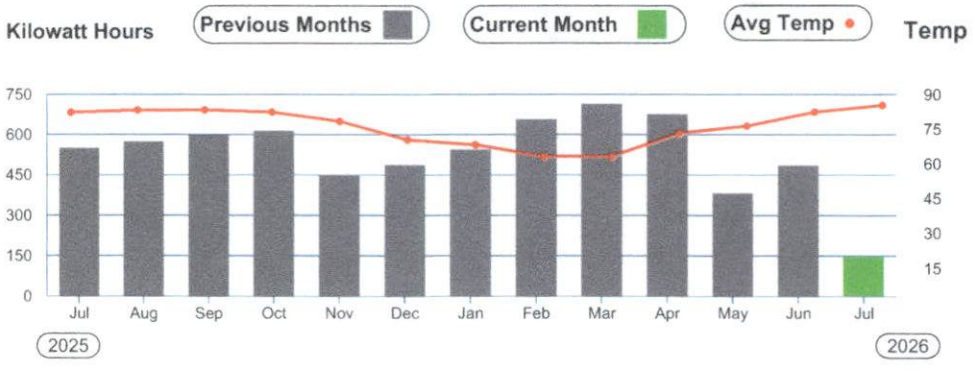
Customer Care	800-282-3824 8am - 5pm M-F
Pay by Phone	855-937-1752
Outage	800-282-3824 24/7
Website	www.preco.coop

TOTAL AMOUNT DUE

$47.79

Bank Draft is scheduled for 07/28/2026

Monthly Energy Use



RECEIVED
JUL 14
By

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

Monthly Energy Use Comparison

146 kWh	486 kWh	551 kWh
This Month 30 Days	Last Month 30 Days	This Month Last Year 30 Days

Your Average Daily Use

5 kWh	$1.52 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 $47.79
is scheduled for 07/28/2026

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

110260213648004000004779000005779070720261

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	06/01/2026	07/01/2026	9,664	9,810	1.0	146	0.502

Account Summary

Previous Balance	$89.61
Payment(s) Made	-$89.61
Balance Forward	**$0.00**
Current Charges	$47.79
Total Amount Due	**$47.79**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	146 kWh @ 0.121	$17.67
CPA	146 kWh @ -0.001	-$0.15
Property Tax Recovery Fee		$1.08
Gross Receipts Tax		$1.19
Total Current Charges		**$47.79**

Bank Draft Amount $47.79

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*For new enrollees and existing e-bill members

paperless billing



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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

CORRECTED BILL
For: Jan 6, 2026 to Jun 15, 2026
Statement Date: Jun 17, 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

$71.15
TOTAL AMOUNT YOU OWE

Jul 8, 2026
NEW CHARGES DUE BY

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

KEEP IN MIND

- Payment received after September 08, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after July 07, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.
- This bill is for multiple (6) billing periods.

BILL SUMMARY

Amount of your last bill	117.45
Additional Activity	–628.54
Balance before new charges	–511.09
Total new charges	582.24
Total amount you owe	**$71.15**

FPL automatic bill pay - DO NOT PAY

CORRECTED BILL

(See page 2 for bill details.)

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	$71.15	Jul 8, 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		117.45
Additional activity		
Credit		–628.54
Balance before new charges		–$511.09
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Electric service amount	567.20	
Gross receipts tax (State tax)	14.55	
Taxes and charges	14.55	
Regulatory fee (State fee)	0.49	
Total new charges		$582.24
Total amount you owe		**$71.15**

FPL automatic bill pay - DO NOT PAY

CORRECTED BILL

METER SUMMARY

Multiple-month usage

Meter no. ACD5605 Next meter reading Jul 15, 2026

Total kWh 3,893

KEEP IN MIND

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

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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.

ADJUSTMENT BREAKDOWN - MULTIPLE BILLING PERIODS

Reason REV/RATE/RIDER/TAX CD CR*

Messages

- These billing details are part of your electronic bill dated: **Jun 17, 2026**.

ADJUSTMENT DETAILS

	ORIGINAL BILL	ADJUSTED BILL
Rate Schedule	GS-1	GS-1
Service From	Jan 06 2026	Jan 06 2026
Service To	Jan 13 2026	Jan 13 2026
Service Days	7	7
On-Call Credit Days		
kWh Reading	179	179
Demand Reading	0.00	0.00
On-peak kWh Reading		
On-peak Demand Rdg	0.00	0.00
Total kWh Used	179	179
Demand Used	0	0
On-peak kWh Used	0	0
On-peak Demand	0	0
Off-peak kWh Used	0	0
Average kWh per Day	26	26
Service Amount	25.97	25.97
FPL SolarTogethr Chg	0.00	0.00
FPL SolarTogethr Cr	0.00	0.00
On Call Credit	0.00	0.00
Storm Charge	0.00	0.00
Non-Std Mtr Enroll		
Non-Std Mtr Surchg		
Fixed Rate differential	0.00	0.00
Gross receipts tax	0.67	0.67
Regulatory Assessment Fee	0.02	0.02
Franchise Charge		
Utility Tax		
Florida Sales Tax	1.85	
Disc Sales Surtax	0.27	
VSP Solar Charge		
Prev On Call Credit		
Transformer Credit		
Curtailment/CDR Cr		
Access Charge		
Usage Charge		
Admin Charge		
Taxable Adjustment		
Facility Rental		
FR FL Sales Tax		
FR Disc Sales Surtax		
Rev Difference		
Care To Share donation		
Total Amount	**28.78**	26.66
Difference	0.00	

ADJUSTMENT DETAILS

	ORIGINAL BILL	ADJUSTED BILL
Rate Schedule	GS-1	GS-1
Service From	Jan 13 2026	Jan 13 2026
Service To	Feb 13 2026	Feb 13 2026
Service Days	31	31
On-Call Credit Days		
kWh Reading	953	953
Demand Reading	0.00	0.00
On-peak kWh Reading		
On-peak Demand Rdg	0.00	0.00
Total kWh Used	774	774
Demand Used	0	0
On-peak kWh Used	0	0
On-peak Demand	0	0
Off-peak kWh Used	0	0
Average kWh per Day	25	25
Service Amount	112.19	112.19
FPL SolarTogethr Chg	0.00	0.00
FPL SolarTogethr Cr	0.00	0.00
On Call Credit	0.00	0.00
Storm Charge	0.00	0.00
Non-Std Mtr Enroll		
Non-Std Mtr Surchg		
Fixed Rate differential	0.00	0.00
Gross receipts tax	2.88	2.88
Regulatory Assessment Fee	0.10	0.10
Franchise Charge		
Utility Tax		
Florida Sales Tax	8.00	
Disc Sales Surtax	1.16	
VSP Solar Charge		
Prev On Call Credit		
Transformer Credit		
Curtailment/CDR Cr		
Access Charge		
Usage Charge		
Admin Charge		
Taxable Adjustment		
Facility Rental		
FR FL Sales Tax		
FR Disc Sales Surtax		
Rev Difference		
Care To Share donation		
Total Amount	**124.33**	115.17
Difference	0.00	

ADJUSTMENT DETAILS

	ORIGINAL BILL	ADJUSTED BILL
Rate Schedule	GS-1	GS-1
Service From	Feb 13 2026	Feb 13 2026
Service To	Mar 16 2026	Mar 16 2026
Service Days	31	31
On-Call Credit Days		
kWh Reading	1759	1759
Demand Reading	0.00	0.00
On-peak kWh Reading		
On-peak Demand Rdg	0.00	0.00
Total kWh Used	806	806
Demand Used	0	0
On-peak kWh Used	0	0
On-peak Demand	0	0
Off-peak kWh Used	0	0
Average kWh per Day	26	26
Service Amount	116.25	116.25
FPL SolarTogethr Chg	0.00	0.00
FPL SolarTogethr Cr	0.00	0.00
On Call Credit	0.00	0.00
Storm Charge	0.00	0.00
Non-Std Mtr Enroll		
Non-Std Mtr Surchg		
Fixed Rate differential	0.00	0.00
Gross receipts tax	2.98	2.98
Regulatory Assessment Fee	0.10	0.10
Franchise Charge		
Utility Tax		
Florida Sales Tax	8.29	
Disc Sales Surtax	1.20	
VSP Solar Charge		
Prev On Call Credit		
Transformer Credit		
Curtailment/CDR Cr		
Access Charge		
Usage Charge		
Admin Charge		
Taxable Adjustment		
Facility Rental		
FR FL Sales Tax		
FR Disc Sales Surtax		
Rev Difference		
Care To Share donation		
Total Amount	**128.82**	119.33
Difference	0.00	

ADJUSTMENT DETAILS

	ORIGINAL BILL	ADJUSTED BILL
Rate Schedule	GS-1	GS-1
Service From	Mar 16 2026	Mar 16 2026
Service To	Apr 14 2026	Apr 14 2026
Service Days	29	29
On-Call Credit Days		
kWh Reading	2473	2473
Demand Reading	0.00	0.00
On-peak kWh Reading		
On-peak Demand Rdg	0.00	0.00
Total kWh Used	714	714
Demand Used	0	0
On-peak kWh Used	0	0
On-peak Demand	0	0
Off-peak kWh Used	0	0
Average kWh per Day	25	25
Service Amount	104.61	104.61
FPL SolarTogethr Chg	0.00	0.00
FPL SolarTogethr Cr	0.00	0.00
On Call Credit	0.00	0.00
Storm Charge	0.00	0.00
Non-Std Mtr Enroll		
Non-Std Mtr Surchg		
Fixed Rate differential	0.00	0.00
Gross receipts tax	2.68	2.68
Regulatory Assessment Fee	0.09	0.09
Franchise Charge		
Utility Tax		
Florida Sales Tax	7.46	
Disc Sales Surtax	1.08	
VSP Solar Charge		
Prev On Call Credit		
Transformer Credit		
Curtailment/CDR Cr		
Access Charge		
Usage Charge		
Admin Charge		
Taxable Adjustment		
Facility Rental		
FR FL Sales Tax		
FR Disc Sales Surtax		
Rev Difference		
Care To Share donation		
Total Amount	**115.92**	107.38
Difference	0.00	

ADJUSTMENT DETAILS

	ORIGINAL BILL	ADJUSTED BILL
Rate Schedule	GS-1	GS-1
Service From	Apr 14 2026	Apr 14 2026
Service To	May 14 2026	May 14 2026
Service Days	30	30
On-Call Credit Days		
kWh Reading	3168	3168
Demand Reading	0.00	0.00
On-peak kWh Reading		
On-peak Demand Rdg	0.00	0.00
Total kWh Used	695	695
Demand Used	0	0
On-peak kWh Used	0	0
On-peak Demand	0	0
Off-peak kWh Used	0	0
Average kWh per Day	23	23
Service Amount	102.19	102.19
FPL SolarTogethr Chg	0.00	0.00
FPL SolarTogethr Cr	0.00	0.00
On Call Credit	0.00	0.00
Storm Charge	0.00	0.00
Non-Std Mtr Enroll		
Non-Std Mtr Surchg		
Fixed Rate differential	0.00	0.00
Gross receipts tax	2.62	2.62
Regulatory Assessment Fee	0.09	0.09
Franchise Charge		
Utility Tax		
Florida Sales Tax	7.29	
Disc Sales Surtax	1.05	
VSP Solar Charge		
Prev On Call Credit		
Transformer Credit		
Curtailment/CDR Cr		
Access Charge		
Usage Charge		
Admin Charge		
Taxable Adjustment		
Facility Rental		
FR FL Sales Tax		
FR Disc Sales Surtax		
Rev Difference		
Care To Share donation		
Total Amount	**113.24**	104.90
Difference	0.00	

ADJUSTMENT DETAILS

	ORIGINAL BILL	ADJUSTED BILL
Rate Schedule	GS-1	GS-1
Service From	May 14 2026	May 14 2026
Service To	Jun 15 2026	Jun 15 2026
Service Days	32	32
On-Call Credit Days		
kWh Reading	3893	3893
Demand Reading	0.00	0.00
On-peak kWh Reading		
On-peak Demand Rdg	0.00	0.00
Total kWh Used	725	725
Demand Used	0	0
On-peak kWh Used	0	0
On-peak Demand	0	0
Off-peak kWh Used	0	0
Average kWh per Day	23	23
Service Amount	105.99	105.99
FPL SolarTogethr Chg	0.00	0.00
FPL SolarTogethr Cr	0.00	0.00
On Call Credit	0.00	0.00
Storm Charge	0.00	0.00
Non-Std Mtr Enroll		
Non-Std Mtr Surchg		
Fixed Rate differential	0.00	0.00
Gross receipts tax	2.72	2.72
Regulatory Assessment Fee	0.09	0.09
Franchise Charge		
Utility Tax		
Florida Sales Tax	7.56	
Disc Sales Surtax	1.09	
VSP Solar Charge		
Prev On Call Credit		
Transformer Credit		
Curtailment/CDR Cr		
Access Charge		
Usage Charge		
Admin Charge		
Taxable Adjustment		
Facility Rental		
FR FL Sales Tax		
FR Disc Sales Surtax		
Rev Difference		
Care To Share donation		
Total Amount	**117.45**	108.80
Difference	0.00	

FPL.

Electric Bill Statement
For: Jun 15, 2026 to Jul 15, 2026 (30 days)
Statement Date: Jul 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

$102.96
TOTAL AMOUNT YOU OWE

Aug 5, 2026
NEW CHARGES DUE BY

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

KEEP IN MIND

- Payment received after October 06, 2026 is considered LATE; a late payment charge of 1% will apply.
- The amount due on your account will be drafted automatically on or after August 04, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

BILL SUMMARY

Amount of your last bill	71.15
Payments received	-71.15
Balance before new charges	0.00
Total new charges	102.96
Total amount you owe	**$102.96**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

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)

FPL.

/ 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	$102.96	Aug 5, 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		71.15
Payment received - Thank you		-71.15
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)*	$64.33	
Fuel: *($0.032020 per kWh)*	$21.77	
Electric service amount	100.30	
Gross receipts tax (State tax)	2.57	
Taxes and charges	2.57	
Regulatory fee (State fee)	0.09	
Total new charges		$102.96
Total amount you owe		**$102.96**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	04573		03893		680

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Jul 15, 2026	Jun 15, 2026
kWh Used	680	725
Service days	30	32
kWh/day	23	23
Amount	$102.96	$108.80

KEEP IN MIND

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

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Download now

A smarter way to save

Lower operational costs with automatic monthly bill credits when you participate in Business On Call®.

Get started

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	07/07/2026
Account #	213648008
Member #	219443

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

TOTAL AMOUNT DUE

$201.75

Bank Draft is scheduled for 07/28/2026

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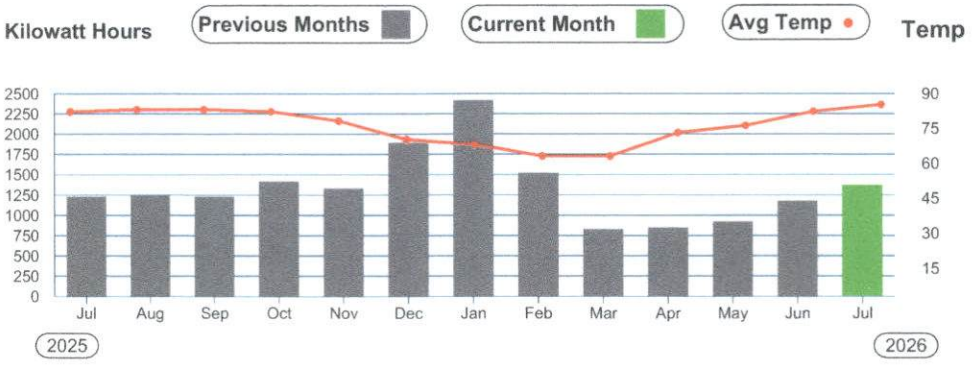
Monthly Energy Use



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

Monthly Energy Use Comparison

1,368 kWh	1,177 kWh	1,234 kWh
This Month 30 Days	Last Month 30 Days	This Month Last Year 30 Days

Your Average Daily Use

46 kWh	$6.41 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 $201.75
is scheduled for 07/28/2026

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

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

3

1102602136480080000201750000211750707202697

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	06/01/2026	07/01/2026	27,628	28,996	1.0	1,368	6.064

Account Summary

Previous Balance	$175.23
Payment(s) Made	-$175.23
Balance Forward	**$0.00**
Current Charges	$201.75
Total Amount Due	**$201.75**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	1,368 kWh @ 0.121	$165.53
CPA	1,368 kWh @ -0.001	-$1.37
Property Tax Recovery Fee		$4.55
Gross Receipts Tax		$5.04
Total Current Charges		**$201.75**

Bank Draft Amount $201.75

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Make the switch in SmartHub today.

*For new enrollees and existing e-bill members

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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

INNNN

Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

Bill Date	07/07/2026
Account #	213648009
Member #	219443

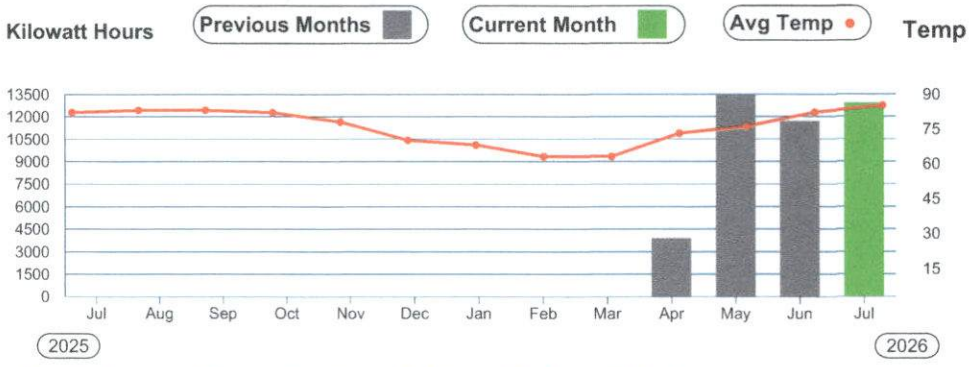
Customer Care	800-282-3824 8am - 5pm M-F
Pay by Phone	855-937-1752
Outage	800-282-3824 24/7
Website	www.preco.coop

TOTAL AMOUNT DUE

$1,680.84

Bank Draft is scheduled for 07/28/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

12,901 kWh	11,725 kWh	0 kWh
This Month 30 Days	Last Month 30 Days	This Month Last Year 0 Days

Your Average Daily Use

430 kWh	$53.36 Day
Use	Cost *not including taxes and fees*

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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 $1,680.84
is scheduled for 07/28/2026

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

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

1102602136480090001680840001731270707202630

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	06/01/2026	07/01/2026	29,100	42,001	1.0	12,901	23.97

Account Summary

Previous Balance	$1,554.97
Payment(s) Made	-$1,554.97
Balance Forward	**$0.00**
Current Charges	$1,680.84
Total Amount Due	**$1,680.84**

Current Charges			**GSD-S**
Facilities Use Charge			$110.00
Energy Charge	12,901 kWh	@ 0.083	$1,070.78
CPA	12,901 kWh	@ -0.001	-$12.90
Billed Demand	50.000 kW	@ 8.660	$433.00
Property Tax Recovery Fee			$37.94
Gross Receipts Tax			$42.02
Total Current Charges			**$1,680.84**

Bank Draft Amount **$1,680.84**

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FAMILY DOLLAR CVS Walgreens DOLLAR GENERAL Speedway 7-ELEVEN

NNNN

Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

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

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

TOTAL AMOUNT DUE

$99.08

Bank Draft is scheduled for 07/28/2026

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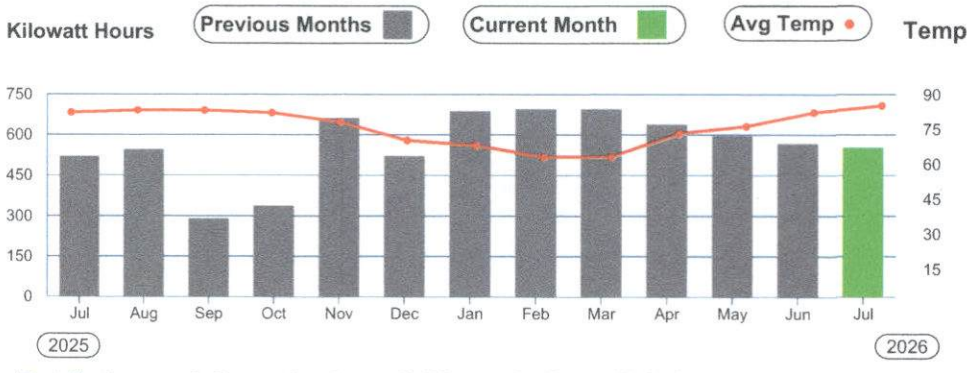
Monthly Energy Use



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

Monthly Energy Use Comparison

553 kWh	569 kWh	521 kWh
This Month 30 Days	Last Month 30 Days	This Month Last Year 30 Days

Your Average Daily Use

18 kWh	$3.15 Day
Use	Cost *not including taxes and fees*

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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 $99.08
is scheduled for 07/28/2026

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

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

1102602136480010000099080000109080707202697

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

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
40431049	06/01/2026	07/01/2026	11,497	12,050	1.0	553	1.576

Account Summary

Previous Balance	$99.89
Payment(s) Made	-$99.89
Balance Forward	**$0.00**
Current Charges	$99.08
Total Amount Due	**$99.08**

Current Charges			**GS-S**
Facilities Use Charge			$28.00
Energy Charge	553 kWh	@ 0.121	$66.91
CPA	553 kWh	@ -0.001	-$0.55
Property Tax Recovery Fee			$2.24
Gross Receipts Tax			$2.48
Total Current Charges			**$99.08**

Bank Draft Amount **$99.08**

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FAMILY DOLLAR CVS Walgreens DOLLAR GENERAL Speedway 7-ELEVEN

NNNN

Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

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

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

TOTAL AMOUNT DUE

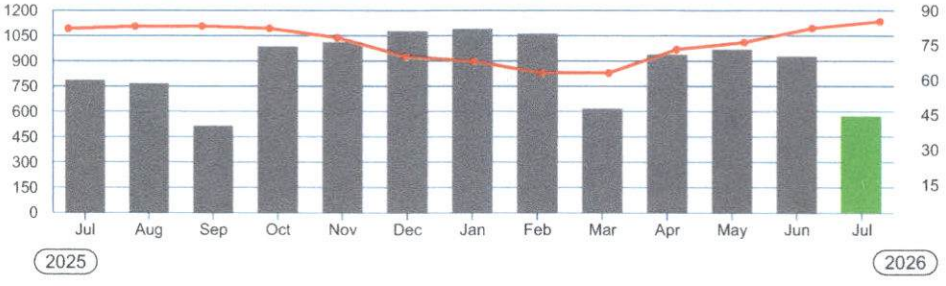
$101.34

Bank Draft is scheduled for 07/28/2026

RECEIVED
JUL 14 2026
By

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

571 kWh	926 kWh	787 kWh
This Month 30 Days	Last Month 30 Days	This Month Last Year 30 Days

Your Average Daily Use

19 kWh	$3.22 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 $101.34
is scheduled for 07/28/2026

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

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

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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	06/01/2026	07/01/2026	17,444	18,015	1.0	571	2.438

Account Summary

Previous Balance	$144.12
Payment(s) Made	-$144.12
Balance Forward	**$0.00**
Current Charges	$101.34
Total Amount Due	**$101.34**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	571 kWh @ 0.121	$69.09
CPA	571 kWh @ -0.001	-$0.57
Property Tax Recovery Fee		$2.29
Gross Receipts Tax		$2.53
Total Current Charges		**$101.34**

Bank Draft Amount $101.34

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FAMILY DOLLAR CVS Walgreens DOLLAR GENERAL Speedway 7-ELEVEN

NNNN

Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

Bill Date	07/07/2026
Account #	213648003
Member #	219443

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

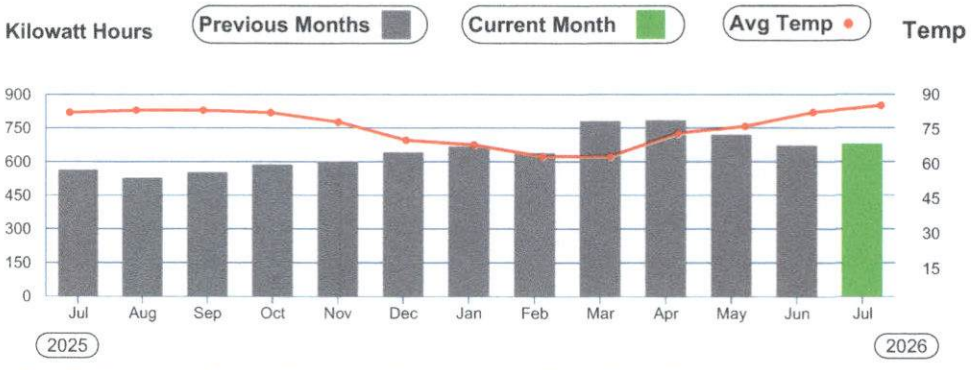
TOTAL AMOUNT DUE

$114.82

Bank Draft is scheduled for 07/28/2026

RECEIVED
JUL 14 2026
By

Monthly Energy Use



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

Monthly Energy Use Comparison

678 kWh	673 kWh	563 kWh
This Month 30 Days	Last Month 30 Days	This Month Last Year 30 Days

Your Average Daily Use

23 kWh	$3.65 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 $114.82
is scheduled for 07/28/2026

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

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

3

110260213648003000011482000012482070720260

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

Meter #	Service Period From	Service Period To	Readings Previous	Readings Present	Meter Multiplier	kWh Usage	kW Reading
41019858	06/01/2026	07/01/2026	11,930	12,608	1.0	678	2.139

Account Summary

Previous Balance	$112.78
Payment(s) Made	-$112.78
Balance Forward	**$0.00**
Current Charges	$114.82
Total Amount Due	**$114.82**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	678 kWh @ 0.121	$82.04
CPA	678 kWh @ -0.001	-$0.68
Property Tax Recovery Fee		$2.59
Gross Receipts Tax		$2.87
Total Current Charges		**$114.82**

Bank Draft Amount **$114.82**

Breaking Up Is Hard To Do

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Enroll in Paperless Billing July–August for weekly chances to win a **$100 bill credit*** and a shot at a **$100 grand prize*** on August 31.

Make the switch in SmartHub today.

*For new enrollees and existing e-bill members

paperless billing



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79936643365000110260213648003 3

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FAMILY DOLLAR CVS Walgreens DOLLAR GENERAL Speedway 7-ELEVEN

NNNN

Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

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

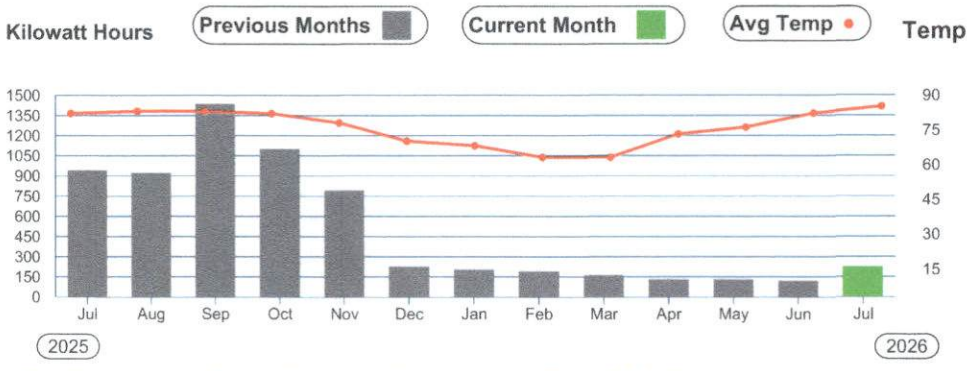
Customer Care	800-282-3824 8am - 5pm M-F
Pay by Phone	855-937-1752
Outage	800-282-3824 24/7
Website	www.preco.coop

TOTAL AMOUNT DUE

$57.62

Bank Draft is scheduled for 07/28/2026

Monthly Energy Use



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JUL 14 2026
By

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

Monthly Energy Use Comparison

224 kWh	123 kWh	944 kWh
This Month 30 Days	Last Month 30 Days	This Month Last Year 30 Days

Your Average Daily Use

7 kWh	$1.83 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 $57.62
is scheduled for 07/28/2026

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

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

3

110260213648005000005762000006762070720266

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	06/01/2026	07/01/2026	14,124	14,348	1.0	224	4.406

Account Summary

Previous Balance	$44.64
Payment(s) Made	-$44.64
Balance Forward	**$0.00**
Current Charges	$57.62
Total Amount Due	**$57.62**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	224 kWh @ 0.121	$27.10
CPA	224 kWh @ -0.001	-$0.22
Property Tax Recovery Fee		$1.30
Gross Receipts Tax		$1.44
Total Current Charges		**$57.62**

Bank Draft Amount $57.62

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paperless billing



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FAMILY DOLLAR · CVS · Walgreens · DOLLAR GENERAL · Speedway · 7-ELEVEN

NNNN

BUCKHEAD TRAILS CDD

Bill Date	07/07/2026
Account #	213648006
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

$92.35

Bank Draft is scheduled for 07/28/2026

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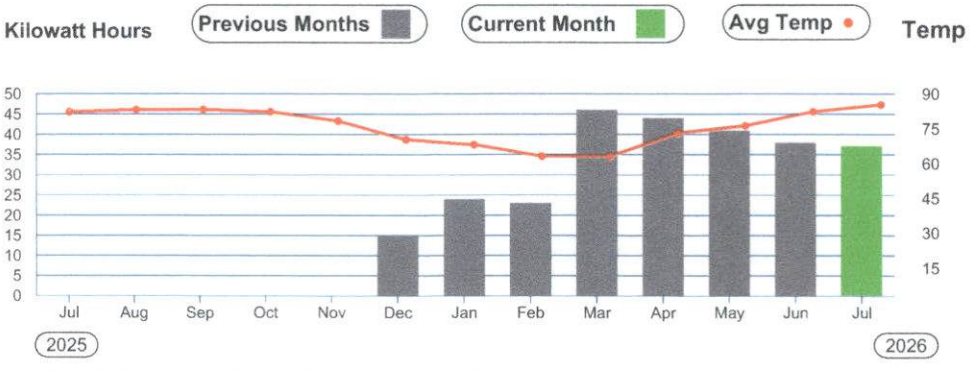
JUL 14 2026
By

Monthly Energy Use



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

Monthly Energy Use Comparison

37 kWh	38 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 $92.35
is scheduled for 07/28/2026

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

1102602136480060000092350000102350707202680

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	06/01/2026	07/01/2026	165	202	1.0	37	0.133

Account Summary

Previous Balance	$92.28
Payment(s) Made	-$92.28
Balance Forward	**$0.00**
Current Charges	$92.35
Total Amount Due	**$92.35**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Kva Min Up Charge		$55.52
Energy Charge	37 kWh @ 0.121	$4.48
CPA	37 kWh @ -0.001	-$0.04
Property Tax Recovery Fee		$2.08
Gross Receipts Tax		$2.31
Total Current Charges		**$92.35**

Bank Draft Amount $92.35

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FAMILY DOLLAR CVS Walgreens DOLLAR GENERAL Speedway 7-ELEVEN

Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

Bill Date	07/07/2026
Account #	213648007
Member #	219443

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

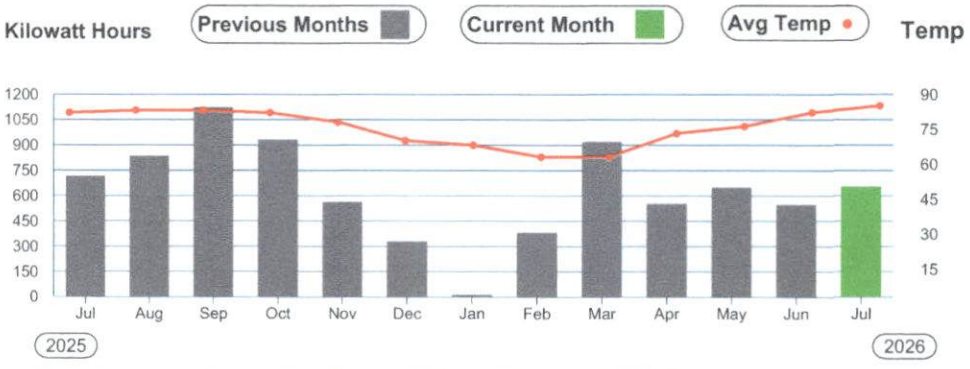
TOTAL AMOUNT DUE

$111.67

Bank Draft is scheduled for 07/28/2026

RECEIVED
JUL 14 2026
By

Monthly Energy Use



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

Monthly Energy Use Comparison

653 kWh	549 kWh	715 kWh
This Month 30 Days	Last Month 30 Days	This Month Last Year 30 Days

Your Average Daily Use

22 kWh	$3.55 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 $111.67
is scheduled for 07/28/2026

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

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

110280213648007000011167000012167070720264

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

Meter #	Service Period From	Service Period To	Readings Previous	Readings Present	Meter Multiplier	kWh Usage	kW Reading
40916388	06/01/2026	07/01/2026	13,589	14,242	1.0	653	5.63

Account Summary

Previous Balance	$97.42
Payment(s) Made	-$97.42
Balance Forward	**$0.00**
Current Charges	$111.67
Total Amount Due	**$111.67**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	653 kWh @ 0.121	$79.01
CPA	653 kWh @ -0.001	-$0.65
Property Tax Recovery Fee		$2.52
Gross Receipts Tax		$2.79
Total Current Charges		**$111.67**

Bank Draft Amount **$111.67**

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7993664336500011026021364800074

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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#: 5000048550
Contract#: 3000000377
Terms: NT30

Invoice Date: 07/15/2026
Due Date: 08/14/2026

Billing Period:
05/30/2026-06/28/2026

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

Item #:	DESCRIPTION	RATE	QTY	AMOUNT
	Streetlight Lighting Agreement for **Buckhead Trails Community Development District** **Oakfield Lakes Phases:** **1A, 1B, 2A, & 3 - 196 Lights** **Amenities Center - 20 Lights** **2B - 48 Lights** **4A - 52 Lights** **4B - 60 Lights** **4C - 37 Lights** **4D - 18 Lights**			

PLEASE ATTACH SLIP TO CHECK

BUCKHEAD TRAILS I CDD

Total:
Invoice#: 5000048550
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#: 5000048550
Contract#: 3000000377
Terms: NT30

Invoice Date: 07/15/2026
Due Date: 08/14/2026

Billing Period:
05/30/2026-06/28/2026

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

Item #:	DESCRIPTION	RATE	QTY	AMOUNT
	4E - 29 Lights **4F - 14 Lights** **Total Due: $24,411.00**			
1	Total Due Streetlight Lighting Agreement for Buckhead Trails Community Development District Oakfield Lakes Phases: Roundabout & Main Arterials - 105 lights 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 Total Due: $30,133.50	$30,133.50	1.000	$30,133.50
			Subtotal	$30,133.50
			Tax	$0.00
			Total	**$30,133.50**

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Buckhead Trails

Board Meeting Date: July 22, 2026

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

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

Approved for payment:

District Manager Signature

Date

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

REVISED 7/22/2026 13:32

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Buckhead Trails

Board Meeting Date: July 22, 2026

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

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

Approved for payment:

District Manager Signature

Date

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

REVISED 7/22/2026 13:32

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-01313M **Date 07/24/2026**

Attn:
Buckhead Trails CDD Inframark
2005 PAN AM CIRCLE STE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description	Amount
Serial # 26-01313M **Notice of Public Hearing** **RE:** Meeting on August 26, 2026 at 1:00pm **Published:** 7/24/2026	$367.50

Important Message

Please include our Serial # on your check

Pay by credit card online: https://legals.businessobserverfl.com/send-payment/

Paid	()
Total	**$367.50**

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

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

INVOICE

Legal Advertising

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Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Buckhead Trails

Board Meeting Date: July 22, 2026

	Name	In Attendance Please X	Paid
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4	Ryan Motko	x	$200.00
5	Albert Viera	x	$200.00

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

Approved for payment:

District Manager Signature

Date

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

REVISED 7/22/2026 13:32

State of Florida
Department of Health
Notification of Fees Due

Identification Number: 41-60-3059224

For: Swimming Pools Public Pool > 25000 Gallons

To: **Buckhead Trails CDD**
2005 PanAm Cir Ste 300
Tampa, FL 33607

Billing Code: 41-BID-8616234
Fee Amount: $125.00

Total Amount Due: $125.00

Payment Due 08/08/2026 Upon Receipt

Notice: This bill is due and payable in full upon receipt and must be received by the local office by the Payment Due date.

[Please detach this portion and return with your payment]

Please verify all information, making changes as necessary, sign and return to **Manatee County Health Department**
Or pay online at www.MyFloridaEHPermit.com.

Account Information for: 41-60-3059224
Facility Name: Oakfield Pool
Location Address 1: 10420 Sapphire Breeze Cv
Location Address 2:
City: Parrish
State: FL
Zip Code: 34219

Owner Name: Buckhead Trails CDD
Owner Address 1: 2005 PanAm Cir Ste 300
Owner Address 2: Tampa, FL 33607
Owner City: Tampa
Owner State: FL
Owner Zip Code: 33607
Work Phone:
Home Phone: (813) 873-7300

County Mailing Address 1: 410 6th Ave E
County Mailing Address 2:
County Mailing City: Bradenton
County Mailing State: FL
County Mailing Zip Code: 34208

Facility Contact Name: Buckhead Trails CDD
Work Phone:
Home Phone: (813) 873-7300

Signature: _____ Date: _____

[Environmental Public Health - Account Information Copy]

State of Florida
Department of Health
Notification of Fees Due

Identification Number: 41-60-3059224

For: Swimming Pools Public Pool > 25000 Gallons

To: **Buckhead Trails CDD**
2005 PanAm Cir Ste 300
Tampa, FL 33607

Billing Code: 41-BID-8616234
Fee Amount: $125.00

Total Amount Due: $125.00
Payment Due 08/08/2026 Upon Receipt

Please return the entire bottom portion with your payment. The top portion (only) should be retained for your records.
Or pay online at www.MyFloridaEHPermit.com.

Outlook

Fw: [EXTERNAL]

From District Invoices <districtinvoices@inframark.com>
Date Fri 7/10/2026 8:25 AM
To Mitchell, Louise <lmitchell@inframark.com>

Teresa Farlow |Accounts Payable Supervisor

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

2005 Pan Am Circle Ste 300 | Tampa, FL 33607
(O) 813.873.7300 ext. 340
www.inframarkims.com

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contents

From: noreply@finit.tylertech.com <noreply@finit.tylertech.com>
Sent: Friday, July 10, 2026 8:24 AM
Subject: [EXTERNAL]

You don't often get email from noreply@finit.tylertech.com. Learn why this is important

This message is from an external sender. DO NOT CLICK on links or attachments unless you recognize the sender and know the content is safe.

Payment Receipt Confirmation

Your payment was successfully processed.

Transaction Summary

Description	Amount
	$125.35
Total Amount Paid	$125.35

Customer Information

Customer Name	Buckhead Trails CDD
Local Reference ID	30592248616234
Receipt Date	7/10/2026
Receipt Time	08:24:56 AM EDT

Payment Information

Payment Type	Electronic Check
Account Number	******7209
Order ID	285154182
Name on Account	Buckhead Trails CDD

Billing Information

Billing Address	2005 PAN AM CIRCLE Suite 300
Billing City, State	TAMPA, FL
Billing Zip/Postal Code	33607
Country	US
Phone Number	8138737300

This receipt has been emailed to the address below.

Email Address	districtinvoices@inframark.com

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Buckhead Trails

Board Meeting Date: July 22, 2026

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

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

Approved for payment:

District Manager Signature

Date

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

REVISED 7/22/2026 13:32

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.: 2666
Terms: Due on receipt
Invoice date: 07/14/2026
Due date: 07/17/2026

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.	06/26/2026	**PS - Lump Sum**	Completion of WUP monitoring & meter reading services: June 26, 2026 site visit & SWFWMD data reporting services	$12,000.00	$6,000.00	1	$1,000.00	$1,000.00	$6,000.00

Total **$1,000.00**

Ways to pay

BANK affirm

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: July 22, 2026

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

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

Approved for payment:

District Manager Signature

Date

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

REVISED 7/22/2026 13:32

Stantec

INVOICE

Invoice Number	2585004
Invoice Date	June 24, 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 **June 12, 2026**
Current Invoice Total (USD) 2,280.00

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 09	Nurse, Vanessa M	12.00	190.00	2,280.00
	Subtotal Professional Services	12.00		2,280.00

Low Task Subtotal	**202^ FY General Consulting Services**	2,280.00
Top Task Subtotal	202^ FY General Consulting Services	2,280.00
	Total Fees & Disbursements	2,280.00
	INVOICE TOTAL (USD)	**2,280.00**

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. #
2026-05-28	238202128	2026	NURSE, VANESSA M	1.50	190.00	285.00	UPDATED COMMUNITY MAPPING	
2026-06-02	238202128	2026	NURSE, VANESSA M	6.00	190.00	1,140.00	UPDATED COMMUNITY MAPPING	
2026-06-03	238202128	2026	NURSE, VANESSA M	4.50	190.00	855.00	UPDATED COMMUNITY MAPPING	
			Total subTask 2026	**12.00**		**2,280.00**		
			Total Top Task 2026	**12.00**		**2,280.00**		
			Total Project 238202128	**12.00**		**2,280.00**		

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

Invoice: #180015
June 2026

Customer
Buckhead Trails Pond Maintenance
Inframark
2005 Pan Am Circle Suite 300

Tampa, FL 33604

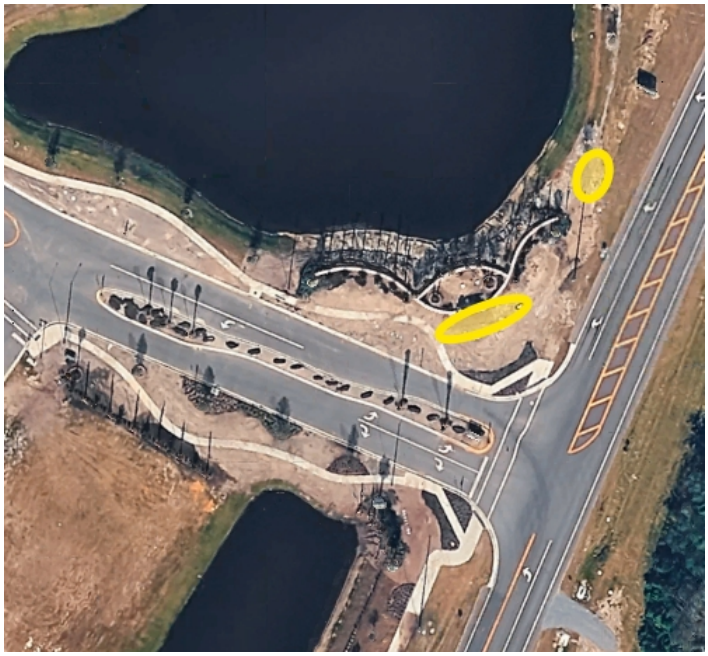
Property / Project Address
Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Plant Replacements - Hidden Vista entrance May 2026 Estimate # 148756	6/30/2026	7/15/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#148756 - Plant Replacements - Hidden Vista entrance May 2026				**$1,611.45**

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



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

LCE025: Tree/Plant Installation	$1,611.45
Site Prep, Removal, & Disposal (E) (Labor)	$450.00

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://downtoearthlandscape.com/terms-and-conditions/.

Viburnum Obovatum "Walters Viburnum" (Material)	7 Gallon Plant	9.00	$66.75	$600.75
Dwarf Firebush (Material)	7 Gallon Plant	14.00	$40.05	$560.70

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	$1,611.45
Sales Tax	$0.00
Total	**$1,611.45**
Credits/Payments	($0.00)
Balance Due	**$1,611.45**

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.

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

Estimate: #148756

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

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

Physical Job Address
Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Job	Estimated Job Start Date	Proposed By	Due Date
Plant Replacements - Hidden Vista entrance May 2026	June 4, 2026	Alexandra Steiner	

Estimate Details

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

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

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



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

Proposed By:

Alexandra Steiner
Down to Earth

05/26/2026
Date

Agreed & Accepted By:

Jayna Cooper
Inframark

5-27-2026
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: #180016
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 #
Hydroseed - Berm on Bending Creek - June 2026 Estimate # 150758	6/30/2026	7/15/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#150758 - Hydroseed - Berm on Bending Creek - June 2026 Hydroseed will be installed on left side berm of non-irrigated Bahia located on Bending Creek before Amenity center.				**$800.00**

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://downtoearthlandscape.com/terms-and-conditions/.



LCE025: Tree/Plant Installation				$800.00
Hydro Seeding (Sub)	Square Foot	10000.00	$0.08	$800.00

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

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

Subtotal	$800.00
Sales Tax	$0.00
Total	**$800.00**
Credits/Payments	($0.00)
Balance Due	**$800.00**

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.

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See Terms & Conditions at https://dtelandscape.com/terms-and-conditions/.

RE: Berry Bay update and action items 6/8/26

Summarize

Reply | Reply All | Forward

CD

Carlos de la Ossa <cdlossa@eisenhowerpropertygroup.com>
To Alexandra Steiner; Cooper, Jayna; Rollamay Turkoane; Brooke Jones; Jason Liggett; Haines, Daniel
Cc Tom Loboda; Will Dutton

Mon 6/8/2026 5:16 PM

Retention Policy Compliance (7 years) Expires 6/6/2033

You replied to this message on 6/8/2026 6:31 PM.
If there are problems with how this message is displayed, click here to view it in a web browser.

External Sender - From: (Carlos de la Ossa <cdlossa@eisenhowerpropertygroup.com>)
This message came from outside your organization.

Thanks, however, we can longer wait for a proposal to move forward with work. That is part of the reason are leadership is seeing a delay.

Is DTE stating that the hog damage on the pond bank behind the DRH model is not going to be completed until June 30th?

What about the sod at the entry to the M/I parcel? Is that done?

Sincerely,

Carlos de la Ossa, LCAM, CFCAM, CMCA, AMS, LEED GA
Director of CDD/HOA Operations
111 South Armenia Avenue, Suite 201| Tampa, FL 33609
E: cdlossa@eisenhowerpropertygroup.com

EISENHOWER PROPERTY GROUP

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

Invoice: #180019
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 #
Rock and Debris cleanup - June 2026 Estimate # 151132	6/30/2026	7/15/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#151132 - Rock and Debris cleanup - June 2026				**$2,500.00**

Pick up and haul away two truck loads of rocks, broken cement, other large debris and trash off berm to bring to maintainable condition. This work was completed on 6/19 and 6/22.



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

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material basis.

LCE025: Tree/Plant Installation				$2,500.00
Site Prep, Removal, & Disposal (E) (Labor)				$2250.00
Waste or Debris Disposal (Material)	Each	1.00	$250.00	$250.00

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

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

Subtotal	$2,500.00
Sales Tax	$0.00
Total	**$2,500.00**
Credits/Payments	($0.00)
Balance Due	**$2,500.00**

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.

RE: Berry Bay update and action items 6/8/26

Summarize

Reply | Reply All | Forward

CD

Carlos de la Ossa <cdlossa@eisenhowerpropertygroup.com>
To Alexandra Steiner; Cooper, Jayna; Rollamay Turkoane; Brooke Jones; Jason Liggett; Haines, Daniel
Cc Tom Loboda; Will Dutton

Mon 6/8/2026 5:16 PM

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Sincerely,

Carlos de la Ossa, LCAM, CFCAM, CMCA, AMS, LEED GA
Director of CDD/HOA Operations
111 South Armenia Avenue, Suite 201| Tampa, FL 33609
E: cdlossa@eisenhowerpropertygroup.com

EISENHOWER PROPERTY GROUP

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

Invoice: #180185
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 #
Plant Replacements - June 2026 Estimate # 151834	6/30/2026	7/15/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#151834 - Plant Replacements - June 2026				**$3,390.09**

Replace dead plants at front entrances off Bending Creek and Hidden Vista.



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				$3,390.09
Site Prep, Removal, & Disposal (E) (Labor)				$2250.00
Croton Mammy (Material)	3 Gallon Plant	14.00	$21.36	$299.04
Buttonwood "Silver" (Material)	3 Gallon Plant	42.00	$20.03	$841.05

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

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Subtotal	$3,390.09
Sales Tax	$0.00

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

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

Total	**$3,390.09**
Credits/Payments	($0.00)
Balance Due	**$3,390.09**

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McClatchy Media

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph – Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News | Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

Us Weekly
Woman's World
Special Interest Publications
UsMagazine.com
WomansWorld.com

Document No.	129942
Document Date	7/1/2026
Due Date	Due upon Receipt
Account No.	34903

INVOICE AND STATEMENT OF ACCOUNT

Bill-to

INFRAMARK INFRASTRUCTURE MANAGEMENT SERVICES
ATTN: ACCOUNTS PAYABLE
210 N University Drive, Suite 702
Coral Springs, FL 33071

Please remit payment to

McClatchy Company LLC
PO Box 510150
Livonia, MI 48151

Click Here to Pay Online

Questions? advertisingaccountsreceivables@mcclatchy.com or visit us at mcclatchy.com/mars

Aging summary

0 - 30	31 - 60	61 - 90	91 - 120	121+	Cash on Account	Total Due
118.67	0.00	0.00	0.00	0.00	0.00	$ 118.67

Invoices can be paid via the provided portal. The user name will be your email, and the password for your initial login is your account number. You will be prompted to create a custom password. For more details, visit https://mcc.navigahub.com/portal/client/mcc/ Recent payments may not appear in the balance shown.

Balance Forward Amount: $ 0.00

Invoice Date	Invoice No.	PO No.	Description	Amount	Sales Tax	Balance
6/30/2026	IN159590	Buckhead Trails CDD	Campaign: 131506 - IPL0347013	118.67	0.00	118.67
Bradenton Herald	06/07/2026-06/07/2026		IPL0347013-0-	1		110.91
Service Fee	06/07/2026-06/07/2026		IPL0347013-0-	1		7.76

document no.	account no.	document date
129942	34903	7/1/2026

PAYMENT REMITTANCE

SEND PAYMENT TO

McClatchy Company LLC
PO Box 510150
Livonia, MI 48151

PAYMENT AMOUNT ENCLOSED

REMEMBER: DETACH AND RETURN THIS PORTION WITH REMITTANCE FOR PROPER CREDIT

Please Return This Portion With Your Payment (Thank You)

McClatchy Company LLC
PO Box 510150
Livonia, MI 48151

ADVERTISING INVOICE

INFRAMARK INFRASTRUCTURE MANAGEMENT SERVICES
ATTN: ACCOUNTS PAYABLE
210 N University Drive, Suite 702
Coral Springs, FL 33071

Document No:	129942
Account No:	34903
Account Name:	INFRAMARK INFRASTRUCTURE MANAGEMENT SERVICES
Amount Due:	$ 118.67

Pay online or contact the AR Team at mcclatchy.com/mars

McClatchy Company LLC
PO Box 510150
Livonia, MI 48151

34903 0000 129942 11867

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Buckhead Trails Community Development District

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS



BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 31, 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	$ 638,513	$ -	$ -	$ -	$ -	$ -	$ -	$ 638,513
Cash in Transit	-	-	1,200	-	-	-	-	1,200
Accounts Receivable - Off Roll Billing	-	214,655	132,902	-	-	-	-	347,557
Investments:								
Acq. & Construction - Amenity	-	-	-	874,635	-	-	-	874,635
Acq. & Construction - Other	-	-	-	-	133	-	-	133
Acquisition & Construction Account	-	-	-	239	185	-	-	424
Prepayment Account	-	21,100	452,466	-	-	-	-	473,566
Reserve Fund	-	435,564	331,845	-	-	-	-	767,409
Revenue Fund	-	277,667	139,392	-	-	-	-	417,059
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	**$ 642,991**	**$ 948,986**	**$ 1,057,805**	**$ 874,874**	**$ 318**	**$ 25,190,737**	**$ 21,460,000**	**$ 50,175,711**
LIABILITIES								
Accounts Payable	$ 110,922	$ -	$ -	$ -	$ -	$ -	$ -	$ 110,922
Loan Payable - Valley LOC	-	-	-	-	-	-	150,000	150,000
Due To Other Districts	8,034	-	-	-	-	-	-	8,034
Bonds Payable	-	-	-	-	-	-	21,310,000	21,310,000
TOTAL LIABILITIES	**118,956**	**-**	**-**	**-**	**-**	**-**	**21,460,000**	**21,578,956**
FUND BALANCES								
Nonspendable:								
Prepaid Items	2,250	-	-	-	-	-	-	2,250
Prepaid Trustee Fees	2,228	-	-	-	-	-	-	2,228
Restricted for:								
Debt Service	-	948,986	1,057,805	-	-	-	-	2,006,791
Capital Projects	-	-	-	874,874	318	-	-	875,192
Unassigned:	519,557	-	-	-	-	25,190,737	-	25,710,294
TOTAL FUND BALANCES	**524,035**	**948,986**	**1,057,805**	**874,874**	**318**	**25,190,737**	**-**	**28,596,755**
TOTAL LIABILITIES & FUND BALANCES	**$ 642,991**	**$ 948,986**	**$ 1,057,805**	**$ 874,874**	**$ 318**	**$ 25,190,737**	**$ 21,460,000**	**$ 50,175,711**

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 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	$ -	$ 22,412	$ 22,412	0.00%
Interest - Tax Collector	-	4,559	4,559	0.00%
Special Assmnts- Tax Collector	1,440,695	829,136	(611,559)	57.55%
Special Assmnts- CDD Collected	-	499,676	499,676	0.00%
Other Miscellaneous Revenues	-	900	900	0.00%
Key Fob Revenue	-	1,175	1,175	0.00%
TOTAL REVENUES	**1,440,695**	**1,357,858**	**(82,837)**	**94.25%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	7,000	5,000	58.33%
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	13,333	(3,333)	133.33%
Field Management	16,000	14,750	1,250	92.19%
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	32,151	(17,151)	214.34%
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	695	(195)	139.00%
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	965	2,535	27.57%
Bank Fees	100	648	(548)	648.00%
Financial & Revenue Collections	5,000	4,167	833	83.34%
Meeting Expense	1,000	169	831	16.90%
Entry System-Key Fob	2,000	1,200	800	60.00%
Website Administration	1,200	922	278	76.83%
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	148,989	84,920	63.70%

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 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
Utility Services				
Amenity - Internet	900	-	900	0.00%
Electricity - Streetlights	362,226	288,484	73,742	79.64%
Water/Waste	10,000	43,311	(33,311)	433.11%
Utility - Electric	35,000	16,346	18,654	46.70%
Total Utility Services	408,126	348,141	59,985	85.30%
Other Physical Environment				
Contracts-Janitorial Services	10,000	4,393	5,607	43.93%
Contracts-Pools	20,000	6,300	13,700	31.50%
Amenity Center Pest Control	1,200	200	1,000	16.67%
R&M-Pools	3,000	435	2,565	14.50%
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	752	5,248	12.53%
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	21,468	(11,468)	214.68%
Dog Waste Station Supplies	4,000	-	4,000	0.00%
Total Other Physical Environment	124,700	95,530	29,170	76.61%
Maintenance and Landscaping				
Wildlife Control	9,000	-	9,000	0.00%
Contracts-Landscape	500,000	200,306	299,694	40.06%
Contracts-Aquatic Control	60,000	16,110	43,890	26.85%
Water/Sewer Meter Reading	12,000	13,251	(1,251)	110.43%
Landscape -Plant Replacement	30,000	34,631	(4,631)	115.44%
Landscape - Annuals	12,500	3,397	9,103	27.18%
Landscape - Mulch	35,000	3,763	31,237	10.75%
Mitigation Maintenance	11,560	22,278	(10,718)	192.72%
Herbaceous Treatment - Amenity	3,900	3,900	-	100.00%
Total Maintenance and Landscaping	673,960	297,636	376,324	44.16%

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
TOTAL EXPENDITURES	**1,440,695**	**890,296**	**550,399**	**61.80%**
Excess (deficiency) of revenues Over (under) expenditures	-	467,562	467,562	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**56,473**		
FUND BALANCE, ENDING		**$ 524,035**		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 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	$ -	$ 39,961	$ 39,961	0.00%
Special Assmnts- Tax Collector	874,263	676,735	(197,528)	77.41%
Special Assmnts- Prepayment	-	21,100	21,100	0.00%
Special Assmnts- CDD Collected	-	521,088	521,088	0.00%
TOTAL REVENUES	**874,263**	**1,258,884**	**384,621**	**143.99%**
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	-	384,621	384,621	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	$ -	$ (50,943)	$ (50,943)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**999,929**		
FUND BALANCE, ENDING		**$ 948,986**		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 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	$ -	$ 59,195	$ 59,195	0.00%
Special Assmnts- Tax Collector	1,122,816	186,834	(935,982)	16.64%
Special Assmnts- CDD Collected	-	457,995	457,995	0.00%
TOTAL REVENUES	**1,122,816**	**704,024**	**(418,792)**	**62.70%**
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	-	(4,447,095)	(4,447,095)	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	$ -	$ (4,778,940)	$ (4,778,940)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**5,836,745**		
FUND BALANCE, ENDING		**$ 1,057,805**		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 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	$ -	$ 17,584	$ 17,584	0.00%
Special Assmnts- Tax Collector	-	10,941	10,941	0.00%
TOTAL REVENUES	**-**	**28,525**	**28,525**	**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	-	(407,045)	(407,045)	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	$ -	$ 28,519	$ 28,519	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**846,355**		
FUND BALANCE, ENDING		**$ 874,874**		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 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.	07-26	**Statement Date**	07/31/2026

G/L Account No. 101002 Balance	641,078.69	**Statement Balance**	672,400.10
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	672,400.10
Subtotal	641,078.69	**Outstanding Checks**	-31,321.41
Negative Adjustments	0.00	**Ending Balance**	641,078.69
Ending G/L Balance	641,078.69		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
06/25/2026	Payment	300038	FPL	Inv: 061526-56533-ACH			-117.45
07/24/2026	Payment	1191	AUSTIN BERNS	Payment of Invoice 000926			-200.00
07/24/2026	Payment	1193	NICHOLAS J. DISTER	Payment of Invoice 000929			-200.00
07/24/2026	Payment	1194	RYAN MOTKO	Payment of Invoice 000927			-200.00
07/22/2026	Payment	300049	FPL	Inv: 071526-56533-ACH			-102.96
07/29/2026	Payment	1199	BUSINESS OBSERVER	Payment of Invoice 000938			-367.50
07/29/2026	Payment	1200	TAMPA ELECTRIC	Payment of Invoice 000936			-30,133.50
Total Outstanding Checks							-31,321.41
Outstanding Deposits							
Total Outstanding Deposits							

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(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 # 1178							
001	07/01/26	WEISER SECURITY SERVICES INC	1272484	SECURITY MONITORING 06/12/26-06/18/26	JUNE 2026-SECURITY MONITORING	546473-53908	$67.50
						Check Total	*$67.50*
CHECK # 1179							
001	07/08/26	MCCLATCHY COMPANY LLC	129942	July 26-LEGAL ADVERTISING	July 26-LEGAL ADVERTISING	548002-51301	$118.67
						Check Total	*$118.67*
CHECK # 1180							
001	07/08/26	SPLASH PROS LLC	13647	JULY 2026 POOL SERVICE	Contracts-Pools	534078-53908	$2,250.00
						Check Total	*$2,250.00*
CHECK # 1181							
001	07/08/26	STANTEC CONSULTING SERVICES INC	2585004	SERVICE THROUGH 06.12.26	SERVICE THROUGH 06.12.2026	531147-51301	$2,280.00
						Check Total	*$2,280.00*
CHECK # 1182							
001	07/08/26	WEISER SECURITY SERVICES INC	1273244	SERVICE 06.19.26 - 06.25.26	Security System Monitoring	546473-53908	$67.50
						Check Total	*$67.50*
CHECK # 1184							
001	07/15/26	McCall Service	59632442	PEST CONTROL 06/22/26	Amenity Center Pest Control	534181-53908	$100.00
						Check Total	*$100.00*
CHECK # 1185							
001	07/15/26	WEISER SECURITY SERVICES INC	1274681	WEEKLY BILLING 06/26/26-07/02/26	WEEKLY SECURITY MONITORING 06/26/26-7/2/26	546473-53908	$67.50
						Check Total	*$67.50*
CHECK # 1186							
001	07/22/26	BAYHEAD ECOLOGICAL SOLUTIONS, LLC	2916	JULY 2026--MONTHLY MAINTENANCE	JULY 2026-MONTHLY MAINTENANCE	546369-53911	$2,890.00
						Check Total	*$2,890.00*
CHECK # 1187							
001	07/22/26	BAYHEAD ECOLOGICAL SOLUTIONS, LLC	2919	JULY 2026-QUARTERLY MAINTENANCE	QUARTERLY MAINTENANCE	546369-53911	$1,957.00
						Check Total	*$1,957.00*
CHECK # 1188							
001	07/22/26	BAYHEAD ECOLOGICAL SOLUTIONS, LLC	2932	July -2026 AMENITIES CENTER QUARTERLY MAINTENANCE	Herbaceous Treatment - Amenity	552043-53911	$975.00
						Check Total	*$975.00*
CHECK # 1189							
001	07/22/26	PACSON GEOENVIRONMENTAL, INC.	2666	JUNE 2026-COMPLETION OF WUP MONITORING & METER READING	Water/Sewer Meter Reading	543032-53911	$1,000.00
						Check Total	*$1,000.00*
CHECK # 1190							
001	07/24/26	ALBERTO VIERA	AV-072226	BOARD 07/22/2026	Supervisor Fees	511100-51301	$200.00
						Check Total	*$200.00*
CHECK # 1191							
001	07/24/26	AUSTIN BERNS	AB-072226	BOARD 07/22/2026	Supervisor Fees	511100-51301	$200.00
						Check Total	*$200.00*
CHECK # 1192							
001	07/24/26	CARLOS DE LA OSSA	CO-072226	BOARD 07/22/2026	Supervisor Fees	511100-51301	$200.00
						Check Total	*$200.00*
CHECK # 1193							
001	07/24/26	NICHOLAS J. DISTER	ND-072226	BOARD 07/22/2026	Supervisor Fees	511100-51301	$200.00

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
						Check Total	*$200.00*
CHECK # 1194							
001	07/24/26	RYAN MOTKO	RM-072226	BOARD 07/22/2026	Supervisor Fees	511100-51301	$200.00
						Check Total	*$200.00*
CHECK # 1199							
001	07/29/26	BUSINESS OBSERVER	26-01313M	JULY 2026-PUBLIC HEARING-ADVERTISING	Legal Advertising	548002-51301	$367.50
						Check Total	*$367.50*
CHECK # 1200							
001	07/29/26	TAMPA ELECTRIC	5000048550	STREETLIGHTS 05/30/26-06/28/26	Electric - Streetlight Agreement	543013-53150	$30,133.50
						Check Total	*$30,133.50*
CHECK # 1212							
001	07/29/26	BUSINESS OBSERVER	26-01390M	JULY 2026-PUBLIC HEARING-ADVERTISING	NOTICE OF PUBLIC HEARING	548002-51301	$78.75
						Check Total	*$78.75*
CHECK # 1213							
001	07/29/26	MANATEE COUNTY UTILITIES DEPARTMENT	073026-100278498-DEP	DEPOSIT AND WATER SVCS 07/08/23-07/23/26	WATER DEPOSIT, $1000, $651.38, $90, $25	543018-53150	$1,766.38
001	07/29/26	MANATEE COUNTY UTILITIES DEPARTMENT	073026-100278498-DEP	DEPOSIT AND WATER SVCS 07/08/23-07/23/26	Water/Waste	543018-53150	$720.99
						Check Total	*$2,487.37*
CHECK # 300039							
001	07/07/26	FPL	061726-6533-ACH	CORRECTED BILL 01/06/26 - 06/15/26	CORRECTED SERVICE 01/06/26 - 06/15/26	543013-53150	$71.15
						Check Total	*$71.15*
CHECK # 300040							
001	07/15/26	PEACE RIVER ELECTRIC	070726-8008-ACH	ELECTRIC 06/01/26-07/01/26	Utility - Electric	543041-53150	$201.75
						Check Total	*$201.75*
CHECK # 300041							
001	07/15/26	PEACE RIVER ELECTRIC	070726-8009-ACH	ELECTRIC 06/01/26-07/01/26	Utility - Electric	543041-53150	$1,680.84
						Check Total	*$1,680.84*
CHECK # 300042							
001	07/15/26	PEACE RIVER ELECTRIC	070726-8001-ACH	ELECTRIC 06/01/26-07/01/26	Electricity - Streetlights	543013-53150	$99.08
						Check Total	*$99.08*
CHECK # 300043							
001	07/15/26	PEACE RIVER ELECTRIC	070726-8002-ACH	ELECTRIC 06/01/26-07/01/26	Electricity - Streetlights	543013-53150	$101.34
						Check Total	*$101.34*
CHECK # 300044							
001	07/15/26	PEACE RIVER ELECTRIC	070726-8003-ACH	ELECTRIC 06/01/26-07/01/26	Electricity - Streetlights	543013-53150	$114.82
						Check Total	*$114.82*
CHECK # 300045							
001	07/15/26	PEACE RIVER ELECTRIC	070726-8004-ACH	ELECTRIC 06/01/26-07/01/26	Electricity - Streetlights	543013-53150	$47.79
						Check Total	*$47.79*
CHECK # 300046							
001	07/15/26	PEACE RIVER ELECTRIC	070726-8005-ACH	ELECTRIC 06/01/26-07/01/26	Utility - Electric	543041-53150	$57.62
						Check Total	*$57.62*
CHECK # 300047							
001	07/15/26	PEACE RIVER ELECTRIC	070726-8006-ACH	ELECTRIC 06/01/26-07/01/26	Utility - Electric	543041-53100	$92.35
						Check Total	*$92.35*
CHECK # 300048							
001	07/15/26	PEACE RIVER ELECTRIC	070726-8007-ACH	ELECTRIC 06/01/26-07/01/26	Utility - Electric	543041-53150	$111.67

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
						Check Total	*$111.67*
CHECK # 300049							
001	07/22/26	FPL	071526-56533-ACH	ELECTRIC 06/15/26-07/15/26	Utility - Electric	543041-53150	$102.96
						Check Total	*$102.96*
CHECK # DD102							
001	07/10/26	MANATEE COUNTY HEALTH DEPT	41-BID-8616234	POOL PERMIT	July 2026- Pool ONLINE PAYMENT FEE	546074-53908	$0.35
001	07/10/26	MANATEE COUNTY HEALTH DEPT	41-BID-8616234	POOL PERMIT	July 2026- Pool ONLINE PAYMENT FEE	546074-53908	$125.00
						Check Total	*$125.35*
						Fund Total	**$48,647.01**
						Total Checks Paid	**$48,647.01**

Prepared by and return to:
Cari 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:

Print Name: [illegible]
Address: 2005 Pan Am Circle
Tampa FL 33607

Print Name: [illegible]
Address: 2005 Pan Am Circle
Ste 300 Tampa FL 33607

Buckhead Trails
Community Development District

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

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of physical presence on [illegible], 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

4908-9144-3370, v. 2

Witnesses:

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

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

Print Name:
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 Brandon J. 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: Laurel Center
Address: 11671 Moccasin Wallow Road Parrish, FL 34219

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

Print Name: Karen Cayer
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

4908-9144-3370, v. 2

Witnesses:

Print Name: Roberto Jimenez
Address: 2001 E 7th Ave
Tampa, FL 33605

Print Name: Blair Bradley
Address: 2001 E 7th Ave
Tampa, FL 33605

By: _____
Name: **Yamileth Martinez**

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

4908-9144-3370, v. 2

Inst. Number: 202641079999 Page 1 of 7 Date: 7/10/2026 Time: 2:41 PM
Angelina "Angel" Colonneso Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.00

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:

Print Name: Michael Matthew
Address: 2005 Pan Am Cir
Tampa FL 33607

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

Buckhead Trails
Community Development District

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 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 [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

Witnesses:

Print Name:
Address: 1671 Moccasin Wallow Rd.
Parrish, FL 34219

Print Name: QUENTIN DAVIS
Address: 1671 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 Muscogee Willow Rd
Parrish, FL 34219

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

Print Name: QUENTIN DAVIS
Address: 11671 Muscogee Willow 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

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

Easement Encroachment Agreement

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

WITNESSETH:

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

1. **Landowner Property**. Landowner is the fee simple landowner of Lot 189, BUCKHEAD TRAILS PHASE IIA (the **"Property"**), a subdivision according to the plat thereof recorded at Plat Book 79, Pages 180-193 (the "Plat"), of the Public Records of Manatee County, Florida (the **"Plat"**). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Manatee County.

2. **District Easement**. The District has a 12.5' wide Public Drainage Easement (the **"Easement"**) on the northern side of the Property, as shown on the Plat. Landowner desires to encroach into the Easement by installing a fence as depicted in the site plan submitted (the **"Improvements"**). The Improvements may be installed as long as the Improvements include a gate on both the front and back fences of a minimum width of five (5) feet.

3. **Acknowledgment of Underground Drainage Pipes**. Landowner acknowledges that there are underground drainage pipes in the Easement in which the Improvements will be placed. Landowner agrees that the fence posts for the Improvements will not be installed more than eighteen inches (18") below ground to avoid the underground drainage pipes. If the fence posts require additional depth below ground for safe installation, the Landowner will require the installer or contractor to prod the ground to determine the exact location of the underground drainage pipe and certify that the fence posts will not conflict with the underground pipe in order to determine the desired depth for the fence posts. The Landowner will instruct the installer or the contractor

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

4. **Installation and Maintenance of Improvements**. The Improvements shall be undertaken, completed and at all times maintained by Landowner in a good and workmanlike manner, using sound engineering, construction, and maintenance techniques and practices, strictly as described herein and in the location shown herein, and so as not to impede, impair, obstruct, damage, or interfere with drainage facilities or other facilities, structures, or improvements within and along the easement area or the use of the easement for public purposes. The Landowner shall be responsible for routine maintenance of the Improvements within the Easement. The Landowner shall allow the District access through the Easement.

5. **Permits, Approvals, and Compliance with Regulations**. Landowner shall apply for and obtain, at its sole cost and expense, all necessary federal, state, local and homeowners' association permits necessary to construct and maintain the Improvements, prior to undertaking any work. Landowner is responsible for locating all other underground utility lines and cables prior to installation.

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

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

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

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

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

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

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

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

14. **Severability**. If any one or more of the provisions of this Agreement should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Agreement, which remaining provisions shall continue in full force and effect if the rights and obligations of the parties contained herein are not materially prejudiced and the intentions of the parties continue to be in existence.

15. **Arm's Length Transaction**. This Agreement has been negotiated fully between the parties as an arm's length transaction. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen, and selected the language, and any doubtful language will not be interpreted or construed against any party.

16. **Entire Agreement**. This Agreement contains the entire agreement and neither party is

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

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

[signatures pages to follow]

Witnesses:

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

Print Name: Yolanda Ortega
Address: 8910 Bissell Oaks St. Tampa, Fl. 33617

Buckhead Trails
Community Development District

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 June 4, 2026, by CARLOS DE LA OSSA as Chair of the Board of Supervisors of the Buckhead Trails Community Development District, on behalf of the District, who [X] is personally known to me or [ ] has produced _____ (type of identification) as identification.

Notary Public Signature

BROOKE CHAPMAN
Commission # HH 745800
Expires December 2, 2029

Notary Stamp

4906-5413-6490, v. 2

Witnesses:

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

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

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

STATE OF FLORIDA
COUNTY OF Manatee

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

CHRISTIAN COLEMAN
Notary Public - State of Florida
Commission # HH 795137
My Comm. Expires Apr 26, 2030
Bonded through National Notary Assn.

Notary Public Signature

Christian Coleman
Notary Stamp

4906-5413-6490, v. 2

Witnesses:

Print Name: Miriam Cenantes
Address: 710 12 St W. Palmetto FL 34221

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

Print Name: Celia Johnstone
Address: 1180 8th Ave W
Palmetto, FL 34221

STATE OF FLORIDA
COUNTY OF Manatee

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

CHRISTIAN COLEMAN
Notary Public - State of Florida
Commission # HH 795137
My Comm. Expires Apr 26, 2030
Bonded through National Notary Assn.

Notary Public Signature

Christian Coleman

Notary Stamp

4906-5413-6490, v. 2

Inst. Number: 202641081771 Page 1 of 2 Date: 7/15/2026 Time: 3:30 PM
Angelina "Angel" Colonneso Clerk of Courts, Manatee County, Florida Doc Mort: 0.00 Int Tax: 0.00 Doc Deed: 0.70

Consideration; $10.00
Documentary Stamp Tax: $0.70

Prepared by and
when recorded return to:
Cari Allen Webster, Esq.
Straley Robin Vericker
1510 W. Cleveland Street
Tampa, Florida 33606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 10th day of July, 2026, by **CW - OAKFIELD LAKES, LLC**, a Delaware limited liability company ("**Grantor**"), whose address is 7855 S River Parkway, Suite 222, Tempe, Arizona 85284, in favor of **BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT,** a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose address is c/o Inframark 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00), and other valuable consideration paid in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described real property located in Manatee County, Florida ("**Property**"):

Tracts 200 and 201, according to the plat of Buckhead Trails Phase IVC, IVD, and IVE, as recorded in Plat Book 88, Pages 128 through 140 inclusive, of the public records of Manatee County, Florida.

TOGETHER WITH, with all appurtenances and hereditaments pertaining thereto.

TO HAVE AND TO HOLD the Property, with all improvements thereon, unto Grantee in fee simple forever.

AND Grantor does hereby covenant with Grantee that the Property is free from all liens and encumbrances whatsoever, except (a) taxes for the year 2026 and subsequent years; (b) zoning and other governmental regulations; (c) conditions, restrictions, limitations and easements of record, however this provision shall not reimpose any of the same. Grantor does hereby fully warrant title to the Property and will defend the same against the lawful claims of all persons whomever claiming title by, through or under Grantor, but not against the claims of others.

THIS PROPERTY CONSISTS OF GOVERNMENTAL COMMON AREA TRACTS. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE. THIS DEED WAS PREPARED AT THE REQUEST OF THE GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE SEARCH.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the Presence of:

Name: Mike Johnson
Address: 7555 S River Pkwy 222
Tempe AZ 85284

Name: Alice Jones
Address: 7555 S River Pkwy 222
Tempe AZ 85284

CW – OAKFIELD LAKES, LLC
a Delaware limited liability company

By: Coronado West, LLC,
a Delaware limited liability company,
its Manager

By: _____
Print Name: John E. Cork
Title: President

STATE OF Arizona
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 6 day of July, 2026, by John E. Cork, as President of Coronado West, LLC, a Delaware limited liability company, as Manager of CW – OAKFIELD LAKES, LLC, a Delaware limited liability company, on behalf of the company, who is ☑ personally known to me or ☐ has produced _____ as identification.

_____
Notary Public Signature

DAYTON MCCANN
Notary Public - Maricopa County
Commission No. 683115
My Commission Expires
4/2/2029

Notary Stamp

4931-2441-3598, v. 1

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Addendum #5 to the Landscape Maintenance Services Agreement

This Addendum #5 to the Landscape Maintenance Services Agreement (this "**Addendum**") is made and entered into as of July 8, 2026, by and between the **Buckhead Trails Community Development District** (the "**District**") and **SSS Down to Earth OPCO LLC d/b/a Down to Earth**, an Ohio limited liability company (the "**Contractor**").

Background Information:

The District and the Contractor entered into the Landscape Maintenance Services Agreement dated October 15, 2024 and various addendums (collectively, the "**Agreement**"). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to add additional common areas to the scope of services and to update the compensation accordingly. The Contractor submitted a proposal for such additional services which have been incorporated into this Addendum. The District and the Contractor each has the authority to execute this Addendum and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum so that this Addendum constitutes a legal and binding obligation of each party hereto.

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

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Addendum.

2. **Addition to Scope of Services**. Contractor agrees to provide services for the additional common areas including the west permitted and the north end of Curving Creek as depicted in purple on the Contractor's map attached hereto as **Exhibit A**. Contractor shall provide all labor and equipment necessary for these services.

3. **Additional Compensation for Additional Services**. Contractor shall perform the additional services for the annual amount of **$16,800.00**. The total additional monthly amount added to the Agreement will be **$1,400.00**.

4. **Ratification of all Other Terms of the Agreement**. Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

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

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

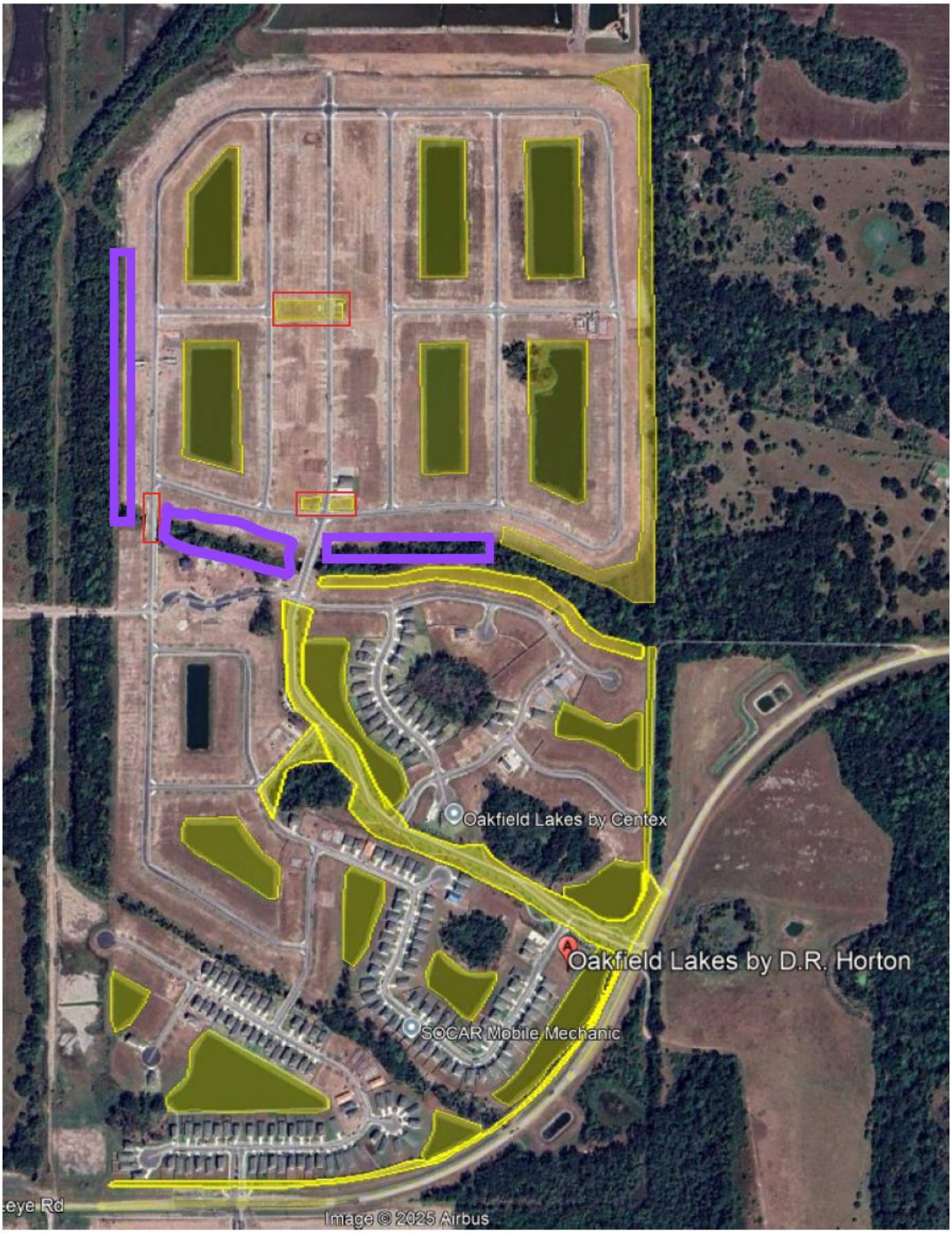
Signed by:
By: Will Dutton
71A94429DB03491...
Name: Will Dutton
Title: Regional Operations Leader

Buckhead Trails Community Development District

Signed by:
Carlos de la Ossa
CC0CB251E795481...
Carlos de la Ossa
Chair of the Board of Supervisors

Docusign Envelope ID: 59EBE990-0F57-8411-8045-8ECA2C4D3A3B

Exhibit A



Prepared by and return to:
Cari Allen Webster, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Parcel No.: 589114709

Easement Encroachment Agreement

This Easement Encroachment Agreement (this "**Agreement**") is entered into as of July 25, 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 **Kaylee Rose Koenig and Colton William Hilgart** (collectively the "**Landowner**"), whose mailing address is 12427 Hopscotch Avenue, Parrish, Florida 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 214, BUCKHEAD TRAILS PHASE IIA (the **"Property"**), a subdivision according to the plat thereof recorded at Plat Book 79, Pages 180-193 (the "Plat"), of the Public Records of Manatee County, Florida (the **"Plat"**). Landowner agrees that it will not convey the Property until this Agreement is recorded in the official records of the Clerk of the Circuit Court of Manatee County.

2. **District Easement**. The District has a 10' 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 6-foot-tall tan PVC vinyl privacy fence along the northern side of the Property and a 4-foot-tall black aluminum 3-rail fence along the western side of the Property (the **"Improvements"**). The Improvements may be installed as long as the Improvements include a gate on both the front and back fences of a minimum width of 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 prior to installation of the Improvements.

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:

Print Name: Brittney Carpio
Address: 2005 Pan Am Circle
Tampa FL 33607

Print Name: Angie Grunedel
Address: 111 S Armenia Ave
Tampa Fl 33609

Buckhead Trails
Community Development District

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

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me by means of physical presence on August 6, 2026, by Carlos De La Ossa as Chair of the Board of Supervisors of the Buckhead Trails Community Development District, on behalf of the District, who ☐ is personally known to me or ☒ has produced _____ (type of identification) as identification.

ANGEL MONTAGNA
MY COMMISSION # HH591251
EXPIRES: September 09, 2028

Notary Public Signature

Notary Stamp

Witnesses:

Print Name: Lindsay Harris
Address: 4419 Spoon Blade Dr.
Parrish, FL 34219

By: _____
Name: **Colton William Hilgart**

Print Name: Connor Harms
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 ____ day of 25, 2026, by Colton William Hilgart, who [ ] is personally known to me or [X] has produced Florida License (type of identification) as identification.

Notary Public Signature

JOSH NESTER
Notary Public-State of Florida
Commission # HH 771867
My Commission Expires
February 25, 2030

Notary Stamp

Witnesses:

Print Name: Lindsay Harris
Address: 4419 Spoon Blade Dr.
Parrish, FL 34219

By: _____
Name: **Kaylee Rose Koenig**

Print Name: Connor Harms
Address: 11671 Manasin Waller Rd
Parrish FL 34219

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of physical presence on 25 day of July, 2026, by Kaylee Rose Koenig, who [ ] is personally known to me or [X] has produced Florida License (type of identification) as identification.

Notary Public Signature

JOSH NESTER
Notary Public-State of Florida
Commission # HH 771867
My Commission Expires
February 25, 2030

Notary Stamp



Buckhead Trails CDD

Field Inspection Report - August 2026

Tuesday, August 4, 2026

Prepared For Board Of Supervisors

8 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 - Amenity Center

Assigned To: Sunrise Landscaping

Landscape is in good overall condition. Recent heavy rain has left turf areas over-saturated. Declining palm trees in last report have been replaced and appear healthy. Pool is blue with no visible areas of concern. Separation wall has been repaired. Observed declining hedge row.

- Investigate hedge row and uncover cause of decline. Determine if replacement is necessary.
- Inframark Maintenance to paint repaired wall section to match.













Items 2 - West Boundary

Assigned To: Down To Earth

Overgrown area behind built lots have been serviced and will be included in routine maintenance.

Items 3 - East Boundary

Assigned To: Down To Earth

Noted. The east boundary has been added to weekly maintenance since the signed August addendum.

Landscape is maintained but needs to extend pass the garden beds.

- Service down the slope to the bottom of the swale.
- Service behind the lot stakes to the garden beds.







Items 4 - Mail Kiosk/Lift Station

Assigned To: Down To Earth

Weeds were treated site-wide the week of 8/10.
Stressed and leaning trees have been on Cornerstone's punch out list since the May turnover walk.This was discussed on last week's call w/ Inframark and EPG.

Observed high weed pressure in the mulch beds and stressed palm tree. This area was previously treated but coming back rapidly.

- Investigate the mulch beds and facilitate a more effective weed control program.
- Continue monitoring stressed palm tree and determine if replacement is necessary.
- Re-stake leaning trees by the lift station.







Items 5 - Curving Creek Lp. Pocket Parks

Assigned To: Down To Earth

Again, stressed Sabals are owed under warranty from Cornerstone.

Landscape is in good overall condition. Observed 2 stressed palm trees.

- Continue monitoring stressed palm trees and determine if replacement is necessary.







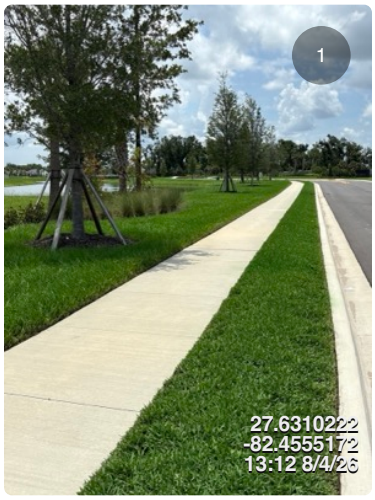
Items 6 - Bending Creek Trail

Assigned To: Down To Earth

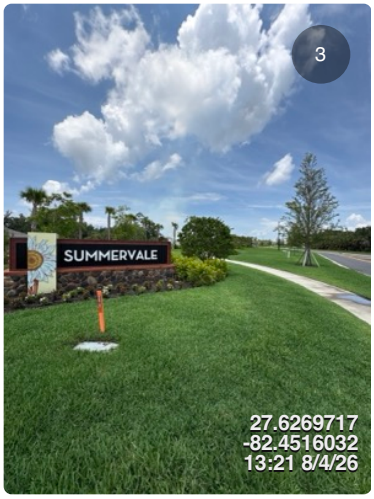
Main boulevard landscape is in good overall condition. Turf areas appear very rich and green.

Garden areas are properly maintained.

- Remove non-functioning tree straps/stakes. Noted. Straps will be removed as needed.







Items 7 - Main Entrance

Assigned To: Down To Earth

Landscape is in good overall condition. All sale's signage is visible from the road. Observed insufficient landscape coverage at the mulch beds on both sides of the entrance.

- Plan to fill the bare areas with matching plant material.

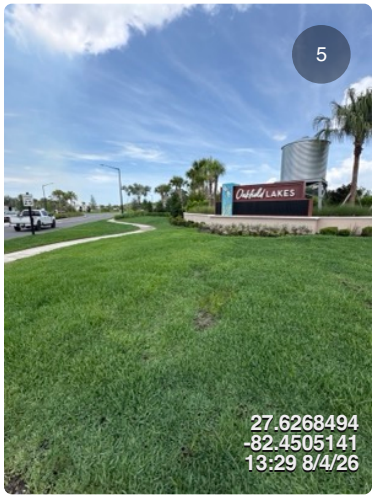
Estimate for Additional plantings will be submitted by 8/19.











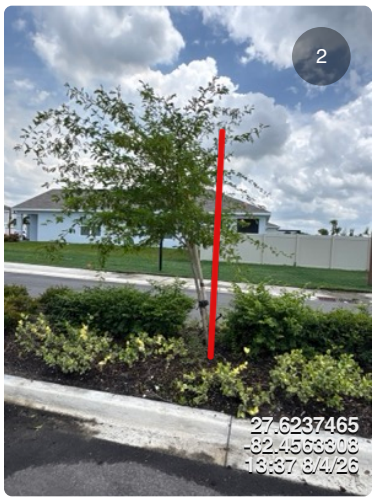
Items 8 - Hidden Vista Dr. Entrance

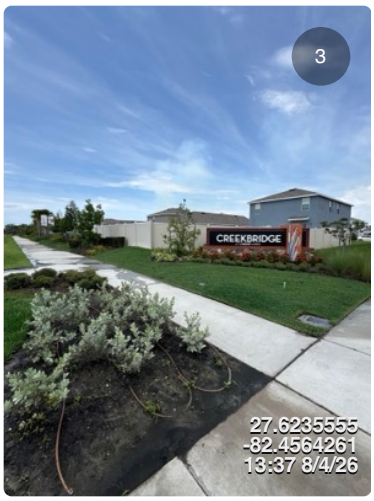
Assigned To: Down To Earth

Entrance monuments look good and surrounding landscape is in good condition. Declining palm trees need to be removed. Observed leaning tree and inadequate mulch coverage.

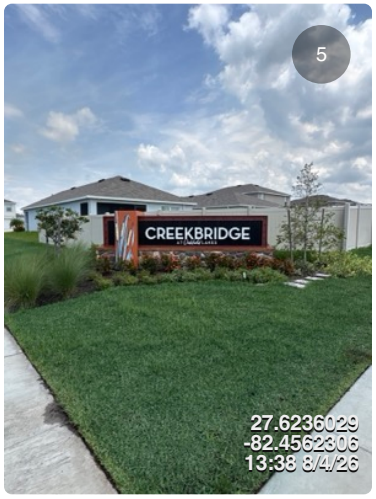
- Remove stressed palm trees while waiting for replacement. Diseased palms were replaced w/o 8/10.
- Re-stake leaning tree in the median. Tree was staked w/o 8.10
- Apply mulch to the bare areas on both sides of the entrance. Estimate for mulch in high-vis areas was submitted 8.17











Attached are photos, some with notes on them. See below for items of note.

* Palm tree and shrub replacements completed

*Bermuda field looks good and is virtually weed free

* Bahai grass filling in with all the rain we've had

* Inside pool area looks good

* There is some mulch washed on the walks from the heavy rains we had yesterday afternoon

* We have started doing light trimming on the shrubs

* Service day is Thursday

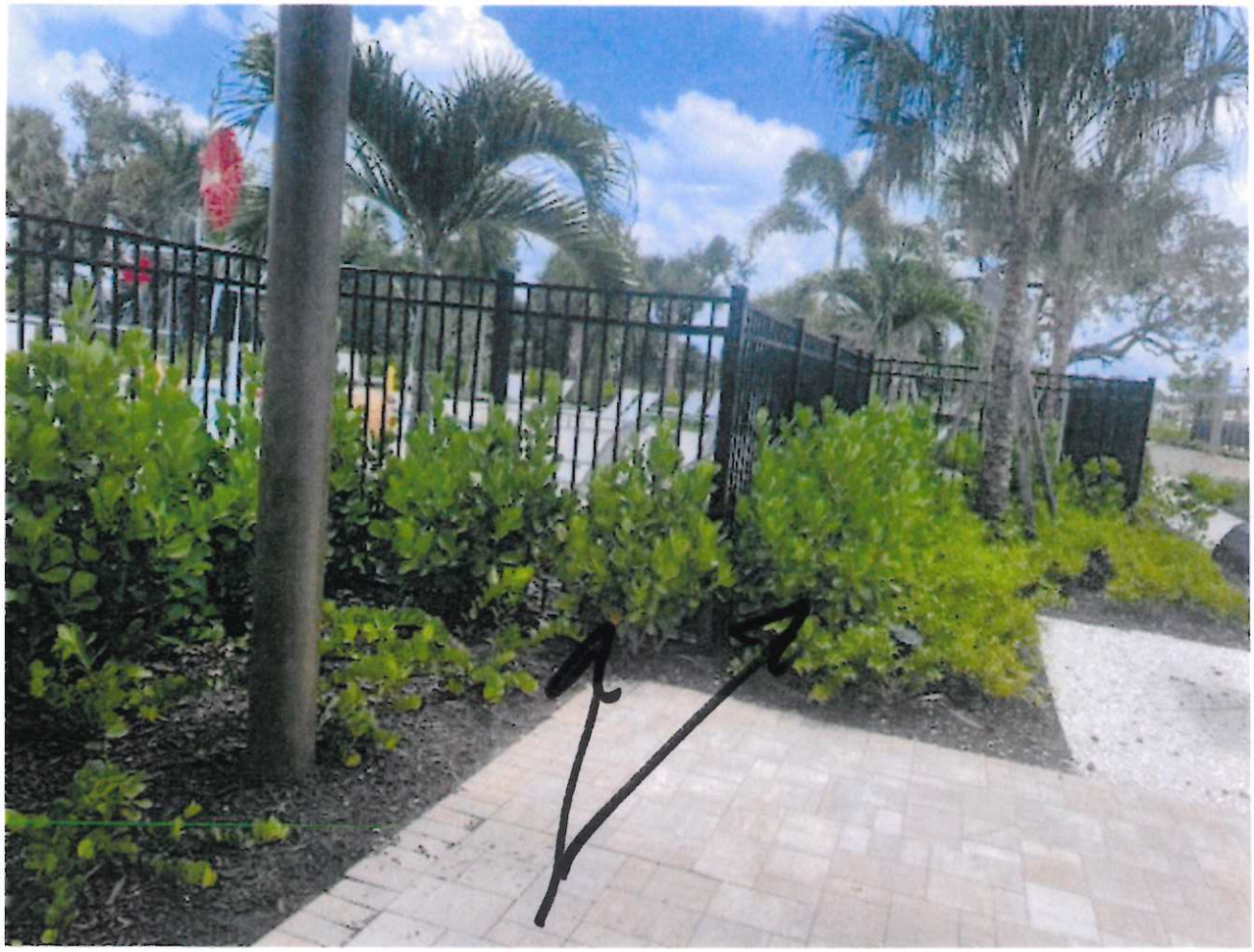
* Irrigation inspection will be the week of the 24th.

Thank you, Niles Badgerow

Niles Badgerow

From: Niles Badgerow
Sent: Friday, August 7, 2026 2:30 PM
To: Niles Badgerow
Subject: Amenity





REPLACEMENT DITCH APPLES



REPLACEMENT PALM



REPLACEMENT PALM



BERMUDA FIELD VIRTUALLY WEED FREE









Sent from my iPhone





















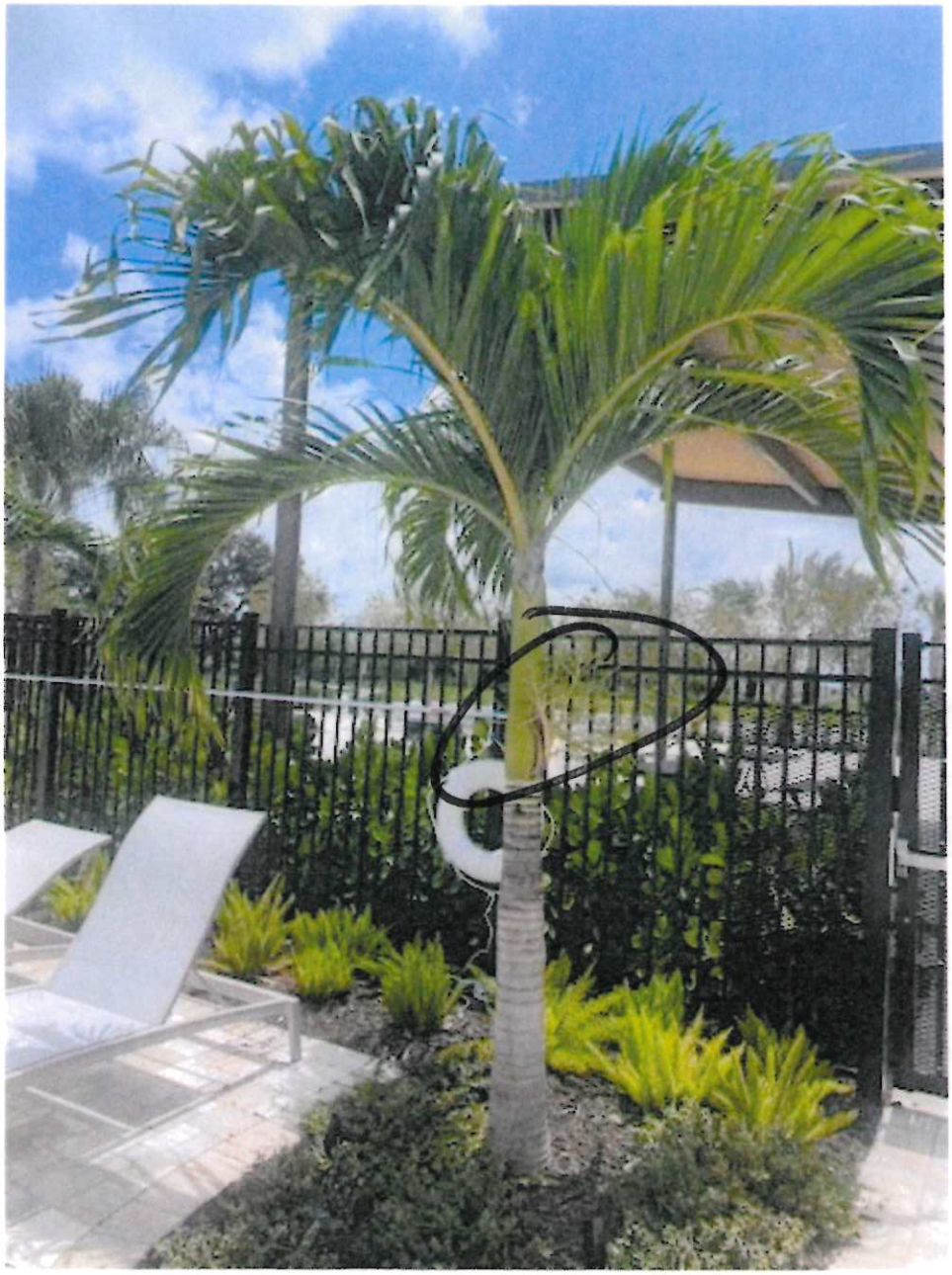












WILL TRIM SEED PODS
INSIDE POOL AREA





