INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Buckhead Trails Community Development District

October 28, 2026
Agenda Package

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
Charlotte Sonetirot, District Manager
Angel Montagna, District Manager

Regular Meeting Agenda

The Regular Meeting of the Buckhead Trails Community Development District will be held on **October 28, 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;
https://teams.microsoft.com/meet/2136431438350?p=sWR8GbZkA503We6nLt
Meeting ID: 213 643 143 835 0 Passcode: Nj7jT3ih

THE REGULAR MEETING OF THE 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. **BUSINESS ITEMS**

   A. Discussion on Ratification of Notice of Termination to Inframark

   B. Report of Fiscal Year 2026 Special Districts Performance Measures & Standards

4. **CONSENT AGENDA**

   A. Approval of Meeting Minutes for September 23, 2026

   B. Consideration of Operation and Maintenance Expenditures for September 2026

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

   D. Ratification of Down to Earth Landscape & Irrigation Sabal Palm Replacement Proposal 154386

   E. Ratification of Down to Earth Landscape & Irrigation Mulch August Proposal 155046

   F. Ratification of Down to Earth Landscape & Irrigation Bahia Install at Pond Proposal 155800

   G. Ratification of Easement Encroachment Agreement 10741 Hidden Banks Glen

   H. Ratification of Down to Earth Landscape & Irrigation Plant Replacement Proposal 158277

   I. Ratification of Sunrise Landscape Prune Large Limb Grind Stump Sod Proposal 45322

   J. Ratification of Down to Earth Landscape and Irrigation October Annual Installation Proposal 158428

   K. Ratification of Down to Earth Addendum No. 6

5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Community Inspection Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

Straley Robin Vericker
Attorneys at Law

1510 West Cleveland Street
Tampa, Florida 33606
Tel: (813) 223-9400

Writer's Direct Dial: (813) 901-4945
Writer's E-mail: jvericker@srvlegal.com
Website: www.srvlegal.com

September 21, 2026

Via Certified Mail, Return Receipt Requested

Inframark, LLC
Attn: Chris Tarase, Vice President
2002 West Grand Parkway North, Suite 100
Katy, TX 77449

Inframark, LLC
Attn: Legal Department
220 Gibraltar Road, Suite 200
Horsham, PA 19044

[Sent Via Electronic Mail to: ctarase@azuria.com]

Re: Buckhead Trails Community Development District
Notice of Termination of District Management and Other Services

Dear Chris:

As you know Inframark, LLC ("**Inframark**") has been providing the Buckhead Trails Community Development District ("**District**") with district management, field services management, amenity management, and other services pursuant to the agreements between the District and Inframark (collectively, "**Agreements**"). The purpose of this letter is to notify you that the District is terminating the Agreements and any other services provided by Inframark as of Sunday, January 17, 2027. Please discontinue all services to the District after that date.

The District expects Inframark to facilitate a smooth transition and to perform any work requested by the District under the current scope of services (such as providing meeting minutes and landscaping reports) through the termination date.

If you have any issues or questions regarding the termination of the Agreements, please contact me at your convenience.

Sincerely,

John M. Vericker

John M. Vericker, Esq.
Board Certified – City, County & Local Government Law

cc via email: Angel Montagna amontagna@azuria.com
Charlotte Sonetirot csonetirot@azuria.com
Jason Liggett jliggett@azuria.com
Brian Lamb blamb@azuria.com

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 2026 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, 2025 – September 30, 2026

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

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, September 23, 2026, and called to order at 1:02 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 Teams)*
Austin Berns	Assistant Secretary	
Albert Viera	Assistant Secretary	
Ryan Motko	Assistant Secretary	*(via Teams)*

Also present were:

Charlotte Sonetirot	District Manager
John Vericker	District Counsel
Tonja Stewart	District Engineer
Long Nguyen	Field Manager

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

SECOND ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

A. Consideration of Resolution 2026-16; 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
- Angel Montagna — Assistant Secretary
- Charlotte Sonetirot — Assistant Secretary

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2026-16; Designation of Officers, as detailed above, was adopted. 5-0

FOURTH ORDER OF BUSINESS **Consent Agenda**

A. Approval of Meeting Minutes for August 26, 2026
B. Consideration of Operation and Maintenance Expenditures for August 2026
C. Acceptance of the Financials and Approval of the Check Register for August 2026

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

FIFTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

Ms. Webster presented a final estimate of turnover.

B. District Engineer
C. District Manager

There being no reports, the next items followed.

i. Community Inspections Report

The Community Inspections Report, was presented, a copy of which was included in the agenda package. Mr. Nguyen provided updates/statuses completed/pending items.

SIXTH ORDER OF BUSINESS **BOS Requests/Comments**

Mr. de la Ossa authorized staff to proceed with terminating *Sunrise*'s services at the amenity center and obtaining pricing from *Down to Earth*.

SEVENTH ORDER OF BUSINESS **Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, the meeting adjourned at 1:09 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						
ALBERTO VIERA - REIMB	8/28/2026	AV REIMB 082826	$101.46			MILEAGE REIMB 06.24.26 - 08.26.26
BAYHEAD ECOLOGICAL SOLUTIONS, LLC	9/1/2026	3071	$2,890.00			SEPT 2026--MONTHLY MAINTENANCE
BUSINESS OBSERVER	9/25/2026	26-01833M	$96.25			LEGAL ADVERTISING 09/25/26
CITY-WIDE CLEANING LLC	9/13/2026	20405	$1,255.00			SEPT 2026-CLEANING SERVICES
DOWN TO EARTH	9/1/2026	185099	$519.18	$26,478.21		Sept -2026 FUEL SURCHARGE
INFRAMARK LLC	9/1/2026	188615	$750.00			Sept -2026 ACCOUNTING SERVICES
INFRAMARK LLC	9/1/2026	188615	$375.00			Sept -2026 ADMINISTRATION
INFRAMARK LLC	9/1/2026	188615	$500.00			Sept -2026 CONSTRUCTION ACCOUNTING
INFRAMARK LLC	9/1/2026	188615	$833.33			Sept -2026 DISSEMINATION SERVICES
INFRAMARK LLC	9/1/2026	188615	$2,083.33			Sept 2026 -DISTRICT MANAGEMENT
INFRAMARK LLC	9/1/2026	188615	$2,041.67			Sept -2026 FIELD MANAGEMENT
INFRAMARK LLC	9/1/2026	188615	$416.67			Sept -2026 FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	9/1/2026	188615	$200.00			Sept -2026 RECORDING SECRETARY
INFRAMARK LLC	9/1/2026	188615	$50.00			Sept -2026 RENTAL AND LEASES
INFRAMARK LLC	9/1/2026	188615	$50.00			Sept -2026 TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	9/1/2026	188615	($750.00)			Sept -2026 ACCOUNTING SERVICES-SEPT CREDIT
INFRAMARK LLC	9/1/2026	188615	($375.00)			Sept -2026 ADMINISTRATION-SEPT CREDIT
INFRAMARK LLC	9/1/2026	188615	($500.00)			Sept-2026 CONSTRUCTION ACCOUNTING-SEPT CREDIT
INFRAMARK LLC	9/1/2026	188615	($2,083.33)			Sept -2026 DISTRICT MANAGEMENT-SEPT
INFRAMARK LLC	9/1/2026	188615	($200.00)			Sept -2026 RECORDING SECRETARY-SEPT CREDIT
INFRAMARK LLC	9/1/2026	188615	($50.00)			Sept -2026 RENTAL AND LEASES-SEPT CREDIT
INFRAMARK LLC	9/1/2026	188615	($50.00)		$3,391.67	Sept -2026 TECHNOLOGY/DATA STORAGE-SEPT CREDIT
INFRAMARK LLC	9/1/2026	188615	($100.00)	$3,291.67		Sept -2026 WEBSITE MAINTENANCE/ADMIN-SEPT CREDIT
SITEX AQUATICS, LLC	9/1/2026	11457-B	$2,055.00			SEPT 2026-AQUATIC MAINTENANCE
SITEX AQUATICS, LLC	9/1/2026	11457-B	$61.65		$2,116.65	TEMPORARY FUEL SURCHARGE
STRALEY ROBIN VERICKER	9/16/2026	28974	$1,195.50			DISTRICT COUNSEL THROUGH 08/31/26
SUNRISE LANDSCAPE	9/1/2026	14 70023	$3,448.67			SEPT 2026-LANDSCAPE MAINTENANCE AMENITY CENTER

BUCKHEAD TRAILS CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
SUNRISE LANDSCAPE	8/3/2026	14 67642	$3,448.67			AUG-2026 LANDSCAPE MAINTENANCE AMENITY CENTER
WEISER SECURITY SERVICES INC	8/27/2026	1281010	$67.50			WEEKLY BILLING 08/14/26-08/20/26
WEISER SECURITY SERVICES INC	9/3/2026	1282409	$67.50			WEEKLY BILLING 08/21/26-08/27/26
WEISER SECURITY SERVICES INC	9/10/2026	1283589	$40.50			WEEKLY BILLING 08/28/26-08/31/26
WEISER SECURITY SERVICES INC	9/17/2026	1284199	$67.50			WEEKLY BILLING 09/04/26-09/10/26
WEISER SECURITY SERVICES INC	9/24/2026	1285523	$67.50			WEEKLY BILLING 09/11/26-09/17/26
Monthly Contract Subtotal			**$18,573.55**			
Variable Contract						
DOWN TO EARTH	9/1/2026	185099	$25,959.03			SEPT 2026-LANDSCAPE MAINTENANCE
Variable Contract Subtotal			**$25,959.03**			
Utilities						
FPL	9/15/2026	091526-56533-ACH	$107.82			ELECTRIC 08/14/26-09/15/26
MANATEE COUNTY UTILITIES DEPARTMENT	8/28/2026	082826-8498	$1,211.33			WATER 07/23/26-08/20/26
PEACE RIVER ELECTRIC	9/8/2026	090826-8001-ACH	$108.93			ELECTRIC 07/31/26-08/31/26
PEACE RIVER ELECTRIC	9/8/2026	090826-8002-ACH	$164.71			ELECTRIC 07/31/26-08/31/26
PEACE RIVER ELECTRIC	9/8/2026	090826-8003-ACH	$129.02			ELECTRIC 07/31/26-08/31/26
PEACE RIVER ELECTRIC	9/8/2026	090826-8004-ACH	$109.19			ELECTRIC 07/31/26-08/31/26
PEACE RIVER ELECTRIC	9/8/2026	090826-8005-ACH	$50.40			ELECTRIC 07/31/26-08/31/26
PEACE RIVER ELECTRIC	9/8/2026	090826-8006-ACH	$92.56			ELECTRIC 07/31/26-08/31/26
PEACE RIVER ELECTRIC	9/8/2026	090826-8007-ACH	$94.24			ELECTRIC 07/31/26-08/31/26
PEACE RIVER ELECTRIC	9/8/2026	090826-8008-ACH	$186.63			ELECTRIC 07/31/26-08/31/26
PEACE RIVER ELECTRIC	9/8/2026	090826-8009-ACH	$1,744.64		$2,680.32	ELECTRIC 07/31/26-08/31/26
TAMPA ELECTRIC	9/15/2026	5000049375	$30,133.50			Electric - Streetlight Agreement

BUCKHEAD TRAILS CDD

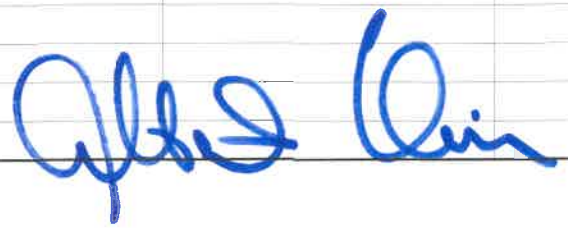
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Utilities Subtotal			**$34,132.97**			
Regular Services						
ALBERTO VIERA	9/23/2026	AV-092326	$200.00			BOARD 09/23/2026
ALVAREZ PLUMBING AND AIR CONDITIONING	9/19/2026	90987	$614.00			09/19/26 SERVICE CALL-MEN & WOMENS RESTROOMS
AUSTIN BERNS	9/23/2026	AB-092326	$200.00			BOARD 09/23/2026
CARLOS DE LA OSSA	9/23/2026	CO-092326	$200.00			BOARD 09/23/2026
DOWN TO EARTH	9/9/2026	186104	$212.50			SEPT 2026-IRRIGATION REPAIRS
DOWN TO EARTH	9/9/2026	186102	$185.00		$397.50	SEPT 2026-IRRIGATION REPAIRS
INFRAMARK LLC	9/1/2026	188615	$100.00			Sept -2026 WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	9/23/2026	189692	$1,622.05			MAILING NOTICES 08/04/26
NICHOLAS J. DISTER	9/23/2026	ND-092326	$200.00			BOARD 09/23/2026
PACSON GEOENVIRONMENTAL, INC.	9/20/2026	2728	$1,000.00			SEPT 2026-COMPLETION OF WUP MONITORING & METER READING
RYAN MOTKO	9/23/2026	RM-092326	$200.00			BOARD 09/23/2026
SITEX AQUATICS, LLC	9/1/2026	11457-B	$155.00	$2,271.65		Sept 2026- Aquatic Maintenance Oakfield Lakes
SPLASH PROS LLC	9/14/2026	756	$150.00			Sept 2026 POOL SERVICES
U.S. BANK	8/25/2026	8310053	$3,546.77			TRUSTEE FEES 10/01/26-07/31/27
U.S. BANK	8/25/2026	8310053	$709.36	$4,256.13		TRUSTEE FEES 08/01/26-09/30/26
U.S. BANK	8/25/2026	8311934	$208.33			TRUSTEE FEES
U.S. BANK	8/25/2026	8311934	$41.67	$250.00	$4,506.13	TRUSTEE FEES 08/01/26-09/30/27
Regular Services Subtotal			**$9,544.68**			
TOTAL			**$88,210.23**			

Buckhead CDD Mileage Reimbursement

Date	Miles	Milleage rate	Total	Notes
6/24/2026	76	0.445	33.82	cdd meeting
7/22/2026	76	0.445	33.82	cdd meeting
8/26/2026	76	0.445	33.82	cdd meeting
Total			101.46	

Alberto Viera
3013 W. Braddock St
Tampa FL 33607



INVOICE

BAYHEAD ECOLOGICAL SOLUTIONS LLC
9425 Osceola Dr
New Port Richey, FL 34654-4328

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.: 3071
Terms: Net 30
Invoice date: 09/01/2026
Due date: 10/01/2026

#	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

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-01833M **Date 09/25/2026**

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 # 26-01833M **Notice of Regular Board Meeting Schedule** **RE:** Fiscal Year 2027 **Published:** 9/25/2026	$96.25

Important Message

Please include our Serial # on your check

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

Paid	()
Total	**$96.25**

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.

NOTICE

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

NOTICE OF REGULAR BOARD MEETING SCHEDULE
FISCAL YEAR 2027
BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

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
September 25, 2026 26-01833M

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.

NOTICE

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.

City-Wide Cleaning LLC

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

INVOICE NO. 20405

TO: Buckhead Trails
2005 Pan Am
Tampa, FL
C/O Instrumedic

DATE: 9/15/26

		Month of Sept 26			
		Buckhead Trails			
		C/leaning			1255.00
			Sub Total		
			Tax		
			Total		1255.00

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

Invoice: #185099
September 2026

Customer

Buckhead Trails Pond Maintenance

210 North University Drive
Suite 702
Coral Springs, FL 33071

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	9/1/2026	10/16/2026	Net 45	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#150034 - Buckhead Trails Common Area and Pond Maintenance Contract (2026)				**$25,959.03**
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**
Added Common Areas - Start 7/8/26				**$1,400.00**
Fuel Surcharge				**$519.18**

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	$26,478.21
Sales Tax	$0.00
Total	**$26,478.21**
Credits/Payments	($0.00)
Balance Due	**$26,478.21**

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/.

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
188615	9/1/2026
CUSTOMER ID	**NET TERMS**
C2412	Due On Receipt
PO#	**DUE DATE**
	9/1/2026

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

Services provided for the Month of: September 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
Construction Accounting	1	Ea	500.00		500.00
Dissemination Services	2	Ea	416.67		833.33
District Management	1	Ea	2,083.33		2,083.33
Field Management	1	Ea	2,041.67		2,041.67
Financial & Revenue Collection	1	Ea	416.67		416.67
Recording Secretary	1	Ea	200.00		200.00
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Accounting Services- September Credit	1	Ea	-750.00		-750.00
Administration- September Credit	1	Ea	-375.00		-375.00
Construction Accounting- September Credit	1	Ea	-500.00		-500.00
District Management- September Credit	1	Ea	-2,083.33		-2,083.33
Recording Secretary- September Credit	1	Ea	-200.00		-200.00
Rental & Leases- September Credit	1	Ea	-50.00		-50.00
Technology/Data Storage- September Credit	1	Ea	-50.00		-50.00
Website Maintenance / Admin- September Credit	1	Ea	-100.00		-100.00
Subtotal					**3,291.67**

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

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

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

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

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
188615	9/1/2026
CUSTOMER ID	**NET TERMS**
C2412	Due On Receipt
PO#	**DUE DATE**
	9/1/2026

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

Services provided for the Month of: September 2026

Subtotal	$3,291.67
Tax	$0.00
Total Due	$3,291.67

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

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

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

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

INVOICE

Sitex Aquatics, LLC
PO Box 917
Parrish, FL 34219-0917

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.: 11457-b
Terms: Net 30
Invoice date: 09/01/2026
Due date: 10/01/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**Aquatic Maintenance**	Monthly Lake Maintenance- 17 ponds and 1 canal Ponds #1-17 & C1	1	$2,055.00	$2,055.00
2.		**Aquatic Maintenance**	1 Canal(4 Culvert areas):Oakfield Lakes	1	$155.00	$155.00
3.		**Additional Services**	Temporary Fuel Surcharge	1	$61.65	$61.65

Total **$2,271.65**

Ways to pay

BANK

View and pay

Subject: Notice of Temporary Fuel Surcharge

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

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

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

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

Sincerely,

Joe Craig

President

Sitex Aquatics llc.

813.564.2322

joe@sitexaquatics.com

Straley Robin Vericker

1510 W. Cleveland Street

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

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

September 16, 2026
Client: 001586
Matter: 000001
Invoice #: 28974

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
8/18/2026	CAW	PREPARE EASEMENT ENCROACHMENT AGREEMENT FOR 12815 WANDERLUST PLACE.	1.5	$562.50
8/24/2026	CAW	REVIEW NOTICE TO OWNER FROM UNLIMITED FILL INC; EMAIL CORRESPONDENCE REGARDING PETITION TO AMEND BOUNDARIES.	0.5	$187.50
8/25/2026	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	$121.50
8/26/2026	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	$162.00
8/27/2026	JMV	REVIEW LANDSCAPE AGREEMENT.	0.4	$162.00
		Total Professional Services	3.1	$1,195.50

Total Services	$1,195.50	
Total Disbursements	$0.00	
Total Current Charges		$1,195.50
Previous Balance		$6,138.70
Less Payments		*($3,108.00)*
PAY THIS AMOUNT		**$4,226.20**

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
28854	August 14, 2026	$2,799.00	$231.70	$0.00	$0.00	$4,226.20
					Total Remaining Balance Due	**$4,226.20**

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
$1,195.50	$3,030.70	$0.00	$0.00

SUNRISE LANDSCAPE

5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Invoice 14 70023

PO#	Date
	09/01/2026
Sales Rep	**Terms**
Niles Badgerow	Net 30

Bill To
Buckhead Trails CDD 2005 Pan Am Circle Ste 300 Tampa, FL 33607

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

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

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

Phone: 813-985-9381 / ar@sunriselandscape.com

SUNRISE LANDSCAPE

5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Invoice 14 67642

PO#	Date
	08/03/2026
Sales Rep	**Terms**
Niles Badgerow	Net 30

Bill To
Buckhead Trails CDD 2005 Pan Am Circle Ste 300 Tampa, FL 33607

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

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

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

Phone: 813-985-9381 / ar@sunriselandscape.com

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

INVOICE NO.	1281010
DATE	08/27/26

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 8/14/2026 - 8/20/2026				
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.	1281010
Invoice Date	08/27/26
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.	1282409
DATE	09/03/26

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 8/21/2026 - 8/27/2026				
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.	1282409
Invoice Date	09/03/26
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.	1283589
DATE	09/10/26

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
Partial Weekly BIlling 8/28/2026 - 8/31/2026				
Cyber Hours - Cyber	18.00	Hours	2.25	40.50
Total Hours	18.00			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	40.50
Sales Tax	
TOTAL	$40.50

▼ 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.	1283589
Invoice Date	09/10/26
Amount Due	$40.50
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.	1284199
DATE	09/17/26

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 9/4/2026 - 9/10/2026				
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

PLEASE SEND REMITTANCE TO

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

Customer No.	4171794
Job No.	1080242
Invoice No.	1284199
Invoice Date	09/17/26
Amount Due	$67.50
Amount Remitted	

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

INVOICE NO.	1285523
DATE	09/24/26

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 9/11/2026 - 9/17/2026				
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.	1285523
Invoice Date	09/24/26
Amount Due	$67.50
Amount Remitted	

PLEASE SEND REMITTANCE TO

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

Electric Bill Statement
For: Aug 14, 2026 to Sep 15, 2026 (32 days)
Statement Date: Sep 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.

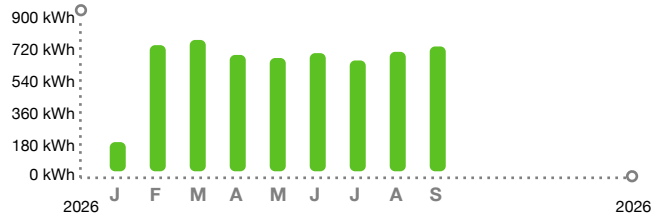
CURRENT BILL

$107.82
TOTAL AMOUNT YOU OWE

Oct 6, 2026
NEW CHARGES DUE BY

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

ENERGY USAGE HISTORY



BILL SUMMARY

Amount of your last bill	109.86
Payments received	-109.86
Balance before new charges	0.00
Total new charges	107.82
Total amount you owe	**$107.82**

FPL automatic bill pay - DO NOT PAY

(See page 2 for bill details.)

KEEP IN MIND

- Payment received after December 03, 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 October 05, 2026. If a partial payment is received before this date, only the remaining balance due on your account will be drafted automatically.

In September, the Florida Public Service Commission has approved a one-time rate reduction for 2024 hurricane restoration costs. FPL.com/Rates.

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	$107.82	Oct 6, 2026	$ Auto pay - DO NOT PAY
ACCOUNT NUMBER	TOTAL AMOUNT YOU OWE	NEW CHARGES DUE BY	AMOUNT ENCLOSED

BILL DETAILS

Amount of your last bill		109.86
Payment received - Thank you		–109.86
Balance before new charges		$0.00
New Charges		
Rate: GS-1 GENERAL SVC NON-DEMAND / BUSINESS		
Base charge:	$14.20	
Non-fuel: *($0.086560 per kWh)*	$66.30	
Fuel: *($0.032020 per kWh)*	$24.53	
Electric service amount	105.03	
Gross receipts tax (State tax)	2.70	
Taxes and charges	2.70	
Regulatory fee (State fee)	0.09	
Total new charges		$107.82
Total amount you owe		**$107.82**

FPL automatic bill pay - DO NOT PAY

METER SUMMARY

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

Usage Type	Current	-	Previous	=	Usage
kWh used	06072		05306		766

ENERGY USAGE COMPARISON

	This Month	Last Month
Service to	Sep 15, 2026	Aug 14, 2026
kWh Used	766	733
Service days	32	30
kWh/day	24	24
Amount	$107.82	$109.86

KEEP IN MIND

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

Download the app

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

Download now

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.

MCUD

MANATEE COUNTY UTILITIES DEPARTMENT
P. O. BOX 25010
BRADENTON, FL 34206-5010

Visit: www.mymanatee.org/utilities
Customer Experience: 311 or 941-792-8811

BUCKHEAD TRAILS CDD
10420 SAPPHIRE BREEZE CV

Amount Due	$1,211.33
Please Pay By	18-Sep-2026
Account Number	100278498

Account Summary

Previous Amount Due	$2,487.37
Payments Received	-$2,487.37
Balance Forward	$0.00
Contract Charges	$1,211.33
Total Amount Due	$1,211.33

Usage Profile (Consumption x 1000 = GAL)

Meter Number 61403560

Begin Date:	Begin Read:	End Date:	End Read:	Period Consumption:
07/23	7383	08/20	8296	91.3 kgal

Important Information

- Storm season is here - stay connected by signing up at mymanatee.org/alertmanatee to stay informed.
- All mailed payments must include a copy of the bill stub or the appropriate account number. Payments for multiple bill stubs being paid with one check, must include the total dollar amount written on each bill stub. Payments received without this information will not be processed and will be returned. A late fee may apply, or service interruption may occur for delinquent accounts.

Charge Details — Service Period 07/23 - 08/20 (29 Days)

Commercial Water Service (Meter # 61403560) (07/23 - 08/20)		
Water Base Rate	1 month(s) x $49.53	$49.53
Commercial Water Usage	91.3 kgal x $3.11	$283.94
Sewer Commercial Service (07/23 - 08/20)		
Sewer Base Rate	1 month(s) x $137.59	$137.59
Sewer Service	91.3 kgal x $6.89	$629.06
Commercial Rented Bins Service (07/24 - 08/01)		
4 Yard Rented Bin	0.3 month(s) x $325.69	$97.71
Gate Service (07/24 - 08/01)		
Gate Service	0.3 month(s) x $45.00	$13.50
Total New Charges		**$1,211.33**
Total Amount Due		**$1,211.33**

View & Pay Your Bill Online: Did you know you can avoid phone wait times by submitting service requests and reviewing your bill through the Customer Self-Service (CSS) Portal? Report missed pickups, sign up for text alerts, request an additional bin or bulk collection, view your monthly bill statements online, and more. Not registered yet? Sign up at www.mymanatee.org/css and use your activation code: **Q6XKJ4DR**

Scan QR code to access our CSS Portal

MANATEE COUNTY UTILITIES DEPARTMENT
P.O. BOX 25010
BRADENTON, FL 34206-5010

TO MAKE A PAYMENT, PLEASE CALL: 833-425-2099

SERVICE ADDRESS	10420 SAPPHIRE BREEZE CV
ACCOUNT NUMBER	100278498
BILLING DATE	28-Aug-2026
DUE DATE	18-Sep-2026
TOTAL AMOUNT DUE	$1,211.33

☐ CHANGE OF MAILING ADDRESS
(Check Box and See Reverse Side)

AMOUNT PAID

ADDRESSEE:

MAKE CHECKS PAYABLE TO MCUD

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

MANATEE COUNTY UTILITIES DEPARTMENT
PO BOX 25350
BRADENTON FL 34206-5350

10027849820000121133000000000

NNNN

Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

Bill Date	09/08/2026
Account #	213648001
Member #	219443

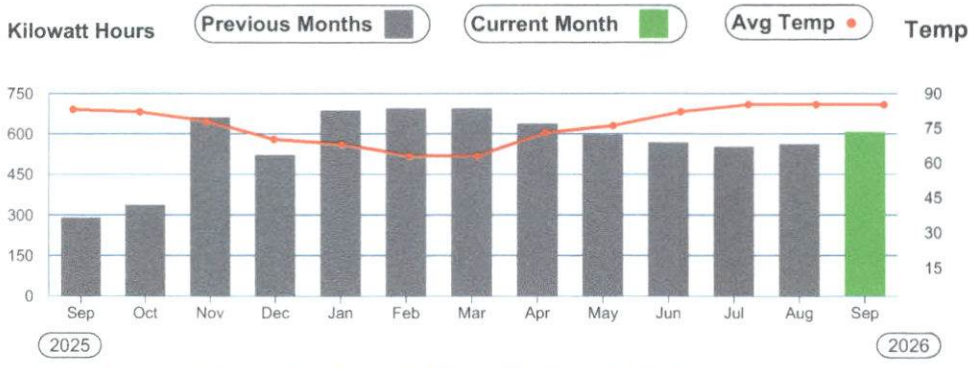
Customer Care	800-282-3824 8am - 5pm M-F
Pay by Phone	855-937-1752
Outage	800-282-3824 24/7
Website	www.preco.coop

TOTAL AMOUNT DUE

$108.93

Bank Draft is scheduled for 09/29/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

606 kWh	562 kWh	290 kWh
This Month 31 Days	Last Month 30 Days	This Month Last Year 31 Days

Your Average Daily Use

20 kWh	$3.35 Day
Use	Cost *not including taxes and fees*

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

Peace River Electric Cooperative, Inc.

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648001
Service Address 10614 HIDDEN BANKS GLN

Bank Draft Amount $108.93
is scheduled for 09/29/2026

RECEIVED
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By

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

1102602136480010000108930000118930908202697

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

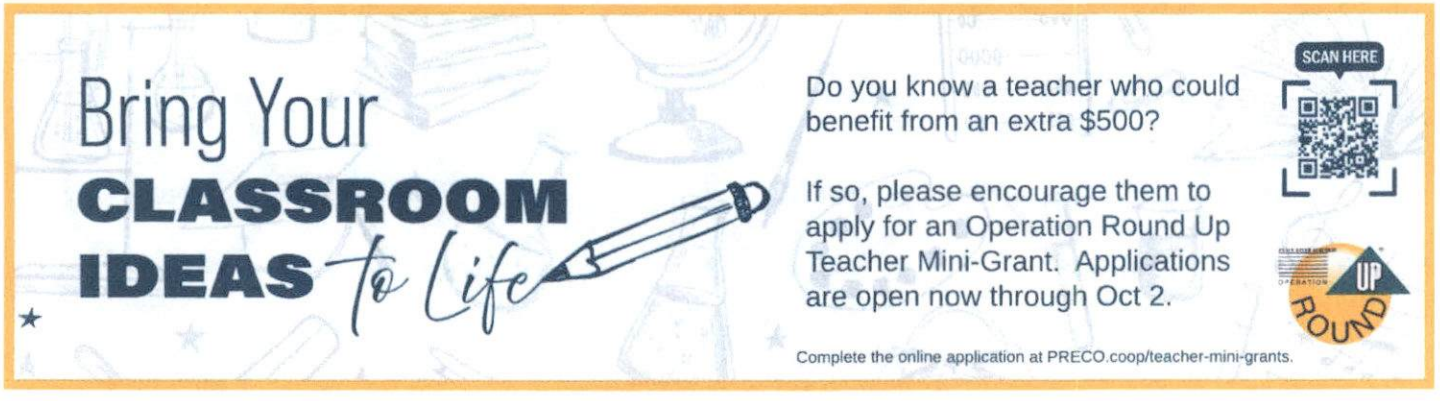
Meter #	Service Period From	Service Period To	Readings Previous	Readings Present	Meter Multiplier	kWh Usage	kW Reading
40431049	07/31/2026	08/31/2026	12,612	13,218	1.0	606	1.594

Account Summary

Previous Balance	$103.16
Payment(s) Made	-$103.16
Balance Forward	**$0.00**
Current Charges	$108.93
Total Amount Due	**$108.93**

Current Charges			**GS-S**
Facilities Use Charge			$28.00
Energy Charge	606 kWh	@ 0.121	$73.33
CPA	606 kWh	@ 0.004	$2.42
Property Tax Recovery Fee			$2.46
Gross Receipts Tax			$2.72
Total Current Charges			**$108.93**

Bank Draft Amount **$108.93**



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79936643365000110260213648001 7

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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

NNNN

Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

Bill Date	09/08/2026
Account #	213648002
Member #	219443

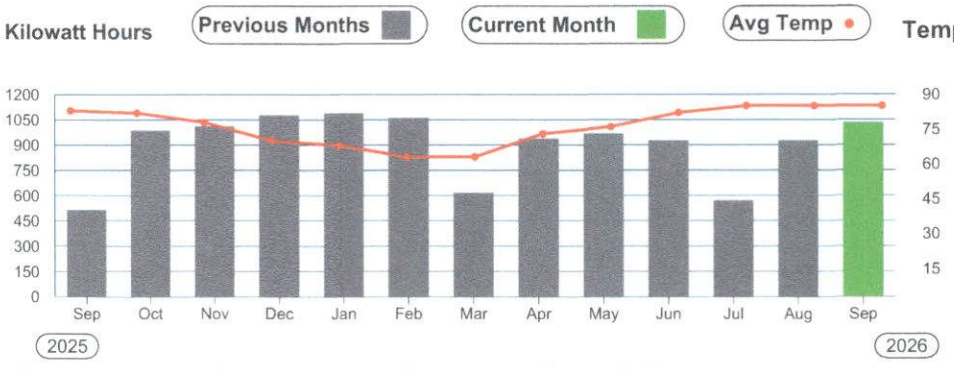
Customer Care	800-282-3824 8am - 5pm M-F
Pay by Phone	855-937-1752
Outage	800-282-3824 24/7
Website	www.preco.coop

TOTAL AMOUNT DUE

$164.71

Bank Draft is scheduled for 09/29/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

1,031 kWh	927 kWh	514 kWh
This Month 31 Days	Last Month 30 Days	This Month Last Year 31 Days

Your Average Daily Use

33 kWh	$5.06 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 $164.71
is scheduled for 09/29/2026

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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1102602136480020000164710000174710908202 60

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

Meter #	Service Period From	Service Period To	Readings Previous	Readings Present	Meter Multiplier	kWh Usage	kW Reading
40916278	07/31/2026	08/31/2026	18,942	19,973	1.0	1,031	2.802

Account Summary

Previous Balance	$151.07
Payment(s) Made	-$151.07
Balance Forward	**$0.00**
Current Charges	$164.71
Total Amount Due	**$164.71**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	1,031 kWh @ 0.121	$124.75
CPA	1,031 kWh @ 0.004	$4.12
Property Tax Recovery Fee		$3.72
Gross Receipts Tax		$4.12
Total Current Charges		**$164.71**

Bank Draft Amount **$164.71**

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FAMILY DOLLAR CVS Walgreens DOLLAR GENERAL Speedway 7-ELEVEN

NNNN

Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

Bill Date	09/08/2026
Account #	213648003
Member #	219443

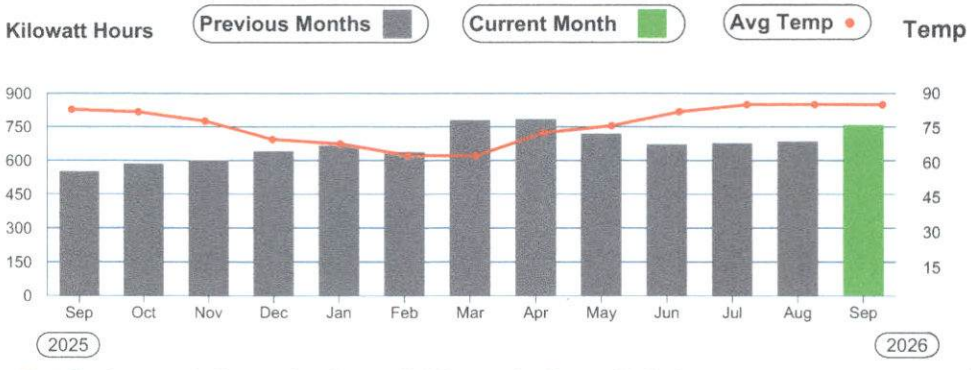
Customer Care	800-282-3824 8am - 5pm M-F
Pay by Phone	855-937-1752
Outage	800-282-3824 24/7
Website	www.preco.coop

TOTAL AMOUNT DUE

$129.02

Bank Draft is scheduled for 09/29/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

759 kWh	686 kWh	553 kWh
This Month 31 Days	Last Month 30 Days	This Month Last Year 31 Days

Your Average Daily Use

24 kWh	$3.96 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 $129.02
is scheduled for 09/29/2026

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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1102602136480030000129020000139020908202 61

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

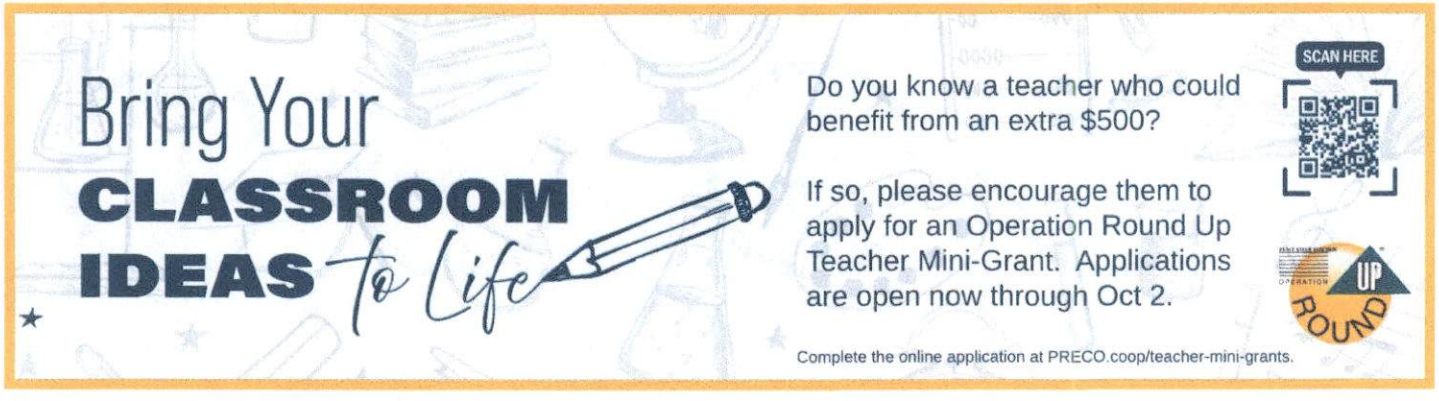
Meter #	Service Period From	Service Period To	Readings Previous	Readings Present	Meter Multiplier	kWh Usage	kW Reading
41019858	07/31/2026	08/31/2026	13,294	14,053	1.0	759	2.145

Account Summary

Previous Balance	$119.44
Payment(s) Made	-$119.44
Balance Forward	**$0.00**
Current Charges	$129.02
Total Amount Due	**$129.02**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	759 kWh @ 0.121	$91.84
CPA	759 kWh @ 0.004	$3.04
Property Tax Recovery Fee		$2.91
Gross Receipts Tax		$3.23
Total Current Charges		**$129.02**

Bank Draft Amount **$129.02**



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FAMILY DOLLAR CVS Walgreens DOLLAR GENERAL Speedway 7-ELEVEN

NNNN

Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

Bill Date	09/08/2026
Account #	213648004
Member #	219443

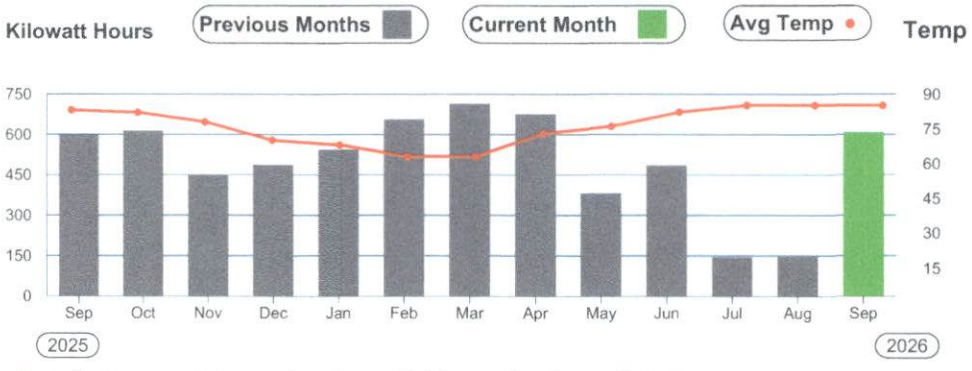
Customer Care	800-282-3824 8am - 5pm M-F
Pay by Phone	855-937-1752
Outage	800-282-3824 24/7
Website	www.preco.coop

TOTAL AMOUNT DUE

$109.19

Bank Draft is scheduled for 09/29/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

608 kWh	150 kWh	598 kWh
This Month 31 Days	Last Month 30 Days	This Month Last Year 31 Days

Your Average Daily Use

20 kWh	$3.35 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 $109.19
is scheduled for 09/29/2026

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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110260213648004000010919000011919090820266

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

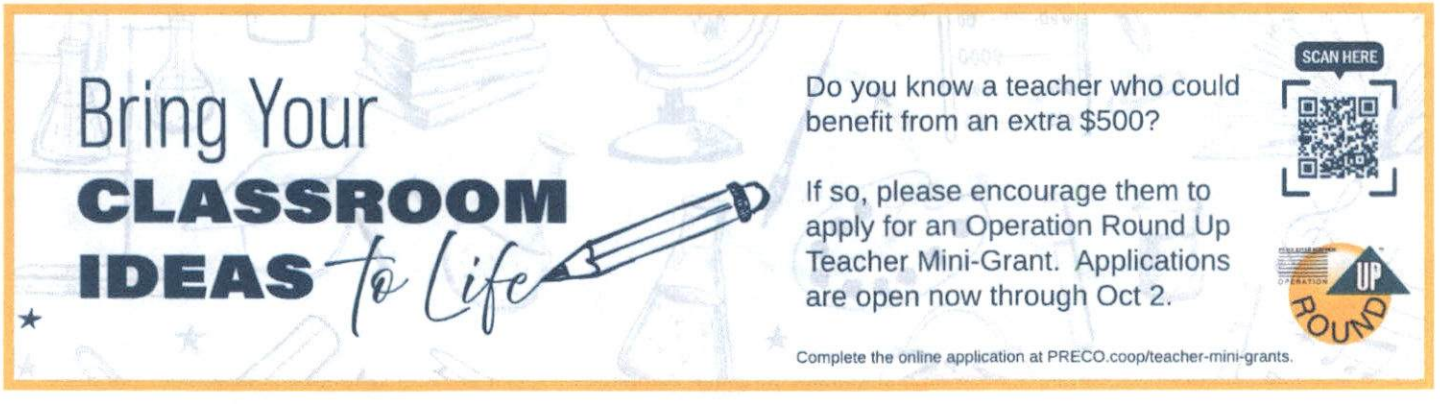
Meter #	Service Period From	Service Period To	Readings Previous	Readings Present	Meter Multiplier	kWh Usage	kW Reading
33456163	07/31/2026	08/31/2026	9,960	10,568	1.0	608	1.788

Account Summary

Previous Balance	$49.09
Payment(s) Made	-$49.09
Balance Forward	**$0.00**
Current Charges	$109.19
Total Amount Due	**$109.19**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	608 kWh @ 0.121	$73.57
CPA	608 kWh @ 0.004	$2.43
Property Tax Recovery Fee		$2.46
Gross Receipts Tax		$2.73
Total Current Charges		**$109.19**

Bank Draft Amount **$109.19**



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FAMILY DOLLAR CVS Walgreens DOLLAR GENERAL Speedway 7-ELEVEN

Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

Bill Date	09/08/2026
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

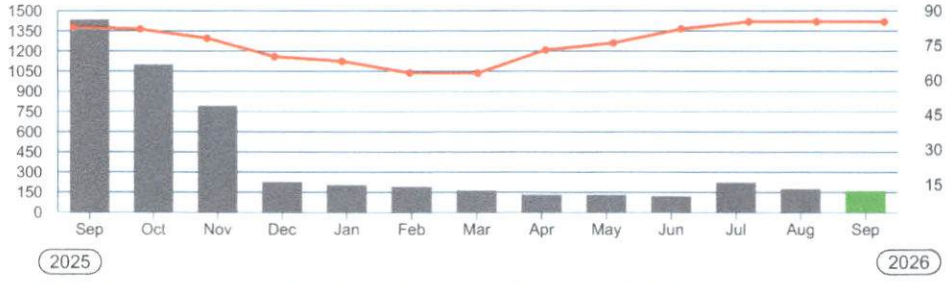
TOTAL AMOUNT DUE

$50.40

Bank Draft is scheduled for 09/29/2026

Monthly Energy Use

Kilowatt Hours | Previous Months | Current Month | Avg Temp | Temp



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

Monthly Energy Use Comparison

160 kWh	177 kWh	1,435 kWh
This Month 31 Days	Last Month 30 Days	This Month Last Year 31 Days

Your Average Daily Use

5 kWh	$1.55 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 # 213648005
Service Address 12104 HIDDEN VISTA DR

Bank Draft Amount $50.40
is scheduled for 09/29/2026

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

110260213648005000005040000006040090820263

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

Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
38697616	07/31/2026	08/31/2026	14,525	14,685	1.0	160	3.976

Account Summary

Previous Balance	$52.64
Payment(s) Made	-$52.64
Balance Forward	**$0.00**
Current Charges	$50.40
Total Amount Due	**$50.40**

Current Charges			**GS-S**
Facilities Use Charge			$28.00
Energy Charge	160 kWh	@ 0.121	$19.36
CPA	160 kWh	@ 0.004	$0.64
Property Tax Recovery Fee			$1.14
Gross Receipts Tax			$1.26
Total Current Charges			**$50.40**

Bank Draft Amount **$50.40**

Bring Your **CLASSROOM IDEAS** *to Life*

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SCAN HERE

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FAMILY DOLLAR CVS Walgreens DOLLAR GENERAL Speedway 7-ELEVEN

NNNN

Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

Bill Date	09/08/2026
Account #	213648006
Member #	219443

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

TOTAL AMOUNT DUE

$92.56

Bank Draft is scheduled for 09/29/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

41 kWh	37 kWh	0 kWh
This Month 31 Days	Last Month 30 Days	This Month Last Year 31 Days

Your Average Daily Use

1 kWh	$1.07 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 # 213648006
Service Address 10980 GENTLE CURRENT WAY

Bank Draft Amount $92.56
is scheduled for 09/29/2026

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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1102602136480060000092560000102560908202697

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

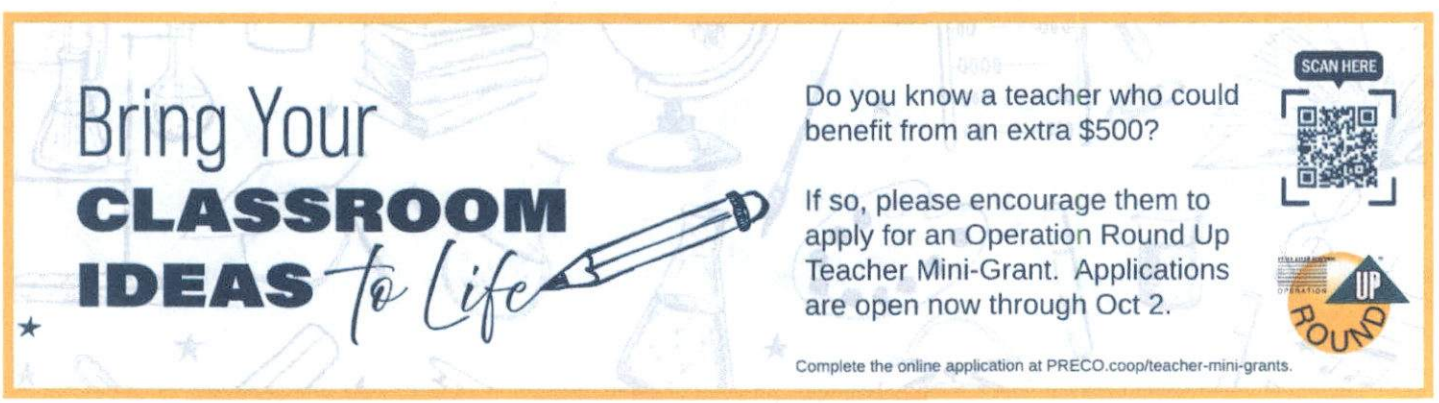
Meter #	Service Period From	Service Period To	Readings Previous	Readings Present	Meter Multiplier	kWh Usage	kW Reading
42650528	07/31/2026	08/31/2026	239	280	1.0	41	0.13

Account Summary

Previous Balance	$92.55
Payment(s) Made	-$92.55
Balance Forward	**$0.00**
Current Charges	$92.56
Total Amount Due	**$92.56**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Kva Min Up Charge		$55.04
Energy Charge	41 kWh @ 0.121	$4.96
CPA	41 kWh @ 0.004	$0.16
Property Tax Recovery Fee		$2.09
Gross Receipts Tax		$2.31
Total Current Charges		**$92.56**

Bank Draft Amount **$92.56**



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FAMILY DOLLAR CVS Walgreens DOLLAR GENERAL Speedway 7-ELEVEN

NNNN

Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

Bill Date	09/08/2026
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

$94.24

Bank Draft is scheduled for 09/29/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

494 kWh	541 kWh	1,123 kWh
This Month 31 Days	Last Month 30 Days	This Month Last Year 31 Days

Your Average Daily Use

16 kWh	$2.90 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 # 213648007
Service Address 12965 BENDING CREEK TRL

Bank Draft Amount $94.24
is scheduled for 09/29/2026

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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1102602136480070000094240000104240908202 64

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	07/31/2026	08/31/2026	14,783	15,277	1.0	494	5.463

Account Summary

Previous Balance	$100.40
Payment(s) Made	-$100.40
Balance Forward	**$0.00**
Current Charges	$94.24
Total Amount Due	**$94.24**

Current Charges		**GS-S**
Facilities Use Charge		$28.00
Energy Charge	494 kWh @ 0.121	$59.77
CPA	494 kWh @ 0.004	$1.98
Property Tax Recovery Fee		$2.13
Gross Receipts Tax		$2.36
Total Current Charges		**$94.24**

Bank Draft Amount **$94.24**

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FAMILY DOLLAR CVS Walgreens DOLLAR GENERAL Speedway 7-ELEVEN

Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

Bill Date	09/08/2026
Account #	213648008
Member #	219443

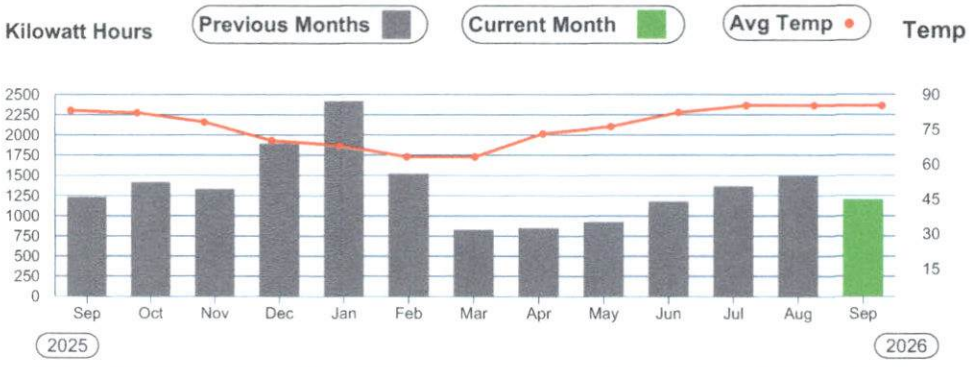
Customer Care	800-282-3824 8am - 5pm M-F
Pay by Phone	855-937-1752
Outage	800-282-3824 24/7
Website	www.preco.coop

TOTAL AMOUNT DUE

$186.63

Bank Draft is scheduled for 09/29/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

1,198 kWh	1,495 kWh	1,231 kWh
This Month 31 Days	Last Month 30 Days	This Month Last Year 31 Days

Your Average Daily Use

39 kWh	$5.73 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 $186.63
is scheduled for 09/29/2026

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

1102602136480080000186630000196630908202623

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

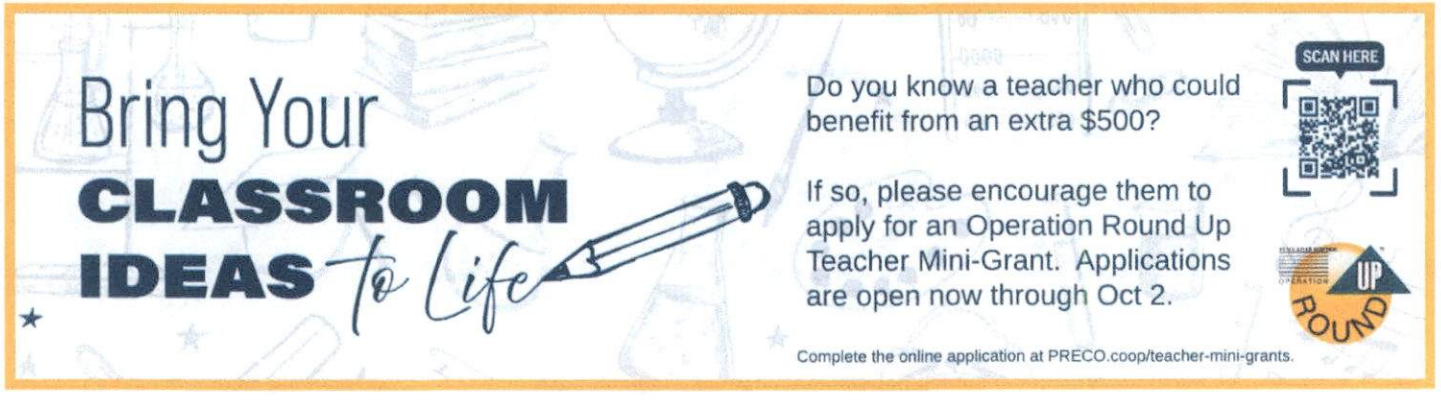
Meter #	Service Period		Readings		Meter Multiplier	kWh Usage	kW Reading
	From	To	Previous	Present			
41020260	07/31/2026	08/31/2026	30,491	31,689	1.0	1,198	6.187

Account Summary

Previous Balance	$225.61
Payment(s) Made	-$225.61
Balance Forward	**$0.00**
Current Charges	$186.63
Total Amount Due	**$186.63**

Current Charges			**GS-S**
Facilities Use Charge			$28.00
Energy Charge	1,198 kWh	@ 0.121	$144.96
CPA	1,198 kWh	@ 0.004	$4.79
Property Tax Recovery Fee			$4.21
Gross Receipts Tax			$4.67
Total Current Charges			**$186.63**

Bank Draft Amount **$186.63**



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

7993664336500011026021364800 82

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

Peace River Electric Cooperative, Inc.

BUCKHEAD TRAILS CDD

Bill Date	09/08/2026
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

$1,744.64

Bank Draft is scheduled for 09/29/2026

Monthly Energy Use



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

Monthly Energy Use Comparison

12,858 kWh	12,879 kWh	0 kWh
This Month 31 Days	Last Month 30 Days	This Month Last Year 0 Days

Your Average Daily Use

415 kWh	$53.60 Day
Use	Cost *not including taxes and fees*

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

Peace River Electric Cooperative, Inc.

PO Box 1310
210 Metheny Road
Wauchula, Florida 33873
800.282.3824

Account # 213648009
Service Address 10420 SAPPHIRE BREEZE CV

Bank Draft Amount $1,744.64
is scheduled for 09/29/2026

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

1102602136480090001744640001796980908202600

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	07/31/2026	08/31/2026	54,880	67,738	1.0	12,858	23.424

Account Summary

Previous Balance	$1,746.56
Payment(s) Made	-$1,746.56
Balance Forward	**$0.00**
Current Charges	$1,744.64
Total Amount Due	**$1,744.64**

Current Charges			**GSD-S**
Facilities Use Charge			$110.00
Energy Charge	12,858 kWh	@ 0.083	$1,067.21
CPA	12,858 kWh	@ 0.004	$51.43
Billed Demand	50.000 kW	@ 8.660	$433.00
Property Tax Recovery Fee			$39.38
Gross Receipts Tax			$43.62
Total Current Charges			**$1,744.64**

Bank Draft Amount **$1,744.64**

Bring Your **CLASSROOM IDEAS** *to Life*

Do you know a teacher who could benefit from an extra $500?

If so, please encourage them to apply for an Operation Round Up Teacher Mini-Grant. Applications are open now through Oct 2.

SCAN HERE

Complete the online application at PRECO.coop/teacher-mini-grants.

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

7993664336500011026021364800 90

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

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

FAMILY DOLLAR CVS Walgreens DOLLAR GENERAL Speedway 7-ELEVEN

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#: 5000049375
Contract#: 3000000377
Terms: NT30

Invoice Date: 09/15/2026
Due Date: 10/15/2026

Billing Period:
07/30/2026-08/29/2026

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

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

PLEASE ATTACH SLIP TO CHECK

BUCKHEAD TRAILS I CDD

Total:
Invoice#: 5000049375
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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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#: 5000049375
Contract#: 3000000377
Terms: NT30

Invoice Date: 09/15/2026
Due Date: 10/15/2026

Billing Period:
07/30/2026-08/29/2026

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

Item #:	DESCRIPTION	RATE	QTY	AMOUNT
	4E - 29 Lights **4F - 14 Lights** **Total Due: $24,411.00**			
1	Total Due Streetlight Lighting Agreement for Buckhead Trails Community Development District Oakfield Lakes Phases: 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 CDD

Board Meeting Date: September 23, 2026

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

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

Approved for payment:

District Manager Signature

Date

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

REVISED 9/23/2026 13:04

ALVAREZ PLUMBING & A/C
1623 S. 51st Street
Tampa, FL 33619-5327

(813) 655-7520
Plumbing #CFC019219
Air Conditioning #CAC1822951

BILL TO
Buckhead Trails CDD C/O Inframark
2005 Pan Am Circle Ste 300
Tampa, FL 33607 USA

Customer PO
Payment Term Net 30
Due Date 10/19/2026

JOB ADDRESS
Community Center
10420 Sapphire Breeze Cove
Parrish, FL 34219 USA

INVOICE #	INVOICE DATE
90987	9/19/2026

DESCRIPTION OF WORK

09/19/2026 - Alvarez Plumbing & A/C responded to an after-hours service call for reported backups in the men's and women's restrooms. Upon arrival, the technician inspected both restrooms and found that every toilet was backed up. The technician checked the shutoff valves and attempted to flush the toilets. All emergency shutoff valves were fully open. The issue was determined to be related to low water pressure.

The technician inspected the backflow preventer and found that the valve had been partially closed, approximately halfway. The valve was opened fully, and the toilets were tested. All toilets began flushing properly except for one, which required clearing. After the toilet was cleared, it was tested and operated properly.

The technician also observed that the ground around the backflow preventer was very wet and soft. Water could be heard continuously running near the backflow preventer, indicating a possible leak in the water service line. The service line should be further inspected and may require repair or replacement.

One toilet was also found to be running continuously. The customer was notified, and replacement of the toilet diaphragm was recommended.

All toilets were inspected and tested for proper operation after the work was completed. The property continues to exhibit signs of low water pressure, and the water service line should be evaluated for a possible underground leak.

The backflow valve was left in the same partially closed position in which it was found.

SS0922

TOTAL DUE	$614.00
PAYMENT	$0.00
BALANCE DUE	$614.00

CUSTOMER AUTHORIZATION

By signing, I authorize Alvarez Plumbing & Air Conditioning to perform the services described and agree to the attached Terms & Conditions, which are incorporated into this invoice.



Sign here Date 9/19/2026

CUSTOMER ACKNOWLEDGEMENT

By signing, I acknowledge that all work has been completed in a satisfactory and workmanlike manner, accept the services and charges in full, and confirm that I have read and agree to the attached Terms & Conditions.



Sign here Date 9/19/2026

Alvarez Plumbing and Air Conditioning
1623 S. 51st Street, Tampa, Florida 33619
(813) 655-7520
Plumbing #CFC019219 / Air Conditioning #CAC1822951

Terms & Conditions

CUSTOMER AUTHORIZATION: By authorizing service and/or signing, Customer authorizes Alvarez Plumbing & Air Conditioning ("Contractor") to perform the plumbing, HVAC, and related services described. Materials are new unless stated otherwise. Work is performed in a professional and workmanlike manner in accordance with generally accepted industry standards and applicable Florida codes in effect at the time of service. Changes, additional diagnostics, labor, or materials beyond the original scope may result in additional charges and may be approved verbally or electronically. Customer acknowledges that HVAC and plumbing systems may contain concealed, aged, or pre-existing conditions not discoverable prior to service. Contractor is not responsible for latent defects, pre-existing failures, code deficiencies, or conditions outside the authorized scope. Contractor is not liable for unavoidable damage to existing piping, ductwork, wiring, drywall, flooring, landscaping, utilities, or other property due to age, corrosion, scale, or concealed conditions, nor for delays caused by events beyond its control (including weather, material shortages, acts of God, strikes, or third-party errors). For permit and inspection purposes, once work is completed and the balance due is paid, the Contractor will coordinate an inspection date. The Customer is responsible for facilitating an inspection with 2-weeks of work completion and must ensure an individual at least eighteen (18) years of age is present on-site for the full scheduled day to provide access. Failure to provide access will result in rescheduling and applicable fees. Contractor is not responsible for implications that arise from customer's delay and/or refusal to allow inspection.

HVAC & PLUMBING DISCLOSURES Diagnostics identify probable causes only and do not guarantee discovery of all issues. Repairs address only approved components and do not guarantee remaining system life or performance. HVAC results may be affected by duct design, insulation, power, airflow, building conditions, or manufacturer limits. Plumbing systems may experience additional failures due to age, corrosion, pressure, or water quality. Photos, videos, readings, and documentation may be captured for quality control and communication.

ACCESS & CUSTOMER RESPONSIBILITIES Customer shall provide safe and reasonable access to all work areas, utilities, shutoffs, and mechanical spaces and identify private utilities and access points. Delays or additional labor due to restricted or unsafe conditions may result in added charges.

PAYMENT TERMS (FLORIDA) Payment is due upon completion unless otherwise agreed in writing and is not contingent on insurance or third-party reimbursement. Past-due balances (30 days) may accrue interest at the maximum rate allowed by Florida law. Customer agrees to pay reasonable collection costs, including attorney's fees and court costs, as permitted by law. Contractor may pursue all legal remedies, including lien rights where applicable.

LIMITATION OF LIABILITY To the fullest extent permitted by Florida law, Contractor's liability is limited to the amount paid for the specific service giving rise to the claim. Contractor is not liable for incidental, consequential, or indirect damages, including loss of use, comfort, or business.

CUSTOMER ACKNOWLEDGEMENT: Customer acknowledges the services described have been completed in a satisfactory and workmanlike manner. Customer has had the opportunity to review the work, ask questions, and raise concerns. Signature constitutes full and final acceptance of all work performed, materials provided, and charges incurred. These Terms & Conditions are incorporated by reference into the invoice and form a binding agreement.

GUARANTEES: Contractor provides limited warranties subject to proper use, operation, and maintenance. Repairs carry a thirty (30) day workmanship guarantee on labor for the specific repair performed. New equipment installations include a one (1) year parts and labor guarantee; manufacturer warranties apply thereafter. This warranty excludes consumable and normal-wear items, including filters, belts, capacitors, fuses, batteries, refrigerant loss not caused by installation defect, seals, gaskets, anodes, and similar components. Coverage does not apply to failures caused by misuse, abuse, neglect, lack of maintenance, improper operation, unauthorized modification, power surges, water quality, environmental conditions, acts of God, pre-existing conditions, or components not installed or repaired by Contractor. Warranty service is limited to correction of the covered defect only. No other express or implied warranties are provided except as stated herein or by the manufacturer. Alvarez's thirty (30) day residential stoppage guarantee excludes causes due to wipes, foreign obstructions, roots, or mechanical defects and does not apply to commercial properties.

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Buckhead Trails CDD

Board Meeting Date: September 23, 2026

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

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

Approved for payment:

District Manager Signature

Date

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

REVISED 9/23/2026 13:04

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Buckhead Trails CDD

Board Meeting Date: September 23, 2026

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

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

Approved for payment:

District Manager Signature

Date

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

REVISED 9/23/2026 13:04

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

Invoice: #186104
September 2026

Customer

Buckhead Trails Pond Maintenance

210 North University Drive
Suite 702
Coral Springs, FL 33071

Property / Project Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Irrigation Service Call - Check Wash Out - 9/3/2026 Estimate # 157141	9/9/2026	9/24/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#157141 - Irrigation Service Call - Check Wash Out - 9/3/2026			**$212.50**	

Got a call from Alexandra about a wash out at buckhead back behind some homes near a new buffer area that we started to maintain recently. Sent my tech to check it out and determine the cause of the wash out. He found the wash out but was unable to determine if it was irrigation related or not. We will need more time to investigate these buffer areas to find all the valves and battery timers that control the irrigation along this stretch of the property.

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

LCE005: Irrigation Installation	**$212.50**
Irrigation Labor (Labor)	$212.50

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	$212.50
Sales Tax	$0.00
Total	**$212.50**
Credits/Payments	($0.00)
Balance Due	**$212.50**

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

Invoice: #186102
September 2026

Customer
Buckhead Trails Pond Maintenance

210 North University Drive
Suite 702
Coral Springs, FL 33071

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

Project/Job	Invoice Date	Date Due	Terms	Customer PO #
Invoice Irrigation Form 09.02.2026 Estimate # 157016	9/9/2026	9/24/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#157016 - Invoice Irrigation Form 09.02.2026			**$185.00**	
LCE006: Irrigation Repairs				**$185.00**
6" Irrigation Spray Head Repaired/Replaced/ Relocated (Kit)	Each	3.00	$40.00	$120.00
Standard Irrigation Nozzle Replaced (Kit)	Each	5.00	$8.00	$40.00
Bubbler Added/ Replaced (Kit)	Each	1.00	$25.00	$25.00

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	$185.00
Sales Tax	$0.00
Total	**$185.00**
Credits/Payments	($0.00)
Balance Due	**$185.00**

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/.

Irrigation Service Report

General Information

Technician: Smalo

Customer: Buckhead Trails Pond Maintenance

Branch: Sarasota

Report Type: Wetcheck Inspection

Controller Name: Timer by West Entrance

Date: Sept. 2, 2026

Programs Needed: Yes

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:

Run Days: tuesday,friday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Spray	Bubbler	Drip	None	Bubbler	Drip	Drip
Program Type	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	None	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 25 mins	0 hrs 20 mins	0 hrs 20 mins	N/A	0 hrs 10 mins	0 hrs 20 mins	0 hrs 15 mins
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 Spray Head Repaired/Replaced/Relocated** Item Type: 6" Qty: 1 **2. Irrigation Nozzle Replaced** Item Type: Standard Qty: 2	*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	Rotor	Drip	Drip	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 45 mins	0 hrs 20 mins	0 hrs 20 mins	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	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*

Account Manager Contact

Monthly Irrigation Inspection Status: Completed

Contacted Manager: Yes

Contact Time: 4:50 p.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: Sept. 2, 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	0 hrs 20 mins	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	Yes	No	No
Head Adjusted	No	No	No	No	No	No	Yes
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 Spray Head Repaired/Replaced/Relocated** Item Type: 6" Qty: 1	*No repair items available*	*No repair items available*	*No repair items available*	**Billable Items:** **1. Irrigation Nozzle Replaced** Item Type: Standard Qty: 1	*No repair items available*	*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: 4:48 p.m.

Communication Type: Text

Additional Comments:

Irrigation Service Report

General Information

Technician: Smalo

Customer: Buckhead Trails Pond Maintenance

Branch: Sarasota

Report Type: Monthly Wet Check

Controller Name: Timer by Pump on Bending Creek

Date: Sept. 2, 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	Spray	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	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	Yes	Yes	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:** **1. Irrigation Spray Head Repaired/Replaced/Relocated** Item Type: 6" Qty: 1	*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	No	Yes	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*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*	*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	Yes	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	*No repair items available*	**Billable Items:** **1. Bubbler Added/Replaced** Item Type: Quantity Qty: 1	*No repair items available*	*No repair items available*	*No repair items available*	*No repair items available*	*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	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	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	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	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	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	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: 4:56 p.m.

Communication Type: Text

Additional Comments:

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
189692	9/23/2026
CUSTOMER ID	**NET TERMS**
C2412	Due On Receipt
PO#	**DUE DATE**
	9/23/2026

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

Services provided for the Month of: August 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Mail notices sent on 8-4-26	1	Ea	1,622.05		1,622.05
Subtotal					**1,622.05**

Subtotal	$1,622.05
Tax	$0.00
Total Due	$1,622.05

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

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

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

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

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Buckhead Trails CDD

Board Meeting Date: September 23, 2026

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

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

Approved for payment:

District Manager Signature

Date

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

REVISED 9/23/2026 13:04

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.: 2728
Terms: Due on receipt
Invoice date: 09/20/2026
Due date: 09/25/2026

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

#	Date	Description	Qty	Rate	Amount	Remaining
1.		Completion of WUP monitoring & meter reading services - August 28, 2026 site visit & SWFWMD data reporting services	1	$1,000.00	$1,000.00	$4,000.00

Total **$1,000.00**

Ways to pay

BANK

Please remit payment to:

4517 George Road, Suite 220
Tampa, FL 33634

ACH payments are gladly accepted.

If you wish to pay by credit card or other method, 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 CDD

Board Meeting Date: September 23, 2026

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

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

Approved for payment:

District Manager Signature

Date

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

REVISED 9/23/2026 13:04

Splash Pros

4802 Lena Road | Unit 106 | Bradenton, Florida 34211
941-325-0383 | service@splashprosfl.com | www.SplashProsFL.com

RECIPIENT:

Buckhead Trails CDD
Sapphire Breeze Cove
Parrish, Florida 34219

Invoice #756

Issued	Sep 14, 2026
Due	Sep 14, 2026
Total	**$150.00**
Account Balance	$150.00

PAST DUE

For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
Sep 14, 2026				
Service Call	Main Pool pump inspection	1	$150.00	$150.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Total	**$150.00**
Account balance	**$150.00**

Pay Now

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

Invoice Number:	8310053
Account Number:	224735000
Invoice Date:	08/25/2026
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Buckhead Trails Communitydev Dist
ATTN Buckhead Trails CDD
C/O Inframark
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States

BUCKHEAD TRAILS COMMUNITY DVELOPMENTDISTRICT SPECIAL ASSESSMENTBONDSSERIES 2022REVENUE FUND

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE	$4,256.13

All invoices are due upon receipt.

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

BUCKHEAD TRAILS COMMUNITY DVELOPMENTDISTRICT SPECIAL ASSESSMENTBONDSSERIES 2022REVENUE FUND

Invoice Number:	8310053
Account Number:	224735000
Current Due:	$4,256.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 224735000
Invoice # 8310053
Attn: Fee Dept St. Paul

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

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

Invoice Number:	8310053
Invoice Date:	08/25/2026
Account Number:	224735000
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

BUCKHEAD TRAILS COMMUNITY DVELOPMENTDISTRICT SPECIAL ASSESSMENTBONDSSERIES 2022REVENUE FUND

Accounts Included In This Relationship: 224735000 224735001 224735002 224735003 224735004 224735005 224735006 224735007

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	$3,950.00
Subtotal Administration Fees - In Advance 08/01/2026 - 07/31/2027				**$3,950.00**
Incidental Expenses 08/01/2026 to 07/31/2027	3,950.00	0.0775		$306.13
Subtotal Incidental Expenses				**$306.13**
TOTAL AMOUNT DUE				**$4,256.13**

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

8310053

000000600 02 SP 106481020240529 S

Buckhead Trails Communitydev Dist
ATTN Buckhead Trails CDD
C/O Inframark
2005 Pan AM Circle Ste 300
Tampa, FL 33607

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

Invoice Number:	8311934
Account Number:	261005000
Invoice Date:	08/25/2026
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Buckhead Trails Communitydev Dist
ATTN Buckhead Trails CDD
C/O Inframark
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States
BUCKHEAD TRAILS COMMUNITYDEVELOPMENT CONSTRUCTION FUNDCUSTODYCUSTODY FUND

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE	$250.00

All invoices are due upon receipt.

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

BUCKHEAD TRAILS COMMUNITYDEVELOPMENT CONSTRUCTION FUNDCUSTODYCUSTODY FUND

Invoice Number:	8311934
Account Number:	261005000
Current Due:	$250.00
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 261005000
Invoice # 8311934
Attn: Fee Dept St. Paul

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

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

Invoice Number:	8311934
Invoice Date:	08/25/2026
Account Number:	261005000
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

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BUCKHEAD TRAILS COMMUNITYDEVELOPMENT CONSTRUCTION FUNDCUSTODYCUSTODY FUND

Accounts Included 261005000
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04050 Custodian	1.00	250.00	100.00%	$250.00
Subtotal Administration Fees - In Advance 08/01/2026 - 07/31/2027				**$250.00**
TOTAL AMOUNT DUE				**$250.00**

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

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

8311934

000000880 02 SP 106481020240809 S

Buckhead Trails Communitydev Dist
ATTN Buckhead Trails CDD
C/O Inframark
2005 Pan AM Circle Ste 300
Tampa, FL 33607

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Buckhead Trails Community Development District

Financial Report

September30, 2026

CLEAR PARTNERSHIPS



BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2026

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2022 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECT FUNDS	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
ASSETS								
Cash In Bank	$ 438,021	$ -	$ -	$ -	$ -	$ -	$ -	$ 438,021
Investments:								
Acq. & Construction - Amenity	-	-	-	879,486	-	-	-	879,486
Acq. & Construction - Other	-	-	-	-	134	-	-	134
Acquisition & Construction Account	-	-	-	241	186	-	-	427
Prepayment Account	-	21,190	454,975	-	-	-	-	476,165
Reserve Fund	-	435,564	331,845	-	-	-	-	767,409
Revenue Fund	-	281,622	168,105	-	-	-	-	449,727
Prepaid Items	521	-	-	-	-	-	-	521
Prepaid Trustee Fees	5,983	-	-	-	-	-	-	5,983
Fixed Assets								
Construction Work In Process	-	-	-	-	-	25,190,737	-	25,190,737
Amount To Be Provided	-	-	-	-	-	-	21,410,000	21,410,000
TOTAL ASSETS	**$ 444,525**	**$ 738,376**	**$ 954,925**	**$ 879,727**	**$ 320**	**$ 25,190,737**	**$ 21,410,000**	**$ 49,618,610**
LIABILITIES								
Accounts Payable	$ 46,854	$ -	$ -	$ -	$ -	$ -	$ -	$ 46,854
Loan Payable - Valley LOC	-	-	-	-	-	-	100,000	100,000
Bonds Payable	-	-	-	-	-	-	21,310,000	21,310,000
TOTAL LIABILITIES	**46,854**	**-**	**-**	**-**	**-**	**-**	**21,410,000**	**21,456,854**
FUND BALANCES								
Nonspendable:								
Prepaid Items	521	-	-	-	-	-	-	521
Prepaid Trustee Fees	5,983	-	-	-	-	-	-	5,983
Restricted for:								
Debt Service	-	738,376	954,925	-	-	-	-	1,693,301
Capital Projects	-	-	-	879,727	320	-	-	880,047
Unassigned:	391,167	-	-	-	-	25,190,737	-	25,581,904
TOTAL FUND BALANCES	**397,671**	**738,376**	**954,925**	**879,727**	**320**	**25,190,737**	**-**	**28,161,756**
TOTAL LIABILITIES & FUND BALANCES	**$ 444,525**	**$ 738,376**	**$ 954,925**	**$ 879,727**	**$ 320**	**$ 25,190,737**	**$ 21,410,000**	**$ 49,618,610**

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 26,082	$ 26,082	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	-	511,269	511,269	0.00%
Other Miscellaneous Revenues	-	8,934	8,934	0.00%
Key Fob Revenue	-	1,350	1,350	0.00%
TOTAL REVENUES	**1,440,695**	**1,381,330**	**(59,365)**	**95.88%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	9,000	3,000	75.00%
ProfServ-Administrative	4,500	3,375	1,125	75.00%
ProfServ-Construction Accounting	6,000	4,500	1,500	75.00%
ProfServ-Dissemination Agent	10,000	15,000	(5,000)	150.00%
Field Management	16,000	18,833	(2,833)	117.71%
ProfServ-Info Technology	600	450	150	75.00%
ProfServ-Recording Secretary	2,400	1,800	600	75.00%
ProfServ-Trustee Fees	6,500	2,979	3,521	45.83%
District Counsel	15,000	36,377	(21,377)	242.51%
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	2,604	(1,004)	162.75%
Postage	500	2,400	(1,900)	480.00%
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	8,575	16,425	34.30%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	3,500	1,061	2,439	30.31%
Bank Fees	100	648	(548)	648.00%
Financial & Revenue Collections	5,000	5,000	-	100.00%
Meeting Expense	1,000	169	831	16.90%
Entry System-Key Fob	2,000	1,200	800	60.00%
Website Administration	1,200	1,462	(262)	121.83%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Loan Repayment Expense	50,000	50,000	-	100.00%
Interest Expense- Loan	7,650	6,067	1,583	79.31%
Total Administration	233,909	222,525	11,384	95.13%

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Utility Services				
Amenity - Internet	900	-	900	0.00%
Electricity - Streetlights	362,226	246,465	115,761	68.04%
Water/Waste	10,000	44,523	(34,523)	445.23%
Utility - Electric	35,000	21,885	13,115	62.53%
Total Utility Services	408,126	312,873	95,253	76.66%
Other Physical Environment				
Contracts-Janitorial Services	10,000	6,903	3,097	69.03%
Contracts-Pools	20,000	10,800	9,200	54.00%
Amenity Center Pest Control	1,200	300	900	25.00%
R&M-Pools	3,000	895	2,105	29.83%
R&M-Monument, Entrance & Wall	10,000	250	9,750	2.50%
R&M Landscape	20,000	57,141	(37,141)	285.71%
R&M-Security Cameras	2,000	5,536	(3,536)	276.80%
Security System Monitoring	6,000	1,265	4,735	21.08%
R&M - Amenity Center	6,000	614	5,386	10.23%
Sidewalk & Pavement Repair	2,000	-	2,000	0.00%
Garbage Collection	2,000	259	1,741	12.95%
Furniture Repair/Replacement	5,000	-	5,000	0.00%
Access Control Maintenance & Repair	1,500	6,721	(5,221)	448.07%
Special Events	2,000	-	2,000	0.00%
Storm Cleanup Contingency	20,000	-	20,000	0.00%
Misc-Contingency	10,000	22,472	(12,472)	224.72%
Dog Waste Station Supplies	4,000	-	4,000	0.00%
Total Other Physical Environment	124,700	113,156	11,544	90.74%
Maintenance and Landscaping				
Wildlife Control	9,000	-	9,000	0.00%
Contracts-Landscape	500,000	259,121	240,879	51.82%
Contracts-Aquatic Control	60,000	20,220	39,780	33.70%
Water/Sewer Meter Reading	12,000	15,251	(3,251)	127.09%
Landscape -Plant Replacement	30,000	60,758	(30,758)	202.53%
Landscape - Annuals	12,500	3,397	9,103	27.18%

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Landscape - Mulch	35,000	3,763	31,237	10.75%
Mitigation Maintenance	11,560	25,168	(13,608)	217.72%
Herbaceous Treatment - Amenity	3,900	3,900	-	100.00%
Total Maintenance and Landscaping	673,960	391,578	282,382	58.10%
TOTAL EXPENDITURES	**1,440,695**	**1,040,132**	**400,563**	**72.20%**
Excess (deficiency) of revenues Over (under) expenditures	-	341,198	341,198	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**56,473**		
FUND BALANCE, ENDING		**$ 397,671**		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2026

Series 2022 Debt Service Fund (200)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 44,006	$ 44,006	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	-	306,433	306,433	0.00%
TOTAL REVENUES	**874,263**	**1,048,274**	**174,011**	**119.90%**
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	-	174,011	174,011	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	$ -	$ (261,553)	$ (261,553)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**999,929**		
FUND BALANCE, ENDING		**$ 738,376**		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2026

Series 2024 Debt Service Fund (203)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 64,318	$ 64,318	0.00%
Special Assmnts- Tax Collector	1,122,816	185,634	(937,182)	16.53%
Special Assmnts- CDD Collected	-	351,192	351,192	0.00%
TOTAL REVENUES	**1,122,816**	**601,144**	**(521,672)**	**53.54%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	230,000	135,000	95,000	58.70%
Principal Prepayments	-	4,365,000	(4,365,000)	0.00%
Interest Expense	892,816	651,119	241,697	72.93%
Total Debt Service	1,122,816	5,151,119	(4,028,303)	458.77%
TOTAL EXPENDITURES	**1,122,816**	**5,151,119**	**(4,028,303)**	**458.77%**
Excess (deficiency) of revenues Over (under) expenditures	-	(4,549,975)	(4,549,975)	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	$ -	$ (4,881,820)	$ (4,881,820)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**5,836,745**		
FUND BALANCE, ENDING		**$ 954,925**		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2026

Series 2022 Capital Projects Fund (300)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 22,437	$ 22,437	0.00%
Special Assmnts- Tax Collector	-	10,941	10,941	0.00%
TOTAL REVENUES	**-**	**33,378**	**33,378**	**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	-	(402,192)	(402,192)	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	$ -	$ 33,372	$ 33,372	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**846,355**		
FUND BALANCE, ENDING		**$ 879,727**		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending September 30, 2026

Series 2024 Capital Project Funds (303)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 3,337	$ 3,337	0.00%
TOTAL REVENUES	**-**	**3,337**	**3,337**	**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	-	(827,162)	(827,162)	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	$ -	$ (495,317)	$ (495,317)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**495,637**		
FUND BALANCE, ENDING		**$ 320**		

Bank Account Statement

Buckhead Trails CDD

Bank Account No.	7209		
Statement No.	09-2026	**Statement Date**	09/30/2026

G/L Account No. 101002 Balance	438,021.49	**Statement Balance**	468,964.27
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	468,964.27
Subtotal	438,021.49	**Outstanding Checks**	-30,942.78
Negative Adjustments	0.00	**Ending Balance**	438,021.49
Ending G/L Balance	438,021.49		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
09/09/2026	Payment	1253	ALBERTO VIERA - REIMB	Payment of Invoice 000981			-101.46
09/17/2026	Payment	300060	FPL	Inv: 091526-56533-ACH			-107.82
09/24/2026	Payment	1288	TAMPA ELECTRIC	Payment of Invoice 000998			-30,133.50
09/24/2026	Payment	1308	AUSTIN BERNS	Payment of Invoice 001014			-200.00
09/24/2026	Payment	1310	NICHOLAS J. DISTER	Payment of Invoice 001012			-200.00
09/24/2026	Payment	1311	RYAN MOTKO	Payment of Invoice 001015			-200.00
Total Outstanding Checks							-30,942.78
Outstanding Deposits							
Total Outstanding Deposits							

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001							
CHECK # 1252							
001	09/04/26	MANATEE COUNTY UTILITIES DEPARTMENT	082826-8498	WATER 07/23/26-08/20/26	Water/Waste	543018-53150	$1,211.33
						Check Total	*$1,211.33*
CHECK # 1253							
001	09/09/26	ALBERTO VIERA - REIMB	AV REIMB 082826	MILEAGE REIMB 06.24.26 - 08.26.26	Misc-Contingency	549900-53908	$101.46
						Check Total	*$101.46*
CHECK # 1283							
001	09/16/26	McCall Service	59653905	PEST CONTROL 08/31/26	Amenity Center Pest Control	534181-53908	$100.00
						Check Total	*$100.00*
CHECK # 1284							
001	09/16/26	SUNRISE LANDSCAPE	14 65590	JULY -2026 LANDSCAPE MAINTENANCE AMENITY CENTER	Contracts-Landscape	534050-53911	$3,448.67
						Check Total	*$3,448.67*
CHECK # 1285							
001	09/16/26	TIME ON TARGET PRO SECURITY LLC	1502446136594	KEY FOBS	PAXTON 10 KEYFOB PACK	546998-53908	$6,721.00
						Check Total	*$6,721.00*
CHECK # 1286							
001	09/16/26	U.S. BANK	8310053	TRUSTEE FEES 08/01/26-09/30/27 & 10/01/26-07/31/27	TRUSTEE FEES 10/01/26-07/31/27	155030-51301	$3,546.77
001	09/16/26	U.S. BANK	8310053	TRUSTEE FEES 08/01/26-09/30/27 & 10/01/26-07/31/27	TRUSTEE FEES 08/01/26-09/30/26	531045-51301	$709.36
						Check Total	*$4,256.13*
CHECK # 1287							
001	09/16/26	U.S. BANK	8311934	TRUSTEE FEES 08/01/26-09/30/27 & 10/01/26-07/31/27	TRUSTEE FEES	155030-51301	$208.33
001	09/16/26	U.S. BANK	8311934	TRUSTEE FEES 08/01/26-09/30/27 & 10/01/26-07/31/27	TRUSTEE FEES 08/01/26-09/30/27	531045-51301	$41.67
						Check Total	*$250.00*
CHECK # 1288							
001	09/24/26	TAMPA ELECTRIC	5000049375	STREETLIGHTS 07/30/26-08/29/26	Electric - Streetlight Agreement	543013-53150	$30,133.50
						Check Total	*$30,133.50*
CHECK # 1289							
001	09/24/26	DOWN TO EARTH	181439	JULY 2026-LANDSCAPE MAINTENACE	POND MAINTENANCE	534050-53911	$1,442.00
						Check Total	*$1,442.00*
CHECK # 1290							
001	09/24/26	DOWN TO EARTH	183102	JULY 2026-TURF PAINTING	JULY 2026 TURF PAINTING	549900-53908	$1,959.00
						Check Total	*$1,959.00*
CHECK # 1291							
001	09/24/26	DOWN TO EARTH	182543	AUG 26-LANDSCAPE MAINTENANCE	AUG 26-POND MAINTENANCE	534050-53911	$25,959.03
001	09/24/26	DOWN TO EARTH	182543	AUG 26-LANDSCAPE MAINTENANCE	FUEL SURCHARGE	549900-53908	$259.59
						Check Total	*$26,218.62*
CHECK # 1292							
001	09/24/26	DOWN TO EARTH	183442	AUG 26-IRRIGATION REPAIRS	R&M Landscape	546259-53908	$153.00
						Check Total	*$153.00*
CHECK # 1293							
001	09/24/26	DOWN TO EARTH	183613	2 PALM REPLACEMENTS	Landscape -Plant Replacement	546071-53911	$11,886.15
						Check Total	*$11,886.15*
CHECK # 1294							
001	09/24/26	DOWN TO EARTH	183612	2 PALM REPLACEMENTS HIDDEN VISTA	Landscape -Plant Replacement	546071-53911	$11,886.15
						Check Total	*$11,886.15*
CHECK # 1295							
001	09/24/26	INFRAMARK LLC	186112	AUG 26-DISTRICT SERVICES	Aug -2026 ACCOUNTING SERVICES	532001-51301	$750.00
001	09/24/26	INFRAMARK LLC	186112	AUG 26-DISTRICT SERVICES	Aug-2026 ADMINISTRATION	531001-51301	$375.00
001	09/24/26	INFRAMARK LLC	186112	AUG 26-DISTRICT SERVICES	Aug -2026 CONSTRUCTION ACCOUNTING	531009-51301	$500.00
001	09/24/26	INFRAMARK LLC	186112	AUG 26-DISTRICT SERVICES	Aug-2026 DISSEMINATION SERVICES	531012-51301	$833.34

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	09/24/26	INFRAMARK LLC	186112	AUG 26-DISTRICT SERVICES	Aug-2026 DISTRICT MANAGEMENT	531150-51301	$2,083.33
001	09/24/26	INFRAMARK LLC	186112	AUG 26-DISTRICT SERVICES	Aug-2026 FIELD MANAGEMENT	531016-51301	$2,041.67
001	09/24/26	INFRAMARK LLC	186112	AUG 26-DISTRICT SERVICES	Aug -2026 FINANCIAL AND REVENUE COLLECTIONS	549150-51301	$416.67
001	09/24/26	INFRAMARK LLC	186112	AUG 26-DISTRICT SERVICES	Aug -2026 RECORDING SECRETARY	531036-51301	$200.00
001	09/24/26	INFRAMARK LLC	186112	AUG 26-DISTRICT SERVICES	Aug -2026 RENTAL AND LEASES	544025-51301	$50.00
001	09/24/26	INFRAMARK LLC	186112	AUG 26-DISTRICT SERVICES	Aug-2026 TECHNOLOGY/DATA STORAGE	531020-51301	$50.00
001	09/24/26	INFRAMARK LLC	186112	AUG 26-DISTRICT SERVICES	Aug-2026 WEBSITE MAINTENANCE/ADMIN	549936-51301	$100.00
001	09/24/26	INFRAMARK LLC	186112	AUG 26-DISTRICT SERVICES	Aug -2026 ACCOUNTING SERVICES-AUGUST CREDIT	532001-51301	($750.00)
001	09/24/26	INFRAMARK LLC	186112	AUG 26-DISTRICT SERVICES	ADMINISTRATION-AUGUST CREDIT	531001-51301	($375.00)
001	09/24/26	INFRAMARK LLC	186112	AUG 26-DISTRICT SERVICES	CONSTRUCTION ACCOUNTING AUGUST CREDIT	531009-51301	($500.00)
001	09/24/26	INFRAMARK LLC	186112	AUG 26-DISTRICT SERVICES	DISTRICT MANAGEMENT AUGUST CREDIT	531150-51301	($2,083.33)
001	09/24/26	INFRAMARK LLC	186112	AUG 26-DISTRICT SERVICES	RECORDING SECRETARY-AUGUST CREDIT	531036-51301	($200.00)
001	09/24/26	INFRAMARK LLC	186112	AUG 26-DISTRICT SERVICES	RENTAL AND LEASES-AUGUST CREDIT	544025-51301	($50.00)
001	09/24/26	INFRAMARK LLC	186112	AUG 26-DISTRICT SERVICES	Aug-2026 TECHNOLOGY/DATA STORAGE-AUGUST CREDIT	531020-51301	($50.00)
001	09/24/26	INFRAMARK LLC	186112	AUG 26-DISTRICT SERVICES	Aug -2026 WEBSITE MAINTENANCE/ADMIN-AUGUST CREDIT	549936-51301	($100.00)
						Check Total	*$3,291.68*
CHECK # 1296							
001	09/24/26	INFRAMARK LLC	187249	07/26-GoDaddy Website & Email Renewals & Postage	07/26-GoDaddy Website & Email Renewals	549936-51301	$539.40
001	09/24/26	INFRAMARK LLC	187249	07/26-GoDaddy Website & Email Renewals & Postage	POSTAGE	541010-51301	$82.65
						Check Total	*$622.05*
CHECK # 1297							
001	09/24/26	PACSON GEOENVIRONMENTAL, INC.	2701	JULY 2026-COMPLETION OF WUP MONITORING & METER READING	Water/Sewer Meter Reading	543032-53911	$1,000.00
						Check Total	*$1,000.00*
CHECK # 1298							
001	09/24/26	PACSON GEOENVIRONMENTAL, INC.	2728	SEPT 2026-COMPLETION OF WUP MONITORING & METER READING	Water/Sewer Meter Reading	543032-53911	$1,000.00
						Check Total	*$1,000.00*
CHECK # 1299							
001	09/24/26	SITEX AQUATICS, LLC	11396-B	AUG 2026-AQUATIC MAINTENANCE	AUG 2026-AQUATIC LAKE MAINTENANCE	534067-53911	$2,055.00
001	09/24/26	SITEX AQUATICS, LLC	11396-B	AUG 2026-AQUATIC MAINTENANCE	TEMPORARY FUEL SURCHARGE	549900-53908	$61.65
001	09/24/26	SITEX AQUATICS, LLC	11396-B	AUG 2026-AQUATIC MAINTENANCE	Aug 2026- Lake maintained	546074-53908	$155.00
						Check Total	*$2,271.65*
CHECK # 1300							
001	09/24/26	SPLASH PROS LLC	14416	AUG 2026 POOL SERVICES	Contracts-Pools	534078-53908	$2,250.00
						Check Total	*$2,250.00*
CHECK # 1301							
001	09/24/26	STRALEY ROBIN VERICKER	28854	JULY 2026-GENERAL-PROFESSIONAL SERVICES	District Counsel	531146-51401	$3,030.70
						Check Total	*$3,030.70*
CHECK # 1302							
001	09/24/26	SUNRISE LANDSCAPE	14 67642	AUG-2026 LANDSCAPE MAINTENANCE AMENITY CENTER	Contracts-Landscape	534050-53911	$3,448.67
						Check Total	*$3,448.67*
CHECK # 1303							
001	09/24/26	WEISER SECURITY SERVICES INC	1281010	WEEKLY BILLING 08/14/26-08/20/26	Security System Monitoring	546473-53908	$67.50
						Check Total	*$67.50*
CHECK # 1304							
001	09/24/26	WEISER SECURITY SERVICES INC	1282409	WEEKLY BILLING 08/21/26-08/27/26	Security System Monitoring	546473-53908	$67.50
						Check Total	*$67.50*
CHECK # 1305							
001	09/24/26	WEISER SECURITY SERVICES INC	1283589	WEEKLY BILLING 08/28/26-08/31/26	Security System Monitoring	546473-53908	$40.50
						Check Total	*$40.50*
CHECK # 1306							
001	09/24/26	WEISER SECURITY SERVICES INC	1284199	WEEKLY BILLING 09/04/26-09/10/26	Security System Monitoring	546473-53908	$67.50
						Check Total	*$67.50*

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 09/01/2026 to 09/30/2026

(Sorted by Check / ACH No.)

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
CHECK # 1307							
001	09/24/26	ALBERTO VIERA	AV-092326	BOARD 09/23/2026	Supervisor Fees	511100-51301	$200.00
						Check Total	*$200.00*
CHECK # 1308							
001	09/24/26	AUSTIN BERNS	AB-092326	BOARD 09/23/2026	Supervisor Fees	511100-51301	$200.00
						Check Total	*$200.00*
CHECK # 1309							
001	09/24/26	CARLOS DE LA OSSA	CO-092326	BOARD 09/23/2026	Supervisor Fees	511100-51301	$200.00
						Check Total	*$200.00*
CHECK # 1310							
001	09/24/26	NICHOLAS J. DISTER	ND-092326	BOARD 09/23/2026	Supervisor Fees	511100-51301	$200.00
						Check Total	*$200.00*
CHECK # 1311							
001	09/24/26	RYAN MOTKO	RM-092326	BOARD 09/23/2026	Supervisor Fees	511100-51301	$200.00
						Check Total	*$200.00*
CHECK # 300060							
001	09/17/26	FPL	091526-56533-ACH	ELECTRIC 08/14/26-09/15/26	Utility - Electric	543041-53150	$107.82
						Check Total	*$107.82*
CHECK # 300061							
001	09/17/26	PEACE RIVER ELECTRIC	090826-8001-ACH	ELECTRIC 07/31/26-08/31/26	Utility - Electric	543041-53150	$108.93
						Check Total	*$108.93*
CHECK # 300062							
001	09/17/26	PEACE RIVER ELECTRIC	090826-8002-ACH	ELECTRIC 07/31/26-08/31/26	Utility - Electric	543041-53150	$164.71
						Check Total	*$164.71*
CHECK # 300063							
001	09/17/26	PEACE RIVER ELECTRIC	090826-8003-ACH	ELECTRIC 07/31/26-08/31/26	Utility - Electric	543041-53150	$129.02
						Check Total	*$129.02*
CHECK # 300064							
001	09/17/26	PEACE RIVER ELECTRIC	090826-8004-ACH	ELECTRIC 07/31/26-08/31/26	Utility - Electric	543041-53150	$109.19
						Check Total	*$109.19*
CHECK # 300065							
001	09/17/26	PEACE RIVER ELECTRIC	090826-8005-ACH	ELECTRIC 07/31/26-08/31/26	Utility - Electric	543041-53150	$50.40
						Check Total	*$50.40*
CHECK # 300066							
001	09/17/26	PEACE RIVER ELECTRIC	090826-8006-ACH	ELECTRIC 07/31/26-08/31/26	Utility - Electric	543041-53150	$92.56
						Check Total	*$92.56*
CHECK # 300067							
001	09/17/26	PEACE RIVER ELECTRIC	090826-8007-ACH	ELECTRIC 07/31/26-08/31/26	Utility - Electric	543041-53150	$94.24
						Check Total	*$94.24*
CHECK # 300068							
001	09/17/26	PEACE RIVER ELECTRIC	090826-8008-ACH	ELECTRIC 07/31/26-08/31/26	Utility - Electric	543041-53150	$186.63
						Check Total	*$186.63*
CHECK # 300069							
001	09/17/26	PEACE RIVER ELECTRIC	090826-8009-ACH	ELECTRIC 07/31/26-08/31/26	Utility - Electric	543041-53150	$1,744.64
						Check Total	*$1,744.64*
						Fund Total	**$120,712.90**
						Total Checks Paid	**$120,712.90**

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

Estimate: #154386

Customer Address

Kristee Cole
210 North University Drive
Suite 702
Coral Springs, Florida 33071
kristee.cole@inframark.com

Billing Address

Kristee Cole
210 North University Drive
Suite 702
Coral Springs, FL 33071

Physical Job Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

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

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				$1,500.00
Palm Sabal "Booted"	20' CT	5	$416.52	$2,082.60
Irrigation Installation				
Irrigation Labor (Hide)				$170.00
			Subtotal	**$3,752.60**
			Estimated Tax	$0.00
			Job Total	**$3,752.60**

Approved
9/19/24

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

Estimate: #155046

Customer Address

Kristee Cole
210 North University Drive
Suite 702
Coral Springs, Florida 33071
kristee.cole@inframark.com

Billing Address

Kristee Cole
210 North University Drive
Suite 702
Coral Springs, FL 33071

Physical Job Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Job	Estimated Job Start Date	Proposed By	Due Date
Mulch for High-Vis Areas August 2026	August 26, 2026	Alexandra Steiner	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				$3,400.00
Cocoa Mulch	2 Cubic Foot Bag	600	$8.01	$4,806.00
			Subtotal	**$8,206.00**
			Estimated Tax	$0.00
			Job Total	**$8,206.00**

As discussed 8/11, Mulch high-vis areas: entrance beds, monument signs, beds/medians of 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.

Proposed By:

Alexandra Steiner
Down to Earth

08/17/2026
Date

Agreed & Accepted By:

Buckhead Trails Pond Maintenance

9/18/26
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

Estimate: #155800

Customer Address

Kristee Cole
210 North University Drive
Suite 702
Coral Springs, Florida 33071
kristee.cole@inframark.com

Billing Address

Kristee Cole
210 North University Drive
Suite 702
Coral Springs, FL 33071

Physical Job Address

Buckhead Trails Pond Maintenance
10403 Buckeye Road
Ruskin, FL

Job	Estimated Job Start Date	Proposed By	Due Date
Bahia install at pond - August 2026	August 31, 2026	Alexandra Steiner	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				$1,360.00
Bahia Sod installed (E)	Pallet	2	$497.16	$994.31
			Subtotal	**$2,354.31**
			Estimated Tax	$0.00
			Job Total	**$2,354.31**

Approved
9/18/26

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

Prepared by and return to:
Cari Allen Webster, Esq.
Straley Robin Vericker
1510 W. Cleveland St.
Tampa, FL 33606
Parcel No.: 589102009

Encroachment Agreement

This Encroachment Agreement (this "**Agreement**") is entered into as of Sept 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 **Tabbitha Cherie Ellenburg** formerly known as Tabbitha Cherie Reyes **and Francesca L. Ellenburg** (collectively the "**Landowner**"), whose mailing address is 10741 Hidden Banks Glen, 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 20, BUCKHEAD TRAILS PHASE IA (the **"Property"**), a subdivision according to the plat thereof recorded at Plat Book 80, Pages 120-130, 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 western 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 western and eastern sides of the Property and a 4-foot-tall black aluminum 3-rail fence along the northern 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.

[signatures pages to follow]

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

Witnesses:

Print Name: Charlotte Sonethavy
Address: 2005 Pan Am Cir
Tampa FL 33607

Print Name: Brooke Chapman
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 MANATEE

The foregoing instrument was acknowledged before me by means of physical presence on this 14 day of Sept, 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.

Notary Public Signature

BROOKE CHAPMAN
Commission # HH 745800
Expires December 2, 2029

Notary Stamp

Witnesses:

Print Name: Kimberly A. Wilson
Address: 11200 SR 64 E
Bradenton FL 34212

Print Name: Jennifer L Edwards
Address: 11200 SR 64 E
Bradenton FL 34212

By: _____
Name: **Tabbitha Cherie Ellenburg**

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of physical presence on this 11th day of September, 2026, by Tabbitha Cherie Ellenburg, who [ ] is personally known to me or [X] has produced FL DL (type of identification) as identification.

_____
Notary Public Signature

VICKA BERNARD
Notary Public, State of Florida
Commission# HH 777543
My comm. expires March 22, 2030

_____
Notary Stamp

4913-3023-9182, v. 6

Witnesses:

Print Name: Kimberly A. Wilson
Address: 11200 SE 64th
Bradenton FL 34212

By: _____
Name: **Francesca L. Ellenburg**

Print Name: Jennifer Ellis
Address: 11200 SE 64th
Bradenton FL 34212

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of physical presence on this 11th day of September, 2026, by Francesca L. Ellenburg, who [ ] is personally known to me or [X] has produced FL DL (type of identification) as identification.

_____
Notary Public Signature

NOTARY PUBLIC
VIDRA BERNARD
Notary Public, State of Florida
Commission# HH 777543
My comm. expires March 22, 2030

_____
Notary Stamp

Docusign Envelope ID: 77F9CB3E-3BCC-8C16-803E-C1B214D323E1

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

Estimate: #158277

Customer Address	Billing Address	Physical Job Address
Inframark Charlotte Sonetirot 3716 N Maryland Ave Plant City, Florida 33565 csonetirot@azuria.com	Charlotte Sonetirot Inframark 3716 N Maryland Ave Plant City, FL 33565	Buckhead Trails Pond Maintenance 10403 Buckeye Road Ruskin, FL

Job	Estimated Job Start Date	Proposed By	Due Date
Plant Replacements - Sept 2026	September 21, 2026	Alexandra Steiner	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				$2,100.00
Buttonwood "Silver"	3 Gallon Plant	12	$20.03	$240.30
Viburnum Obovatum "Walters Viburnum"	7 Gallon Plant	10	$66.75	$667.50
Dwarf Firebush	3 Gallon Plant	8	$20.03	$160.20
Confederate Jasmine	3 Gallon Plant	35	$20.03	$700.88
			Subtotal	**$3,868.88**
			Estimated Tax	$0.00
			Job Total	**$3,868.88**

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/.

Docusign Envelope ID: 77F9CB3E-3BCC-8C16-803E-C1B214D323E1

Replace dead plants in various beds on Bending Creek:



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

09/18/2026
Date

Agreed & Accepted By:

Signed by:
Carlos de La Ossa
CC0CB251E795481...
Inframark

9/24/2026
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/.

Docusign Envelope ID: A958418E-13CC-8C41-836B-6D64ED34661A

Proposal Prepared for:

Oakfield Lakes Amenity Center
10413 Sapphire Breeze Cove
Parrish, Florida 34219
Contact: Jayna Cooper
Email: jayna.cooper@inframark.com

Prepared by:

Niles Badgerow
Email:
nbadgerow@sunriselandscape.com
Proposal Date: 7/30/2026
Proposal #: 45322

EN Installation

Proposal Pricing is valid for 30 days from the proposal date.

Labor, materials, disposal of debris to perform the following work at the Buckhead Amenity Center:

- **Remove and dispose of debris one large, dea dlimb from Oak Tree in turf area on right side of the drive**
- **Grind stump from cut down palm tree and fill tree ring with topsoil and bahai turf**

Docusign Envelope ID: A958418E-13CC-8C41-836B-6D64ED34661A



Docusign Envelope ID: A958418E-13CC-8C41-836B-6D64ED34661A



EM - Installation

Items	Quantity	Unit	
Labor - Enhancement	9.00	HR	
Dump/Debris Removal Fees	100.00	Dollars	
Top Soil	15.00	40 LB Bag	
Bahia Sod	75.00	sqft	
		EM - Installation:	$985.00
		PROJECT TOTAL:	**$985.00**

Docusign Envelope ID: A958418E-13CC-8C41-836B-6D64ED34661A

Terms and Conditions:

1. Services: For any Additional Work, terms and pricing must be proposed in a change order with such change order executed by both parties. Any such change order will become a part of this Agreement, with the executed change order controlling to the extent of any conflict between such executed change order and this Agreement.

2. Terms: Association/Owner shall pay any invoice within thirty (30) days following receipt thereof, and hereby agrees to pay interest at a rate equal to the lesser of 1.5% per month or the highest legal rate on all accounts not received within 45 days of invoice date. Further, the Association/Owner shall be responsible for any collection costs incurred by the Contractor in the collection of sums past due under this Agreement, including attorneys' fees and costs incurred. Without prejudice to the Contractor's other rights and remedies, the Contractor may halt any further work and services if the Association/Owner has failed to pay sums due hereunder.

3. Insurance: Contractor will maintain adequate general liability insurance, broad form contractual liability insurance, and worker's compensation to meet its legal requirements throughout the term of this Agreement. The contractor shall furnish a Certificate of Insurance describing coverage in effect and naming the Association/Owner as an additional insured on any general liability insurance. Association/Owner shall maintain its own liability insurance providing coverage for bodily injury, death, and property damage to any invitee of the Property, and property damage insurance against fire, vandalism, and other perils covering the value of the Property.

4. Property Damage: Association/Owner is responsible for notifying the Contractor of any underground utilities or irrigation systems and other Property conditions. The Contractor is not responsible for any damage, including irrigation components, cable lines, power lines, etc. that may occur in the installation process without prior knowledge of location or whereabouts. The Contractor is not responsible for the condition of the landscape due to drought, freeze, or storm damage. In the event of any damage, Association/Owner and administrative representative of the Contractor must allow forty-eight (48) hours for the Contractor to inspect said damage, and the Contractor shall establish the cause at its reasonable discretion. If the damage was caused by the negligence of the Contractor, the Contractor may, at its option, either repair or pay for the repair of any such damage, but only to the extent caused by the Contractor's negligence. The cost of the repairs performed by others that have been accepted by the Contractor shall be billed to the Contractor directly and will not be deducted from sums owed to the Contractor by the Owner.

5. Limitation of Liability: The contractor assumes no liability for damages caused by conditions beyond the Contractor's control. The Contractor shall have no liability for any defects in materials provided by others and shall have no liability for any damages of any kind beyond ninety (90) days following the completion of any Services or Additional Work (as applicable). IN NO EVENT SHALL THE CONTRACTOR OR ITS SUBSIDIARIES, AFFILIATES, SHAREHOLDERS, DIRECTORS, OFFICERS, AGENTS, SERVANTS, SUBCONTRACTORS, OR EMPLOYEES BE LIABLE UNDER THIS AGREEMENT FOR INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, STATUTORY, PUNITIVE, OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF TIME, SHUTDOWN OR SLOWDOWN COSTS, LOSS OF BUSINESS OPPORTUNITIES, DAMAGE TO GOODWILL OR REPUTATION, OR OTHER ECONOMIC LOSS, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, AND EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN.

Docusign Envelope ID: A958418E-13CC-8C41-836B-6D64ED34661A

6. Catastrophic or Natural Events: Work schedules may be interrupted by weather conditions to the point that scheduled activities, i.e., planting, pruning, edging, etc., may be temporarily halted, with no liability to the Contractor. Acceptable horticultural practices call for minimal pruning of freeze-damaged material until the threat of future freezes has passed. Special clean-ups and/or pruning due to storms, freezes, human-initiated events by other than the Contractor, or other Acts of God are not included and will require extra charge based on time, material, and disposal fees as per the fee and costs lists included herein. If a catastrophic or manmade event were to occur and all or part of the property become un-maintainable as this Agreement outlines, all services for the Association/Owner and the appropriate compensation to the Contractor (as determined by the Contractor in good faith) will be suspended until such time they can be resumed. If only part of the property were damaged, the contract payments and services provided would be prorated accordingly by the Contractor in good faith. Work schedules may also be halted or interrupted as a result of government orders or recommendations, including, without any limitation, government orders and recommendations related to the COVID-19 pandemic, all without liability to the Contractor.

7. Severability and Waiver: If any section, subsection, sentence, clause, phrase, or word of this Contract be and is, for any other reason held or declared by a court of competent jurisdiction to be inoperative or void, such holdings shall not affect the remaining portions of this agreement. It shall be construed to have been the intent of the parties hereto to have agreed without such inoperative or invalid part being contained herein so that the remainder of this contract, after exclusion of such inoperative or invalid part, shall be deemed and held to be as valid as if such excluded part had never been included herein. The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants, or conditions of this agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenant, condition or right as respects further performance. Any provision of this Agreement which by its terms survives termination of this Agreement (for example, without limitation, Sections 6 and 11), shall so survive.

8. Amendments: No change, modification, amendment, or addition of or to this Agreement shall be valid unless in writing and signed by authorized representatives of both parties.

9. Choice of Law and Forum; Attorney's Fees: The parties hereby agree that this Agreement, the construction of its terms, and the determination of the rights and duties of the parties hereto shall be governed by and construed in accordance with the laws of the State of Florida and that any action or suit arising out of or relating to this Agreement will be brought solely in any state or federal court located in Hillsborough County, Florida. Both parties hereby submit to the exclusive jurisdiction and venue of any such court. In any such action or suit, in addition to any other relief awarded, the prevailing party shall be entitled to collect from the losing party, the prevailing party's reasonable attorney's fees and costs. THE PARTIES FURTHER AGREE, TO THE EXTENT PERMITTED BY APPLICABLE LAW, TO WAIVE ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO ANY CLAIM, COUNTERCLAIM, OR ACTION ARISING FROM THE TERMS OF THIS AGREEMENT.

10. Liens: Association/Owner's failure to timely pay the amounts due Contractor under this Agreement may result in a claim of lien against the Property under Chapter 713, Florida Statutes.

By	Niles Badgerow	**By**	Signed by: Carlos de la Ossa CC0CB251E795481...
	Niles Badgerow		
Date	7/30/2026	**Date**	9/29/2026
	Sunrise Landscaping Contrs		**Oakfield Lakes Amenity Center**

Docusign Envelope ID: 94DE828F-ACC2-8240-83FE-7073DF434595

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

Estimate: #158428

Customer Address	Billing Address	Physical Job Address
Inframark Charlotte Sonetirot 3716 N Maryland Ave Plant City, Florida 33565 csonetirot@azuria.com	Charlotte Sonetirot Inframark 3716 N Maryland Ave Plant City, FL 33565	Buckhead Trails Pond Maintenance 10403 Buckeye Road Ruskin, FL

Job	Estimated Job Start Date	Proposed By	Due Date
Annuals installation - October 2026	October 5, 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	350	$9.34	$3,269.00
Comand Soil	Cubic Yard	0.50	$181.56	$90.78
Irrigation Installation				
Irrigation Labor (Hide)				$85.00
			Subtotal	**$3,954.78**
			Estimated Tax	$0.00
			Job Total	**$3,954.78**

Install (300) 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 10/06/2026
Down to Earth Date

Agreed & Accepted By:

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

10/13/2026
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/.

Docusign Envelope ID: D3E24D36-3E65-8E50-82FE-49FC41C10C5E

Addendum No. 6 to the
Landscape Maintenance Services Agreement

This Addendum No. 6 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 highlighted in RED on the Contractor's map attached hereto as **Exhibit A**. Contractor shall provide all labor and equipment necessary for these services.

3. **Additional Compensation for Additional Services**. Contractor shall perform the additional services for the annual amount of **$47,808.00**. The total additional monthly amount added to the Agreement will be **$3,984.00**.

    a. New TOTAL Annual Contract = $347,610.91

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.

Docusign Envelope ID: D3E24D36-3E65-8E50-82FE-49FC41C10C5E

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

William Dutton (Oct 14, 2026 15:54:41 EDT)

Name: William Dutton

Title: ~~Regional Operations Let~~ 10/14/2026

Buckhead Trails Community Development District

Signed by:
Carlos de la Ossa
CC0CB251E795481...

Name: Carlos de la Ossa

Title: Chair of the Board of Supervisors

Docusign Envelope ID: D3E24D36-3E65-8E50-82FE-49FC41C10C5E

EXHIBIT A



ebcc5dc64efaab93329c50082f409d8571ebb89e27b04613e3061baca167

Final Audit Report 2026-10-14

Created:	2026-10-14
By:	Kara Rewerts (Kara.Rewerts@down2earthinc.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAUi3rGcdDJC1RNAEvQS7S1UOR6Jk7TRtC

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Document created by Kara Rewerts (Kara.Rewerts@down2earthinc.com)
2026-10-14 - 7:53:08 PM GMT

Document emailed to William Dutton (will.dutton@down2earthinc.com) for signature
2026-10-14 - 7:53:13 PM GMT

Email viewed by William Dutton (will.dutton@down2earthinc.com)
2026-10-14 - 7:53:33 PM GMT

Document e-signed by William Dutton (will.dutton@down2earthinc.com)
Signature Date: 2026-10-14 - 7:54:41 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_DRAW

Agreement completed.
2026-10-14 - 7:54:41 PM GMT

Adobe Acrobat Sign



Buckhead Trails CDD

Field Inspection Report - October 2026

Thursday, October 8, 2026

Prepared For Board Of Supervisors

6 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

Observed standing water in low spots in the dog park. Recently installed Bismark Palm appears unhealthy. Dead hedge plant material requires replacement. Palm fronds are beginning to droop.

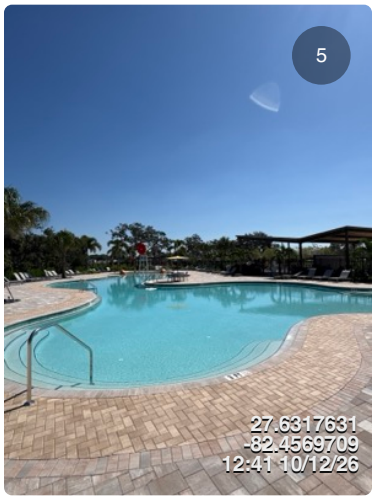
- Evaluate the conditions at the dog park and propose methods of mitigation.
- Evaluate Bismark Palm and determine if replacement is necessary.
- Remove dead plant material and replace accordingly.
- Plan for palm pruning event for October.

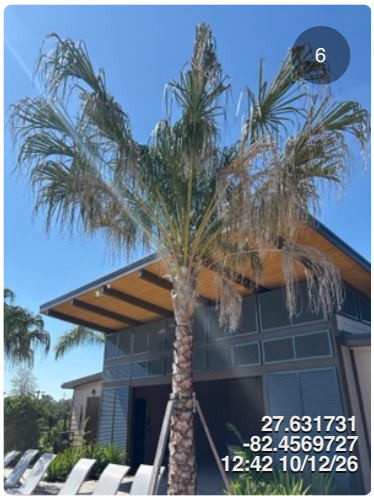












DTE begins servicing amenity center 10/27/26. -A.S.

Items 2 - Curving Creek Lp. Parks

Assigned To: Down To Earth

Pocket parks exhibit poor conditions. Observed multiple low spots with standing water. Unsure whether it is an irrigation issue or grading related issue. Excess water appears to have affected some plant material that now requires replacement. Also observed weeds in the planting beds.

- Investigate the turf areas for cause of over-saturation.
- Propose plant material replacements to areas lacking landscape coverage.
- Maintain garden beds at next service.













Timers have been further adjusted to satisfy seasonal needs. Additionally, there was a mainline leak causing the standing water. The valve manifold was rebuilt and the estimate was sent for signature. The leak has already been fixed, as we couldn't wait for formal approval. The area needed immediate attention. All beds have been cleaned of weeds and edged as of 10/13/26. -A.S.

Items 3 - East Boundary

Assigned To: Down To Earth

Observed fallen Oak tree along the perimeter boundary. Landscape is being properly maintained.

- Replant fallen tree with appropriate staking materials at next service.

Tree was replanted week of 10/13/26. -A.S.





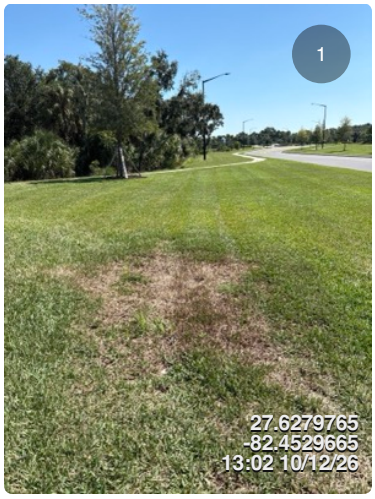


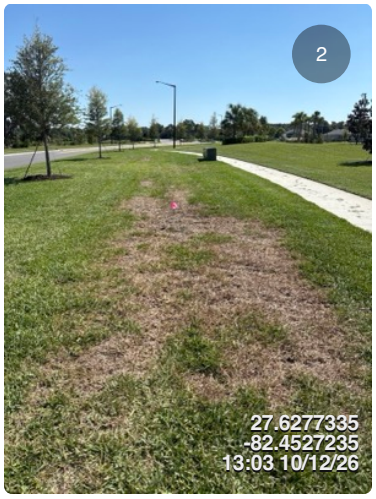
Items 4 - Bending Creek Trail

Assigned To: Down To Earth

Observed multiple patches of struggling turf along the main boulevard.

- Investigate cause of decline and propose methods of mitigation.







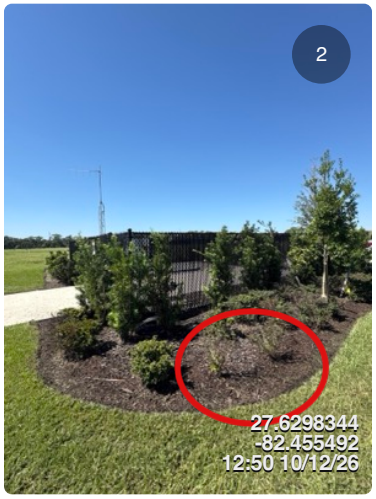
Suspected drainage issue. Bending Creek holds water from sidewalk out to Boulevard. Areas have been flagged and are monitored for replacement. Some areas have recovered since the heavy rains stopped. We're meeting with our F&P sub week of 10/19 to investigate root cause and mitigate further issues. -A.S.

Items 5 - Lift Station

Assigned To: Down To Earth

Current condition of the lift station. Awaiting plant replacements for October installation.



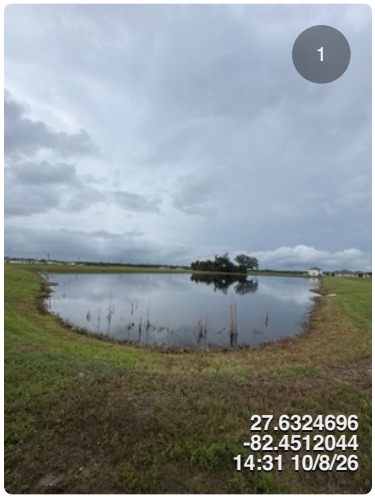


Estimate for supplemental plantings was discussed in August. - A.S.

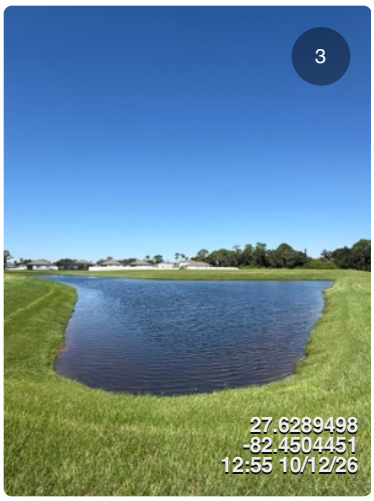
Items 6 - Pond Maintenance

Assigned To: Sitex

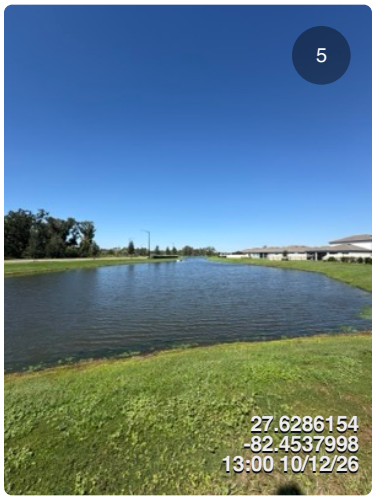
Ponds are in generally good condition. No concerns to report.











Oakfield Lakes:

Crews and I were on property Monday and Tuesday, 10/12 and 10/13, completing scheduled mowing maintenance of all turf and ponds, including the northern boundary pocket parks, and east buffer. Weeds were sprayed in all tree rings and beds on Bending Creek.

There are flagged spots of turf along the west end of Bending Creek Blvd. Our F&P sub is evaluating these spots and is recommending treatment before we remove.

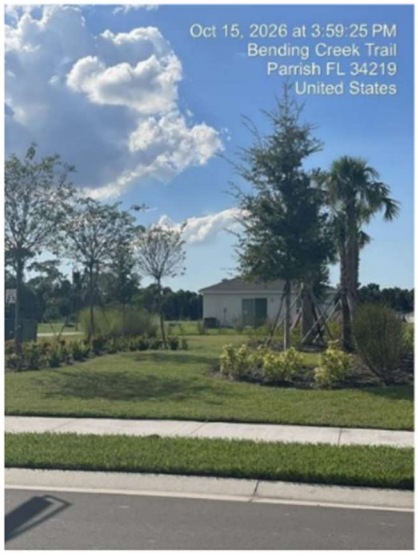
Fall annuals were installed October 15th. Water is set and being continuously monitored.

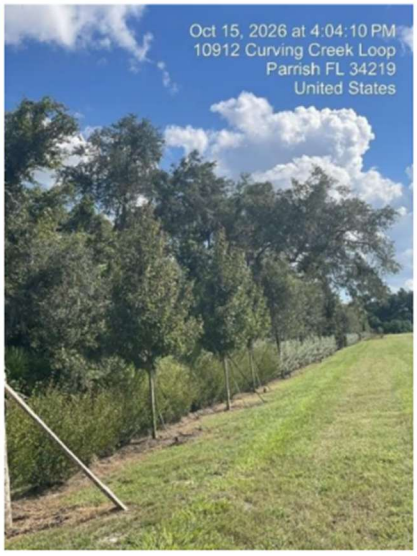
One downed tree on Hidden Banks Glen was cut and removed.

The fert blackout ended 10/1 and the property was treated 10/7. We are seeing improvement in turf color. The fertilizer feeding the turf is also feeding turf weeds. We expect to see results of turf weed treatment thru the rest of the month.

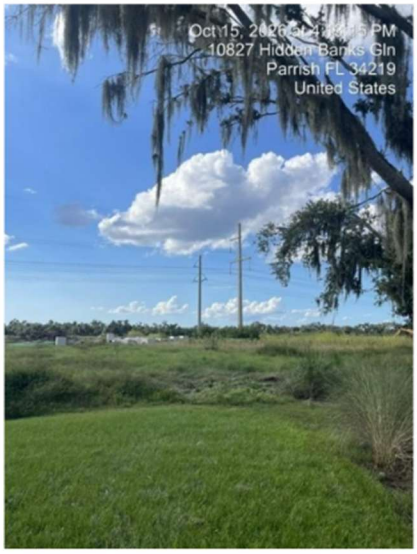
On Monday, 10/19, crews and I will be back on sites for continued maintenance and irrigation work.











Alexandra Steiner

Regional Key Account Manager

Cell: (443)-823-1808

Office: (941)-336-3673

Email: alexandra.steiner@down2earthinc.com

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Sarasota, FL 34240

www.DTElandscape.com

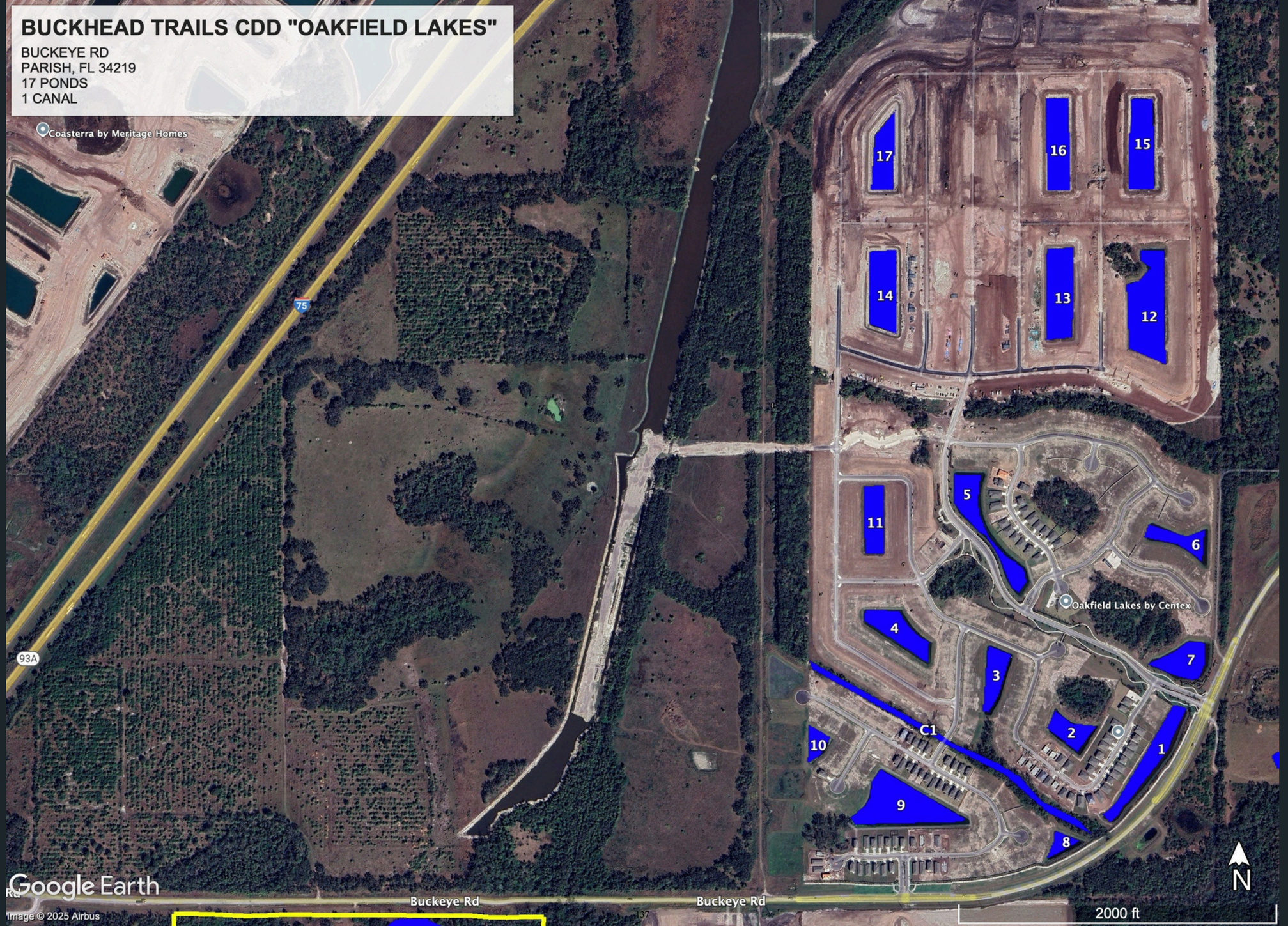
SitexAquatics

LAKE & FOUNTAIN SERVICES

MONTHLY REPORT

OCTOBER, 2026




BUCKHEAD TRAILS CDD "OAKFIELD LAKES"
BUCKEYE RD
PARISH, FL 34219
17 PONDS
1 CANAL
Coasterra by Meritage Homes
Oakfield Lakes by Centex
75
93A
Buckeye Rd
Buckeye Rd
17
16
15
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13
12
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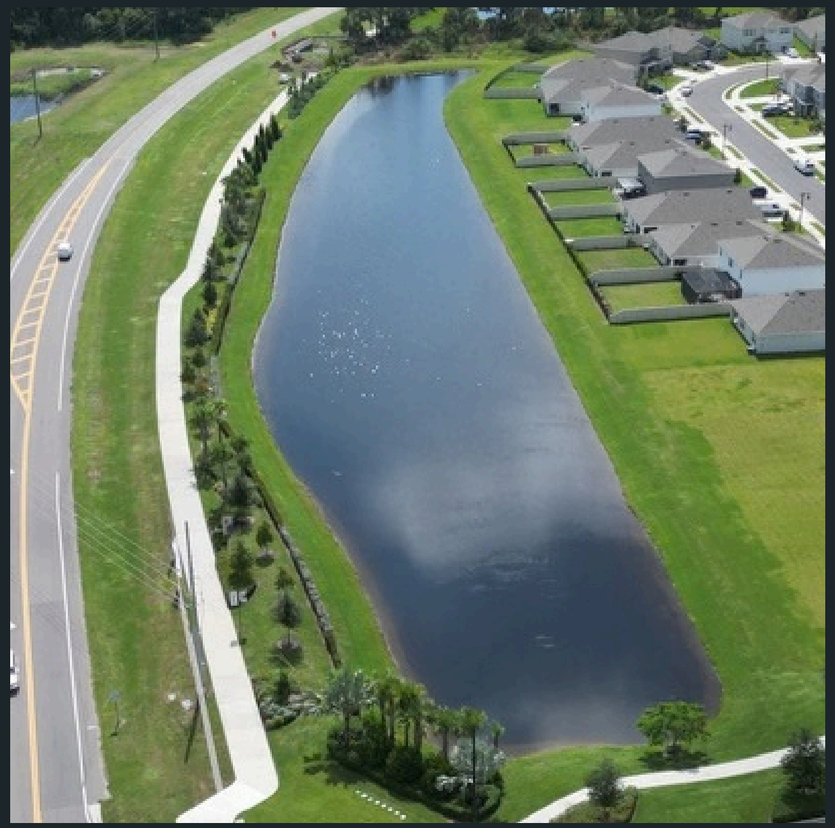
N
2000 ft
Google Earth
Image © 2025 Airbus

SUMMARY:

Fingers crossed cooler air is on the way! Cooler air brings cooler water, which allows dissolved oxygen levels to return to normal. Keep in mind, though, that if a quick cold snap is immediately followed by hot weather, the temperature shock can trigger a natural fish kill. We'll be applying preventive pond treatments heavily this month, aiming for strong aesthetic appeal and long-term weed/algae control.



Pond #1 Treated for Shoreline Vegetation.



Pond #2 Treated for Shoreline Vegetation.



Pond #3 Treated for Shoreline Vegetation.



Pond #4 Treated for Shoreline Vegetation.



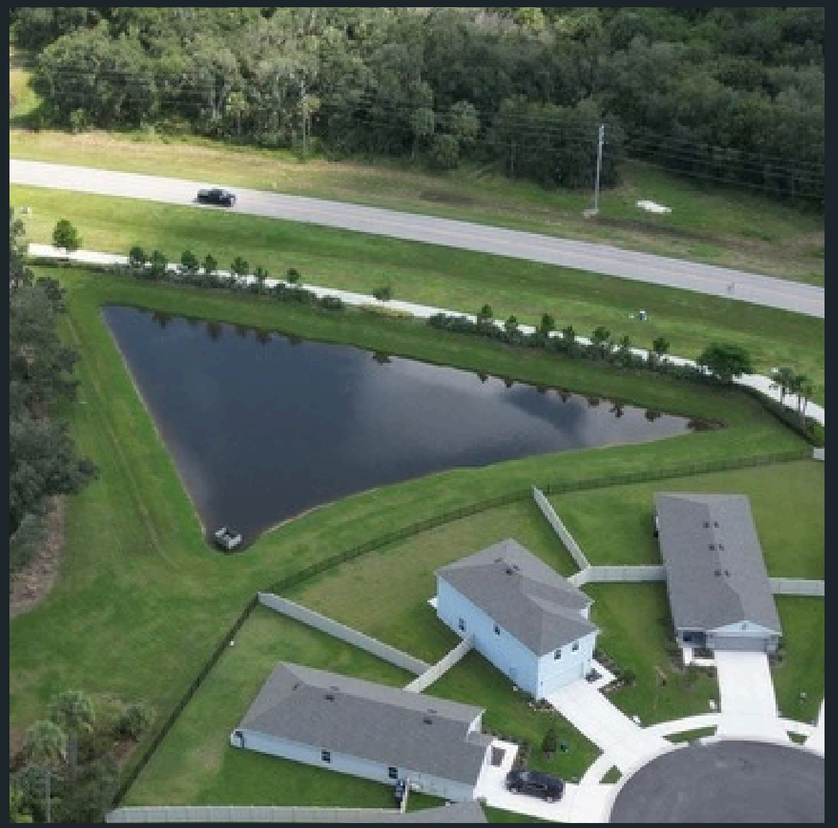
Pond #5 Treated for Algae and Shoreline Vegetation.



Pond #6 Treated for Shoreline Vegetation.



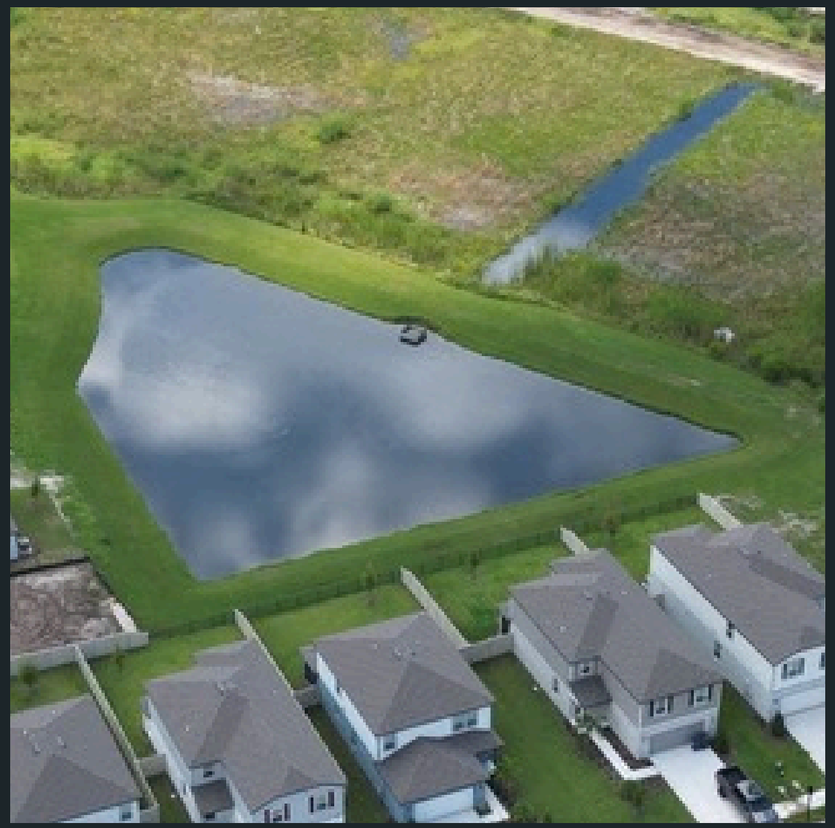
Pond #7 Treated for Shoreline Vegetation.



Pond #8 Treated for Shoreline Vegetation.



Pond #9 Treated for Shoreline Vegetation.



Pond #10 Treated for Shoreline Vegetation.



Pond #11 Treated for Shoreline Vegetation.



Pond #12 Treated for Shoreline Vegetation.



Pond #13 Treated for Shoreline Vegetation.



Pond #14 Treated for Algae and Shoreline Vegetation.



Pond #15 Treated for Shoreline Vegetation.



Pond #16 Treated for Shoreline Vegetation.



Pond #17 Treated for Algae and Shoreline Vegetation.