BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT

JULY 23, 2025

REGULAR MEETING
AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300 TAMPA. FL 33067

Agenda Page 2

Buckhead Trails II Community Development District

Board of Supervisors

District Staff

Carlos de la Ossa, Chairman Nicholas Dister, Vice-Chairman Austin Berns, Assistant Secretary Ryan Motko, Assistant Secretary Alberto Viera, Assistant Secretary Brian Lamb, District Secretary Jayna Cooper, District Manager John Vericker, District Counsel Tonja Stewart, District Engineer

Regular Meeting Agenda

The Regular Meetings of Buckhead Trails II Community Development District will be held on July 23, 2025, at 1:00 p.m. at the Eves Bend Clubhouse located at 4725 Los Robles Court, Palmetto, FL 34221. For those who intend to call in below is the Team link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Microsoft Teams meeting;

Join the meeting now

Meeting ID: 297 513 196 015 +1 646-838-1601,,842226542#

Passcode: yXMMVB conference ID: 842 226 542#

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

1. CALL TO ORDER/ROLL CALL

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

3. BUSINESS ITEMS

- A. Consideration of Resolution 2025-03; Adopting a No Fishing Policy
- B. Master Report of the Engineer
- C. Master Assessment Methodology
- D. Consideration of Resolution 2025-04; Declaring Preliminary Special Assessments (Master Debt Assessments for Expansion Parcel)
- E. Consideration of Resolution 2025-05; Setting a Public Hearing on Debt Assessments (Expansion Parcel)

4. CONSENT AGENDA

- A. Approval of Minutes of the May 28, 2025 Regular Meeting
- B. Consideration of Operation and Maintenance Expenditures June 2025
- C. Acceptance of the Financials and Check Register June 2025

5. STAFF REPORTS

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

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

Third Order of Business

RESOLUTION NO. 2025-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT ADOPTING A NO FISHING POLICY; PROVIDING FOR CONFLICTS AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

Attest:	Buckhead Trails II Community Development District
Name:	Carlos de la Ossa
Title: Assistant Secretary	Chair of the Board of Supervisors

EXHIBIT "A" Agenda Page 6

Buckhead Trails II Community Development District

Introduction

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

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

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

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

No Fishing Policy

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

Buckhead Trails II Community Development District

Master Report of the District Engineer – Expansion Area



Prepared for:
Board of Supervisors
Buckhead Trails II Community
Development District

Prepared by: Stantec Consulting Services Inc. 777 S. Harbour Island Boulevard Suite 600 Tampa, FL 33602 (813) 223-9500

1.0 INTRODUCTION

The Buckhead Trails II Community Development District ("the District") originally encompassed approximately 409.16 acres in Manatee County, Florida. The District was then expanded by approximately 36.51 acres. The current land area contained in the District is approximately 445.67 acres. The District is located within Sections 1, 2, 11 and 12, Township 33 South, Range 18 East and is vacant land with various abutting subdivisions.

See Appendix A for a Vicinity Map and Legal Description of the District.

2.0 PURPOSE

The District was established by Manatee County Ordinance 22-58, adopted on December 6, 2022, for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. Subsequently, Manatee County Ordinance 24-25 was adopted on February 22, 2024 to expand the boundaries of the District. The purpose of this Master Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities being planned within the Expansion Area of the District.

See Appendix B for an Aerial Map of the District.

3.0 THE DEVELOPER AND DEVELOPMENT

The developer is EPG Buckeye Road Development, LLC.

The possible major public improvements and community facilities include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, parks and recreation, and landscaping/hardscaping/irrigation.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.

4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by Manatee County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.



Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:

- 1. To provide stormwater quality treatment.
- 2. To protect the development within the District from regulatory-defined rainfall events.
- 3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
- 4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
- 5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
- 6. To preserve the function of the flood plain storage during the 100-year storm event.

Water management and control systems will be designed in accordance with Manatee County technical standards. The District is anticipated to own and maintain these facilities.

4.2 WATER SUPPLY

The District is located within the Manatee County utilities service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include 8" looped water mains which will supply potable water and service and fire protection to the District. Off-site improvements may be required to provide service to the District.

The water supply systems will be designed in accordance with Manatee County technical standards. It is anticipated that Manatee County will own and maintain these facilities.

4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Manatee County utilities service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements are anticipated to include an 8" gravity sanitary sewer system within the road rights of way and pumping stations that will connect to an existing force main located north of the District. Off-site improvements may be required to provide service to the District.

All sanitary sewer and wastewater management facilities will be designed in accordance with Manatee County technical standards. It is anticipated that Manatee County will own and maintain these facilities.

4.4 DISTRICT ROADS

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.

All roads will be designed in accordance with the Manatee County technical standards and are anticipated to be owned and maintained by the Manatee County.

4.5 PARKS AND RECREATIONAL FACILITIES

Parks and recreation facilities are planned throughout the community and will be owned and maintained by the District.

4.6 LANDSCAPING/ HARDSCAPE/IRRIGATION

Community entry monumentation and landscape buffering and screening will be provided at several access points into the District. Irrigation will also be provided in the landscaped common areas.

It is anticipated that these improvements will be owned and maintained by the District.

4.7 PROFESSIONAL SERVICES AND PERMITTING FEES

Manatee County and SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community amenity's design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering Manatee County infrastructure may also be required.

These fees associated with public improvements may be funded by the District.

5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

See Appendix C for the Construction Cost Estimate of the Public Improvements and Community Facilities.



6.0 SUMMARY AND CONCLUSION

The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

The planning and design of the District will be in accordance with current governmental regulatory requirements.

Items of construction cost in this report are based on our review and analysis of the conceptual site plans for the development and recent costs expended in similar projects of nature and size. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for ongoing and similar items of work in Manatee County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

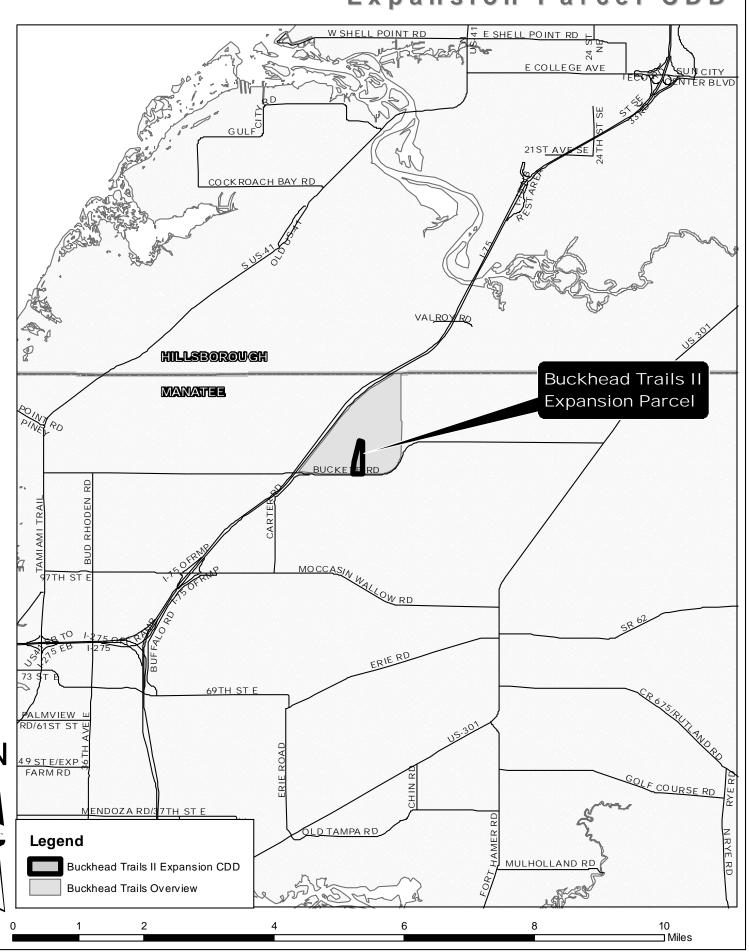
The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

Tonja L. Stewart, P.E. Florida License No. 47704



Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT

Buckhead Trails II Expansion Parcel CDD



CERTIFICATE OF AUTHORIZATION, # LB 6982 201 Str Avenue Drive EAST BRADENTON, FLORIDA 34208 (941) 748-8080 FAX (941) 748-3747

DESCRIPTION (PARCEL):

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS RECORDED IN INSTRUMENT NUMBER 202241014559 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTIONS 1, 2, 11 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S89'53'24"W, 21.97 FEET TO POINT ON THE WESTERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 1 TO 82 OF SAID PUBLIC RECORDS, THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BUCKEYE ROAD S01°46'28"W, 1241.54 FEET; THENCE CONTINUING ALONG SAID BUCKEYE RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 1678, PAGE 529, OF SAID PUBLIC RECORDS THE FOLLOWING FIVE COURSES: (1) S23°24'03"W, 413.28 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N66"36'20"W, 1640.00 FEET, AND HAVING A CENTRAL ANGLE OF 12"20'53"; (2) ALONG THE ARC OF SAID CURVE 353.44 FEET TO A POINT ON A NON-TANGENTIAL LINE; (3) N54°20'21"W, 10.00 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N54"5'56"W. 1630.00 FEET AND HAVING A CENTRAL ANGLE OF 54°06'58"; (4) ALONG THE ARC OF SAID CURVE 1539.54 FEET TO A POINT ON A NON-TANGENTIAL LINE; (5) SO0°06'39"E, 42.41 FEET; THENCE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY RECORDED IN ROAD PLAT BOOK 5, PAGE 1 THE FOLLOWING TWO COURSES: (1) N89°56'58"W, 1214.12 FEET; (2) S89'58'35"W, 36.73 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY PER ROAD PLAT BOOK 5, PAGE 1, S89"58"35"W, 198.92 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING SIX COURSES: (1) NO0°00'00"E, 2659.29 FEET; (2) N76°58'28"W, 279.00 FEET; (3) S14"16'35"W, 1756.83 FEET; (4) S04"46'47"W, 111.33 FEET; (5) S05"58'19"W, 641.34 FEET; (6) S00"01'25"E, 271.12 FÉET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED BUCKEYE ROAD PER ROAD PLAT BOOK 5, PAGE 1; THENCE THE FOLLOWING FOUR COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE: (1) S89°58'35"W, 161.97 FEET; (2) N89°13'48"W, 1176.31 FEET; (3) S89°49'50"W, 409.87 FEET; (4) N88°22'47"W, 616.73 FEET; THENCE THE FOLLOWING FOUR COURSES ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BUCKEYE ROAD PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 13075-2406: (1) N00°09'43"W, 42.57 FEET; (2) N88°33'01"W, 990.85 FEET; (3) N80°31'38"W, 787.25 FEET; (4) N89°40'22"W, 282.70 FEET; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF INTERSTATE 75 (STATE ROAD 93) PER OFFICIAL RECORDS BOOK 867, PAGE 368 OF SAID PUBLIC RECORDS THE FOLLOWING TWO COURSES: (1) N38"1'05"E, 5730.00 FEET TO A POINT ON A CURVE TO THE RIGHT HAVING A RADIUS OF 11329.16 FEET, AND A CENTRAL ANGLE OF 13'59'40"; (2) ALONG THE ARC OF SAID CURVE 2767.12 FEET TO A POINT ON A NON-TANGENTIAL LINE; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY S01°06'57"W, 4045.66 FEET; THENCE S00°35'29"W, 2635.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,823,068 SQUARE FEET OR 409.16 ACRES MORE OR LESS.

NOT A BOUNDARY SURVEY DESCRIPTION & SKETCH

OF

LAND

LOCATED IN

SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

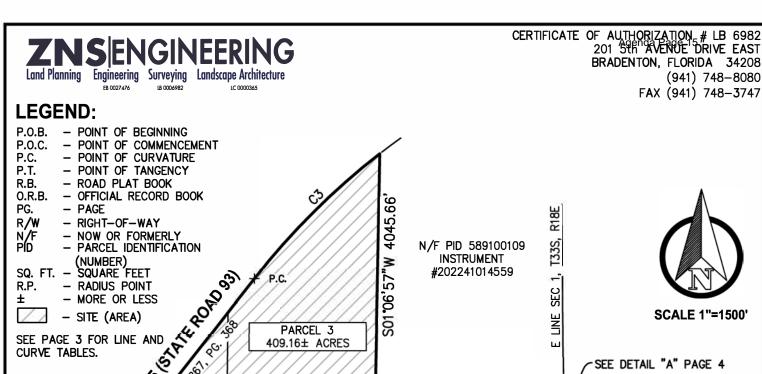
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SKETCH AND DESCRIPTION PARCEL 3 N/F PID 589100109 MANATEE COUNTY, FLORIDA KAVIN C. WILMOTT, P.S.M.
FLORIDA CERTIFICATE No. PLS 6809
DATE OF CERTIFICATION 03-14-2022

SHEET 1 OF 4

2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 3 SD_REVISED.dwg



L10

L8-

S89°53'24"W

BEARING BASIS

L11-

L12

L14

L16

BUCKEYE ROAD

P.O.B.

(941) 748-8080 FAX (941) 748-3747

SCALE 1"=1500"

SEE DETAIL "A" PAGE 4

·SEE DETAIL "B" PAGE 4

SEE DETAIL "C" PAGE 4

S LINE SEC 1, T33S. N LINE SEC 12, T33S, R18E P.O.C. W R/W PER NE CORNER 2635.1 R.B. 5, PG. 1-82 SEC12, T33S, R18E NW R/W PER O.R.B. 1678, PG. 529 C2 L₆

SEE DETAIL "D" PAGE 4

R18E

NOT A BOUNDARY SURVEY DESCRIPTION & SKETCH

> OF LAND

LOCATED IN

SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

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N R/W PER

13075-2406

L17

L21

FDOT R/W MAP SECTION

R.B. 5, PG. 1-82

N R/W PER

SKETCH AND DESCRIPTION PARCEL 3 N/F PID 589100109 MANATEE COUNTY, FLORIDA

NOTES:

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CERTIFICATE OF AUTHORIZATION # LB 6982 201 Str AVENUE DRIVE EAST BRADENTON, FLORIDA 34208 (941) 748-8080 FAX (941) 748-3747

LINE & CURVE TABLES

BOUNDARY LINE DATA				
LINE #	DIRECTION	LENGTH		
L1	S89°53'24"W	21.97'		
L2	S01°46'28"W	1241.54		
L3	S23°24'03"W	413.28'		
L4	N54°20'21"W	10.00'		
L5	S00°06'39"E	42.41'		
L6	N89°56'58"W	1214.12'		
L7	S89°58'35"W	36.73'		
L8	S89°58'35"W	198.92'		
L9	N00°00'00"E	2659.29'		
L10	N76*58'28"W	279.00'		
L11	S14"16'35"W	1756.83'		
L12	S04°46'47"W	111.33'		

BOUNDARY LINE DATA			
LINE #	DIRECTION	LENGTH	
L13	S05*58'19"W	641.34	
L14	S00°01'25"E	271.12'	
L15	S89*58'35"W	161.97'	
L16	N8913'48"W	1176.31	
L17	S89°49'50"W	409.87	
L18	N88°22'47"W	616.73'	
L19	N00°09'43"W	42.57'	
L20	N88°33'01"W	990.85'	
L21	N80°31'38"W	787.25	
L22	N89°40'22"W	282.70'	
L23	N66°36'20"W	1640.00'	
L24	N5475'56"W	1630.00'	

BOUNDARY CURVE DATA					
CURVE #	RADIUS CENTRAL ANGLE ARC CHORD BEARING				
C1	1640.00'	12°20'53"	353.44'	S29°34'07"W	
C2	1630.00'	54°06'58"	1539.54	S62°47'33"W	
C3	11329.16'	13°59'40"	2767.12'	N45°10'54"E	

NOT A BOUNDARY SURVEY

DESCRIPTION & SKETCH

OF

LAND

LOCATED IN

SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

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> **SKETCH AND DESCRIPTION** PARCEL 3 N/F PID 589100109 MANATEE COUNTY, FLORIDA

NOTES:

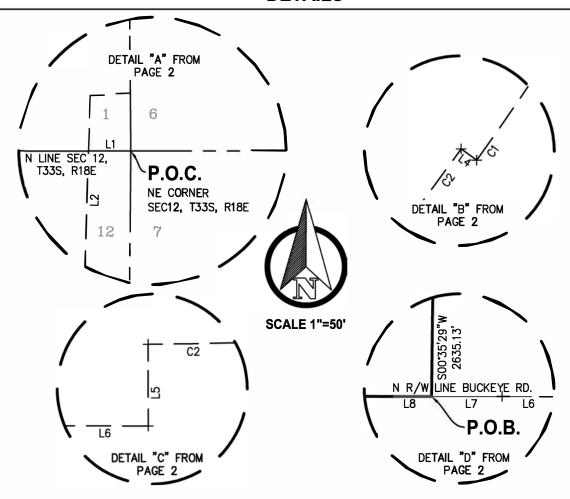
- DTES:

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CERTIFICATE OF AUTHORIZATION # LB 6982 201 Str AVENUE DRIVE EAST BRADENTON, FLORIDA 34208 (941) 748-8080 FAX (941) 748-3747

DETAILS



NOT A BOUNDARY SURVEY

DESCRIPTION & SKETCH

OF

LAND

LOCATED IN

SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

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> **SKETCH AND DESCRIPTION** PARCEL 3 N/F PID 589100109 MANATEE COUNTY, FLORIDA

NOTES:

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- 3. THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY. §

SHEET 4 OF 4

CERTIFICATE OF AUTHORIZATION, # LB 6982 201 Sth AVENUE DRIVE EAST BRADENTON, FLORIDA 34208 (941) 748-8080 FAX (941) 748-3747

DESCRIPTION (PARCEL):

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS RECORDED IN INSTRUMENT NUMBER 202241014559 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 1 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

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CONTAINING 1,590,319 SQUARE FEET OR 36.51 ACRES MORE OR LESS.

NOT A BOUNDARY SURVEY DESCRIPTION & SKETCH

OF

LAND

LOCATED IN

SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

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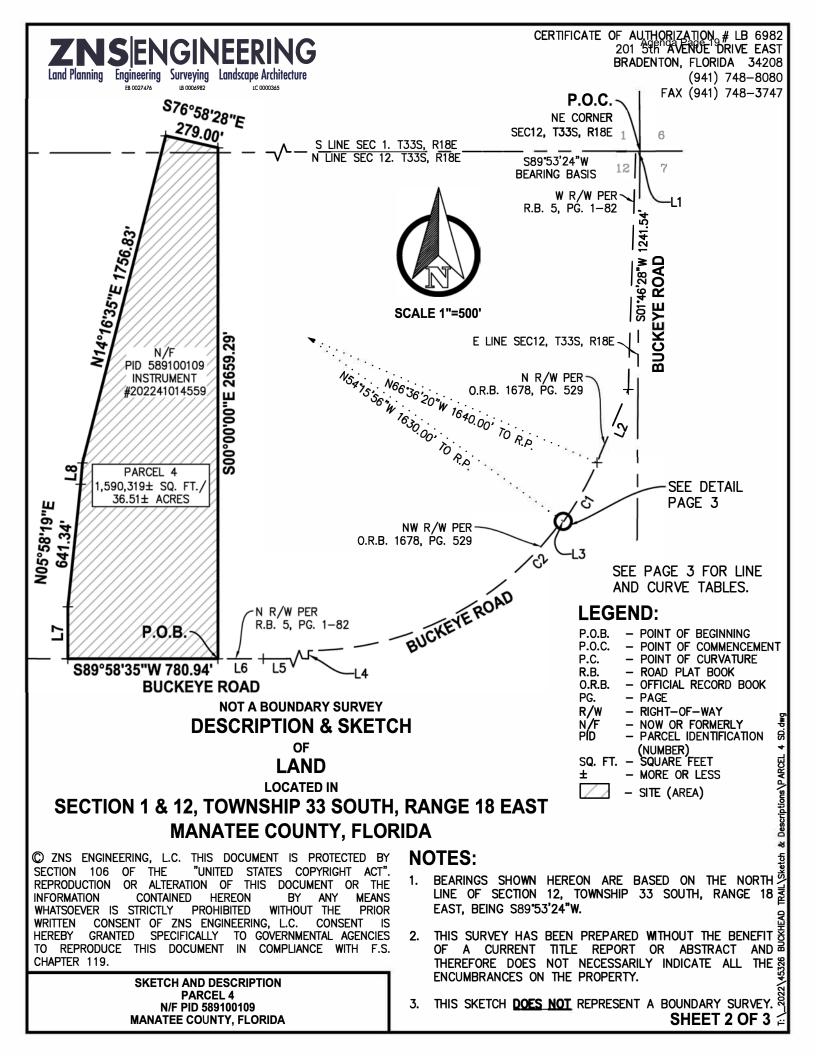
KAVIN C. WILMOTT, P.S.M.

FLORIDA CERTIFICATE No. PLS 6809

DATE OF CERTIFICATION 03-10-2022

SHEET 1 OF 3 =

2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 4 SD.dwg



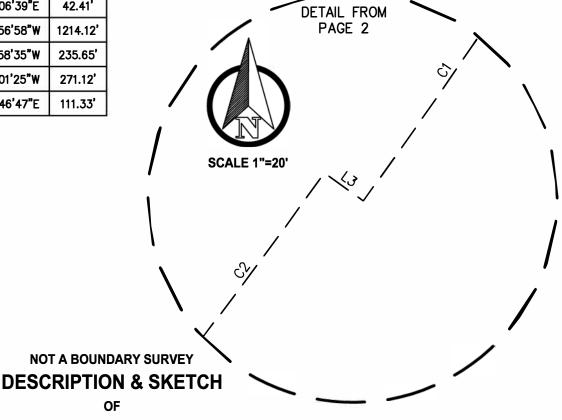


CERTIFICATE OF AUTHORIZATION # LB 6982 201 598 AVENUE DRIVE EAST BRADENTON, FLORIDA 34208 (941) 748-8080 FAX (941) 748-3747

LINE & CURVE TABLES

BOUNDARY LINE DATA			
LINE #	DIRECTION	LENGTH	
L1	S89°53'24"W	21.97'	
L2	S23°24'03"W	413.28'	
L3	N54°20'21"W	10.00'	
L4	S00°06'39"E	42.41'	
L5	N89°56'58"W	1214.12'	
L6	S89°58'35"W	235.65'	
L7	N00°01'25"W	271.12'	
L8	N04°46'47"E	111.33'	

Si.	BOUNDARY CURVE DATA					
CURVE #	URVE # RADIUS CENTRAL ANGLE ARC CHORD BEARING					
C1	1640.00'	12°20'53"	353.44'	S29°34'07"W		
C2	1630.00'	54°06'58"	S62°47'33"W			



LAND

LOCATED IN

SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

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CONTAINING 19,413,387 SQUARE FEET OR 445.67 ACRES MORE OR LESS.

NOT A BOUNDARY SURVEY DESCRIPTION & SKETCH

OF

LAND

LOCATED IN

SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

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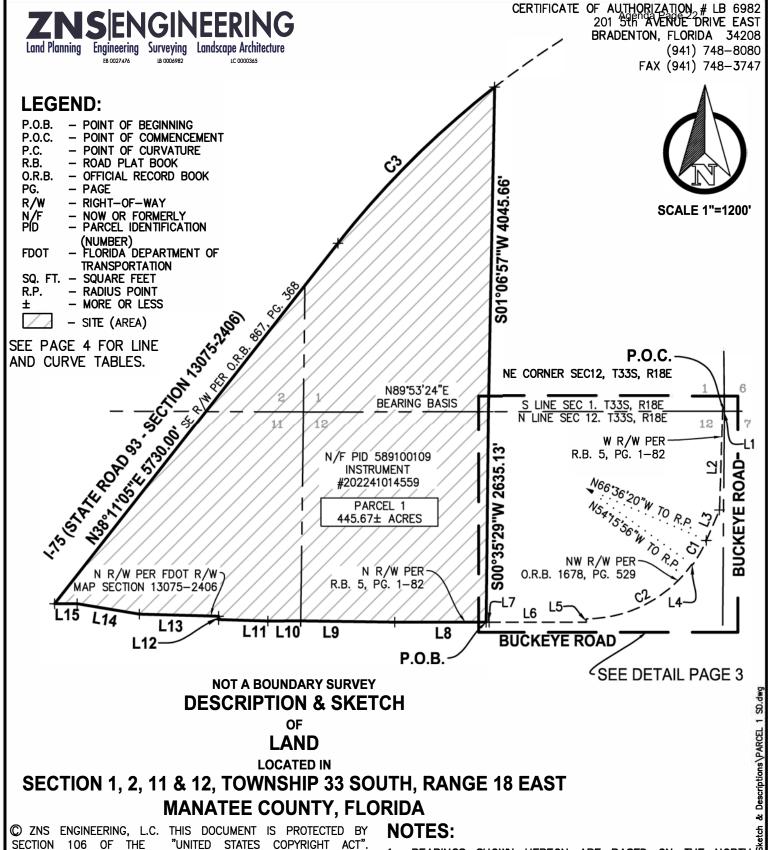
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SKETCH AND DESCRIPTION
PARCEL 1
N/F PID 589100109
MANATEE COUNTY, FLORIDA

KAVIN C. WILMOTT, P.S.M.
FLORIDA CERTIFICATE No. PLS 6809
DATE OF CERTIFICATION 03-10-2022

SHEET 1 OF 4

2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 1 SD.dwg



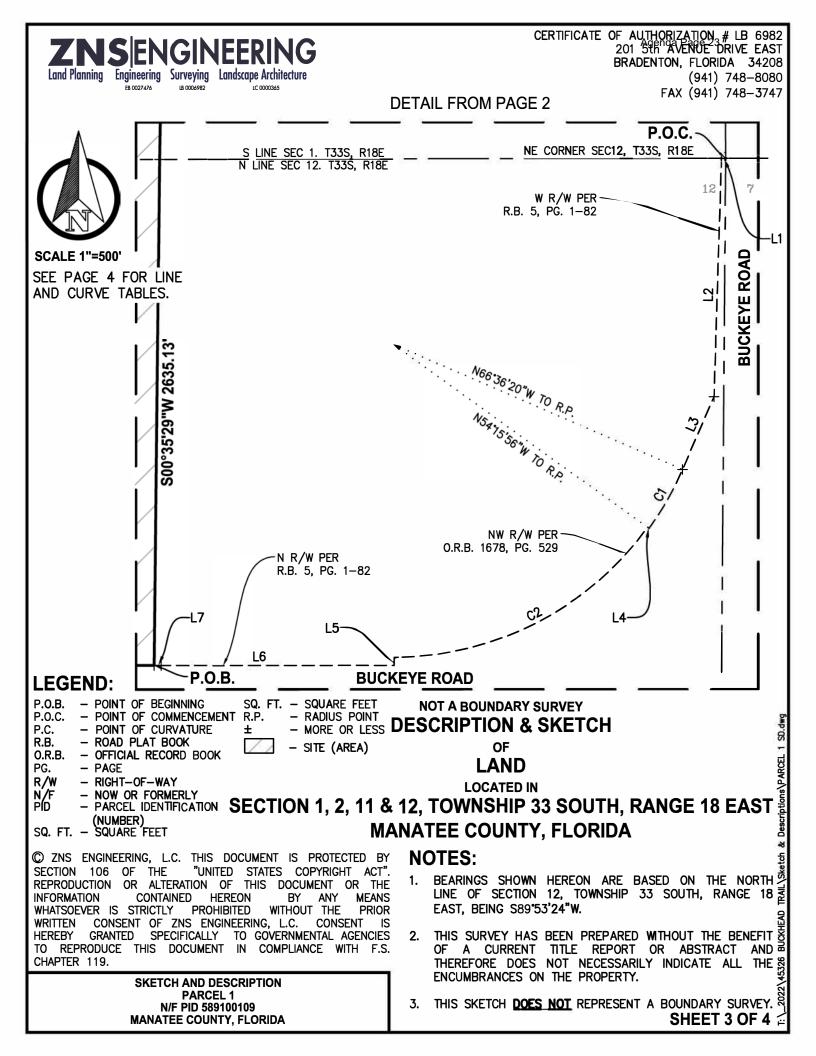
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L6	N89°56'58"W	1214.12'		
L7	S89°58'35"W	36.73'		
L8	S89°58'35"W	1141.84		

BOUNDARY LINE DATA			
LINE #	DIRECTION	LENGTH	
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L10	S89°49'50"W	409.87	
L11	N88°22'47"W	616.73	
L12	N00°09'43"W	42.57'	
L13	N88°33'01 "W	990.85	
L14	N80°31'38"W	787.25	
L15	N89°40'22"W	282.70'	

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LAND **LOCATED IN**

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SHEET 4 OF 4

Appendix B AERIAL MAP

Buckhead Trails II CDD Aerial Map





Appendix C CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Buckhead Trails II Expansion Community Development District Proposed Infrastructure Costs and Timeline

<u>Description</u>	_	023-2024 District Estimated Cost		5-2026 District timated Cost	<u>Total</u>
Stormwater Management	\$	2,023,644	\$	674,548	\$ 2,698,192
Utilities	\$	1,590,513	\$	681,649	\$ 2,272,162
Roads (Includes ROW Landscape/Har	\$	1,491,106	\$	639,046	\$ 2,130,152
Amenity, Parks & Recreation	\$	160,162	\$	373,711	\$ 533,873
Off-Site Improvements	\$	400,404	\$		\$ 400,404
Professional Fees, Permitting & Conti	\$	723,130	\$	482,087	\$ 1,205,217
TOTAL	\$	6,388,960	<u> </u>	2,851,040	\$ 9,240,000

BUCKHEAD II TRAILS

COMMUNITY DEVELOPMENT DISTRICT

EXPANSION PARCEL MASTER ASSESSMENT METHODOLOGY REPORT

Report Date:

July 23, 2025



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I. INTRODUCTION

This Expansion Parcel Master Assessment Methodology Report (the "Expansion Report") details the basis of the benefit allocation and assessment methodology to support the financing plan to complete the expansion of the Buckhead Trails II Community Development District (the "District"). The private assessable lands ("Assessable Property") benefiting from the public infrastructure are generally described within Exhibit A of this Expansion Report and further described within the Engineer's Report, dated July 16, 2025 (the "Engineer's Report – Expansion Area").

The objective of this Expansion Report is to:

- 1. Identify the District's capital improvement program ("CIP") for the project to be financed, related to the expansion area, constructed and/or acquired by the District; and
- 2. Determine a fair and equitable method of spreading the associated costs to the benefiting Assessable Properties within the District pre- and post-development completion; and
- 3. Provide a basis for the placement of a lien on the Assessable Properties within the District benefiting from the CIP, as outlined by the Engineer's Report.

The basis of the benefit received by Assessable Properties relates directly to the proposed CIP. It is the District's CIP that will create the public infrastructure that enables Assessable Properties within the District to be developed and improved under current allowable densities. The CIP encompasses off-site improvements, stormwater management, utilities (including water and sewer), roadways, landscaping, and hardscaping. The Engineers' Report identified estimated costs to complete the CIP, inclusive of associated "soft costs" such as legal/engineering services, with contingencies to account for fluctuations in commodity and service markets. This report will further address additional financing costs associated with funding the CIP. Without the required improvements in the CIP, the development of the Assessable Properties could not be undertaken within the current development standards. The main objective of this Expansion Report is to establish a basis on which to quantify and allocate the special benefit provided by the CIP proportionally to the Assessable Property within the District. A detailed allocation methodology and finance plan will be utilized to equitably distribute CIP costs upon the Assessable Properties within the District based on the level of proportional benefit received.

This Expansion Report outlines the assignment of benefits, assessment methodology, and financing structure for bonds to be issued by the District. As a result of applying the methodology, the maximum long-term assessment associated with the current CIP is identified. The District will issue Special Assessment Bonds (the "Bonds"), in one or more series consisting of various amounts of principal debt and maturities to finance the construction and/or acquisition of all or a portion of the CIP.

It is anticipated that the methodology consultant will prepare individual supplemental reports applying the allocation methodology contained herein for the imposition and collection of long-term special assessments on a first-platted, first-assigned basis for repayment of a specific series of Bonds. The methodology consultant may distribute supplemental reports in connection with updates and/or revisions to the finance plan. Such supplemental reports will be created to stipulate



amended terms, interest rates, developer contributions (if any), and issuance costs. They will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts.

The Bonds will be repaid from and secured by non-ad valorem assessments levied on those Assessable Properties benefiting from the public improvements within the District. Non-ad valorem assessments will be levied each year to provide the funding necessary to pay debt service on the Bonds and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Master Assessment Methodology Expansion Report will determine the benefit, apportionment, and financing structure for the Bonds to be issued by the District per Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

II. DEFINED TERMS

- "Assessable Property:" All property within the District that receives a special benefit from the CIP.
- "Capital Improvement Program" (CIP) The public infrastructure development program as outlined by the Engineer's Report.
- "Developer" EPG Buckeye Road Development, LLC
- "Development Plan" The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.
- "District" Buckhead Trails II Community Development District, 445.67 gross acres with a Development Plan for 1,354 Units.
- "Engineer's Report" Master Report of the District Engineer- Expansion Area for Buckhead Trails II Community Development District, July 16, 2025.
- "Equivalent Assessment Unit" (EAU) A weighted value assigned to dissimilar residential lot product types to differentiate the assignment of benefit and lien values.
- "Expansion Area" Buckhead Trails II Community Development District Expansion Area containing 36.51 gross acres with the Development Plan for additional 196 Units.
- "Maximum Assessments" The maximum amount of special assessments and liens to be levied against benefiting assessable properties.
- "Platted Units" Private property subdivided as a portion of gross acreage by virtue of the platting process.
- "Product Type" Classification assigned by the District Engineer to dissimilar lot products for the development of vertical construction. Determined in part due to differentiated sizes, setbacks, and other factors.



"Unplatted Parcels" - Gross acreage intended for subdivision and platting pursuant to the Development Plan.

"Unit(s)" - A planned or developed residential lot assigned a Product Type classification by the District Engineer.

III. DISTRICT OVERVIEW

After the expansion, the District now encompasses 445.67 +/- acres and is located in Manatee County, Florida, within Sections 1 and 12, Township 33 South, Range 18 East. The primary developer of the Assessable Properties is EPG Buckeye Road Development, LLC (the "Developer"), who has created the overall development plan as outlined and supported by the Engineer's Report. The development plan for the District encompasses multiple phases, comprising 1,354 single-family and single-family attached lots. The public improvements described in the Engineer's Report include off-site improvements, stormwater management, utilities (water and sewer), roadways, landscape/hardscape, and amenities.

IV. PROPOSED IMPROVEMENTS

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the District's CIP within the expansion area. As designed, the CIP is an integrated system of facilities. Each infrastructure facility operates as a system to provide special benefits to District lands. In other words, all benefiting landowners of Assessable Properties within the District benefit equally from the first few feet of infrastructure as they do from the last few feet. The CIP costs within Table 1 of this Expansion Report reflect costs as further detailed within the Engineer's Report; these costs are exclusive of any financing-related costs.

V. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties that specifically benefit from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The District's CIP contains a "system of improvements" including the funding, construction, and/or acquisition of off-site improvements, stormwater, utilities (water and sewer), roadways, and landscape/hardscape; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all Assessable Property within the District receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement above. Finally, the specific benefit to the Assessable Property is equal to or exceeds the cost of the assessments levied on the Assessable Property (F.S. 170.02), which satisfies the third requirement above.

The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are listed in F.S. 170.01. However, the second and third requirements for a valid special assessment require a more analytical examination. As required by F.S. 170.02 and described in the preceding section entitled "Allocation"



Methodology," this approach involves identifying and assigning value to specific benefits being conferred upon the various Assessable Properties, while confirming that the value of these benefits exceeds the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, the added enjoyment of the property, the probability of decreased insurance premiums, and the probability of increased marketability and value of the property.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the various Assessable Property. These benefits are derived from the acquisition and/or construction of the District's CIP. The allocation of responsibility for payment of the Bonds has been apportioned according to reasonable estimates of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the properties will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that parcel of the District.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments, including publicly owned (State/County/City/CDD) tax-exempt parcels such as lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by HOA(s). To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to acreage density as demonstrated in other use EAU assignments.

VI. ALLOCATION METHODOLOGY

The CIP benefits all assessable properties within the expansion area of the District in proportion to their value. The level of relative benefit can be compared by using defining "equivalent" units of measurement for each product type, allowing for comparisons between dissimilar development product types. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the CIP. The use of Equivalent Assessment Unit (EAU) methodologies is well established as a fair and reasonable proxy for estimating the benefit received by privately benefiting properties. One (1) EAU has been assigned to the <u>40'</u> residential use product type as a baseline, with a proportional increase relative to other planned residential product types and sizes. Table 2 outlines EAU assignments for residential product types under the current Development Plan. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefits received from infrastructure improvements relative to the benefiting Assessable Property by use and size, in comparison to other Assessable Properties within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific Assessable Properties. The CIP benefit and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and Maximum Assessments associated with the CIP are demonstrated in Tables 3



through 6. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per-parcel basis, thereby reducing the annual debt service assessment associated with any series of Bonds.

VII. ASSIGNMENT OF MAXIMUM ASSESSMENTS

This section outlines the process for assigning special assessments and establishes a lien on land within the District. With regard to the Assessable Property liens will be assessed on a gross acreage basis until such time as the developable acreage is platted. The platted parcels will then be reviewed for their intended use and product types. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned "common elements" such as clubhouses, amenities, lakes, and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is helpful to consider three distinct states or conditions of development within a community. The initial condition is the "undeveloped state". At this point, the infrastructure may or may not be installed, but none of the units in the Development Plan have been platted. This condition occurs when the infrastructure program is financed before any development. In the undeveloped state, all of the lands within the District receive benefits from the CIP, and all of the assessable land within the District would be assessed to repay any bonds. While the land is "undeveloped," special assessments will be assigned on an equal acre basis across all of the gross acreage within the District. Debt will not be solely assigned to parcels that have development rights, but will and may be assigned to undevelopable parcels to ensure the integrity of development plans, rights, and entitlements.

The second condition is "ongoing development". At this point, if it has not already been done, the installation of infrastructure has begun. Additionally, the Development Plan has started to take shape. As lands subject to special assessments are platted and fully developed, they are assigned specific assessments in relation to the estimated benefit that each platted unit receives from the CIP, with the balance of the debt assigned on a per-acre basis as described in the preceding paragraph. Therefore, each fully developed, platted unit would be assigned a Maximum Assessment according to its Product Type classification as outlined in Table 6. It is not contemplated that any unassigned debt would remain once all of the lots associated with the improvements are platted and fully developed; if such a condition was to occur, the true-up provisions within this Report would be applicable.

The third condition is the "completed development state." In this condition, the entire Development Plan for the District has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the District.

VIII. FINANCING INFORMATION

The District intends to finance only a portion of the CIP through the issuance of the Bonds; however, this report assumes the financing of 100% of the improvements to identify the full benefit and potential. As the Bonds will be issued



in one or more series, the Bonds will be sized at an amount rounded to the nearest \$5,000 and will include items such as debt service reserves, underwriter's discount, issuance costs, and rounding.

For purposes of this Expansion Report, conservative allowances have been made for a debt service reserve, underwriter's discount, issuance costs, rounding, and collection costs as shown in Table 3. The methodology consultant will issue supplemental reports that outline the provisions specific to each bond issue, applying the assessment methodology contained herein. The supplemental report(s) will detail the negotiated terms, interest rates, and costs associated with each series of Bonds representing the market rate at that point in time. The supplemental reports will outline any Developer contributions towards the completion of the CIP, applied to prepay any assessments on one or more assessable properties within the District. The supplemental report(s) will also detail the level of funding allocated to the construction/acquisition account, the debt service reserve account, the underwriter's discount, issuance, and collection costs. Additionally, the supplemental report(s) will apply the principles outlined in the Master Report to determine the specific assessments required to repay the Bonds.

IX. TRUE-UP MODIFICATION

During the construction period of the development phases, it is possible that the number of residential units built may change, thereby necessitating a modification to the per-unit allocation of the assessment principal. To ensure the District's debt does not build up on the unplatted land, the District shall apply the following test as outlined within this "true up methodology".

The debt per acre remaining on the unplatted, developable land within the District is never allowed to exceed its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of developable acres encumbered by those Bonds. Thus, every time the test is applied, the debt encumbering the remaining unplatted developable acres must remain equal to, or lower than, the ceiling level of debt per acre as established by Exhibit A.

True-up tests shall be performed upon the acceptance of each recorded plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses, it is found that the debt per gross acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage in the District to produce the densities required to service Bond debt adequately, the District would require the immediate remittance of a density reduction payment, plus accrued interest as applicable in an amount sufficient to reduce the remaining debt per acre to the ceiling amount per acre, thus allow the remaining gross acreage to service bond debt upon planned development adequately. The final test shall be applied at the platting of 100% of the development units within each phase of the District. Should additional coverage be identified at or before the final true-up as a result of changes in the development plan, the District will reserve the right to either use the excess to issue more debt or pay down the existing principal amounts within outstanding Bonds proportionally.



True-up payment provisions may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District and bondholders, that there is sufficient development potential in the remaining acreage within the District to produce the densities required to service Bond debt adequately. The Developer and District will enter into a true-up agreement to evidence the obligations described in Section VIII.

All assessments levied run with the land, and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

X. ADDITIONAL STIPULATIONS

The District retained Inframark to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development, and engineering data were provided by members of the District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding these information transactions beyond restating the factual information necessary for the compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark does not represent the District as a Municipal Advisor or Securities Broker, nor is Inframark registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark does not provide the District with financial advisory services or offer investment advice in any form.



TABLE 1

BUCKHEAD TRAILS II EXPANSION PARCEL COMMUNITY DEVELOPMENT DISTRICT

INFRASTRUCTURE CIP COST SUMMARY **EXPANSION** Original District **TOTAL** PARCEL **DESCRIPTION** \$ 21,497,934.00 \$ 2,698,192.00 Stormwater Management \$ 24,196,126.00 \$ 18,103,522.00 \$ Utilities \$ 2,272,162.00 20,375,684.00 16,972,052.00 Roads (Includes ROW Landscape/Hardscapes) \$ 2,130,152.00 19,102,204.00 \$ 4,253,648.00 Amenities, Parks & Recreation \$ 4,787,521.00 533,873.00 \$ 3,190,236.00 Offsite Improvements \$ 400,404.00 \$ 3,590,640.00 9,602,608.00 Professional Services, Permitting, & Contingency 1,205,217.00 10,807,825.00 Total \$ 73,620,000.00 \$ 9,240,000.00 \$ 82,860,000.00

TABLE 2

BUCKHEAD TRAILS II EXPANSION PARCEL COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS PROJECT STATISTICS - EAU ASSIGNMENTS

PRODUCT	ORIGINAL DISTRICT	EXPANSION PARCEL	PER Unit	TOTAL EAUS
Townhome	0	196	0.68	133.28
Single Family 40'	529	0	1.00	529.00
Single Family 50'	629	0	1.25	786.25
Total	1,158	196		1,448.53

Notations:

- ⁽¹⁾ Product Type
- (2) Equivalent Assessment Unit



TABLE 3

DEVELOPMENT PROGRAM COST/CIP NET BE	NEFIT ANALYSIS
Infrastructure CIP Cos	ts \$82,860,000
EAU	IS 1448.53
Total CIP Cost/ Benefit Per EA	U \$57,203
Notations:	

1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.

TABLE 4

DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS							
				NET BE	NEFIT		
	EAU	PRODUCT		PER PRODUCT	PER PRODUCT		
PRODUCT TYPE	FACTOR	COUNT	EAUs	TYPE	UNIT		
Townhome	0.68	196	133.28	\$7,623,992	\$38,898		
Single Family 40'	1.00	529	529.00	\$30,260,291	\$57,203		
Single Family 50'	1.25	629	786.25	\$44,975,717	\$71,504		
Total		1,354	1,448.53	\$82,860,000			

Notations:

1) Table 4 determines only the benefit of construction cost, net of finance and other related costs.



TABLE 5

BUCKHEAD TRAILS II EXPANSION PARCEL COMMUNITY DEVELOPMENT DISTRICT

FINANCING ASSUMPTIONS - SPECIAL ASSESSMENT BONDS Coupon Rate (1) 8.00% Term (Years) 33 Principal Amortization Installments 30 ISSUE SIZE \$14,140,000 Construction Fund \$9,240,000 Capitalized Interest (Months)⁽²⁾ 36 \$3,393,600 Debt Service Reserve Fund 100% \$1,256,020 Cost of Issuance \$250,000 Rounding \$380 ANNUAL ASSESSMENT Annual Debt Service (Principal plus Interest) \$1,256,020 Collection Costs and Discounts @ 7.00% \$94,539 TOTAL ANNUAL ASSESSMENT \$1,350,559

Notatations:



⁽¹⁾ Based on conservative interest rate, subject to change based on market conditions.

⁽²⁾ Based on maximum capitalized interest, 36 months.

(2) Includes principal, interest includes discounts less collection fees

TABLE 6

BUCKHEAD TRAILS II EXPANSION PARCEL COMMUNITY DEVELOPMENT DISTRICT								
	AL	LOCATION ME	THODOLO	GY - SPEC	CIAL ASSESSME	ENT BONDS (1)	
PRODUCT TYPE PER UNIT								
	PER		% OF		TOTAL	ANNUAL	TOTAL	ANNUAL
PRODUCT	UNIT	TOTAL EAUs	EAUs	UNITS	PRINCIPAL	ASSMT. (2)	PRINCIPAL	ASSMT. (2)
Townhome 0.68 133.28 100.00% 196 \$14,140,000 \$1,256,020 \$72,143 \$6,408 Totals 133.28 100.00% 196 \$14,140,000 \$1,256,020								
Totals		133.28	100.00%	196	\$14,140,000	\$1,256,020		
(1) Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments								
calculated on a per unit b	asis. 36 mo	nth Maximum Cap	oitalized Inte	rest Period	-			

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$14,140,000.00 payable in 30 annual installments of principal of \$34,402.08 per gross acre. The maximum par debt is \$387,291.15 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT P	<u>LAT</u>		
TOTAL ASSESSMENT: \$14,140,000.00			
ANNUAL ASSESSMENT: \$1,256,019.91	(30 Installments)		
TOTAL GROSS ASSESSABLE ACRES +/-:	36.51		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	\$387,291.15		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:	\$34,402.08	(30 Installments)	
		PER PARCEL A	ASSESSMENTS
	Gross Unplatted	Total	Total
Landowner Name, Legal Description & Address	Assessable Acres	PAR Debt	Annual
(1) EPG Buckeye Road Holdings, LLC Partially contained within PID 589100109 See Exhibit B, Legal Description	36.51	\$14,140,000.00	\$1,256,019.91
Totals:	36.51	\$14,140,000.00	\$1,256,019.91
Notation: Assessments shown are net of collection cost			





EXHIBIT A

CERTIFICATE OF AUTHORIZATION # LB 6982 201 5th AVENUE DRIVE EAST BRADENTON, FLORIDA 34208 (941) 748-8080 FAX (941) 748-3747

DESCRIPTION (PARCEL):

A PARCEL OF LAND BEING A PORTION OF THAT PARCEL AS RECORDED IN INSTRUMENT NUMBER 202241014559 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTION 1 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, THENCE ALONG THE NORTH LINE OF SAID SECTION 12, S89'53'24"W, 21.97 FEET TO POINT ON THE WESTERLY RIGHT-OF-WAY OF BUCKEYE ROAD AS RECORDED IN ROAD PLAT BOOK 5, PAGES 1 TO 82 OF SAID PUBLIC RECORDS, THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF SAID BUCKEYE ROAD S01'46'28"W, 1241.54 FEET; THENCE CONTINUING ALONG SAID BUCKEYE RIGHT-OF-WAY LINE, AS RECORDED IN OFFICIAL RECORDS BOOK 1678, PAGE 529, OF SAID PUBLIC RECORDS THE FOLLOWING FIVE COURSES: (1) \$23'24'03"W, 413.28 FEET TO A POINT ON A NON-TANGENTIAL CURVE TO THE RIGHT, WHOSE RADIUS POINT BEARS N66'36'20"W, 1640.00 FEET, AND HAVING A CENTRAL ANGLE OF 12'20'53"; (2) ALONG THE ARC OF SAID CURVE 353.44 FEET TO A POINT ON A NON-TANGENTIAL LINE; (3) N54'20'21"W, 10.00 FEET AND HAVING A CENTRAL ANGLE OF 54'06'58"; (4) ALONG THE ARC OF SAID CURVE 1539.54 FEET TO A POINT ON A NON-TANGENTIAL LINE; (5) S00'06'39"E, 42.41 FEET; THENCE ALONG AFOREMENTIONED BUCKEYE ROAD RIGHT-OF-WAY RECORDED IN ROAD PLAT BOOK 5, PAGE 1 THE FOLLOWING TWO COURSES: (1) N89'56'58"W, 1214.12 FEET; (2) \$89'58'35"W, 235.65 FEET TO THE POINT OF BEGINNING; THENCE, \$89'58'35"W, 780.94 FEET; THENCE, N04'46'47", 111.33 FEET; THENCE, N14'16'35"E, 1756.83 FEET; THENCE, \$76'58'28"E, 279.00 FEET; THENCE, \$00'00'00"E, 2659.29 FEET TO THE POINT OF BEGINNING

CONTAINING 1,590,319 SQUARE FEET OR 36.51 ACRES MORE OR LESS.

NOT A BOUNDARY SURVEY

DESCRIPTION & SKETCH

OF

LAND

LOCATED IN

SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

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SKETCH AND DESCRIPTION PARCEL 4 N/F PID 589100109 MANATEE COUNTY, FLORIDA NOTE: THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, AN ELECTRONIC COPY MUST HAVE A VERIFIED INDEPENDENT AUTHENTICATED SEAL AFFFIXED.

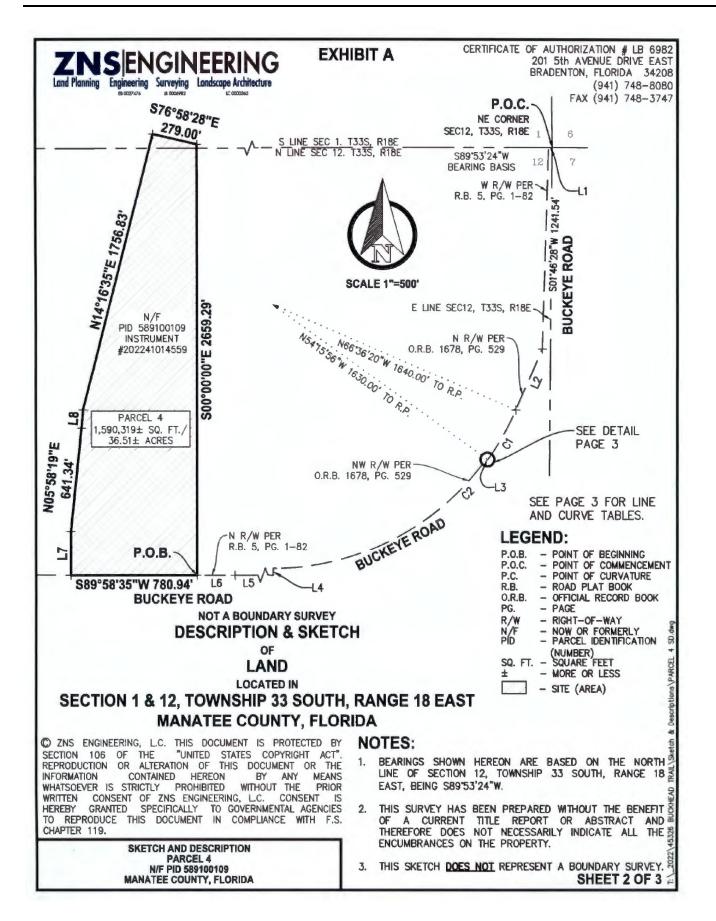
BY: _

KAVIN C. WILMOTT, P.S.M.
FLORIDA CERTIFICATE No. PLS 6809
DATE OF CERTIFICATION 03-10-2022

SHEET 1 OF 3



BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL 4 SD.dwg





ZNSENGINEERING Land Planning Engineering Surveying Landscape Architecture

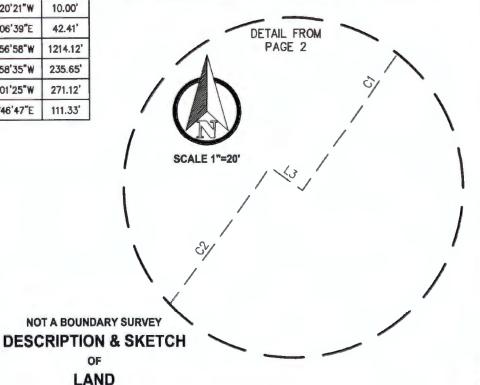
EXHIBIT A

CERTIFICATE OF AUTHORIZATION # LB 6982 201 5th AVENUE DRIVE EAST BRADENTON, FLORIDA 34208 (941) 748-8080 FAX (941) 748-3747

LINE & CURVE TABLES

BOU	NDARY LINE	DATA
LINE #	DIRECTION	LENGTH
L1	S89°53'24"W	21.97
L2	S23°24'03"W	413.28
L3	N54'20'21"W	10.00'
L4	S00°06'39"E	42.41'
L5	N89"56'58"W	1214.12
L6	S89"58'35"W	235.65
L7	N00°01'25"W	271.12
L8	N04°46'47"E	111.33'

BOUNDARY CURVE DATA							
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING			
C1	1640.00'	12"20'53"	353.44	S29'34'07"W			
C2	1630.00	54'06'58"	1539.54	S62'47'33"W			



SECTION 1 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

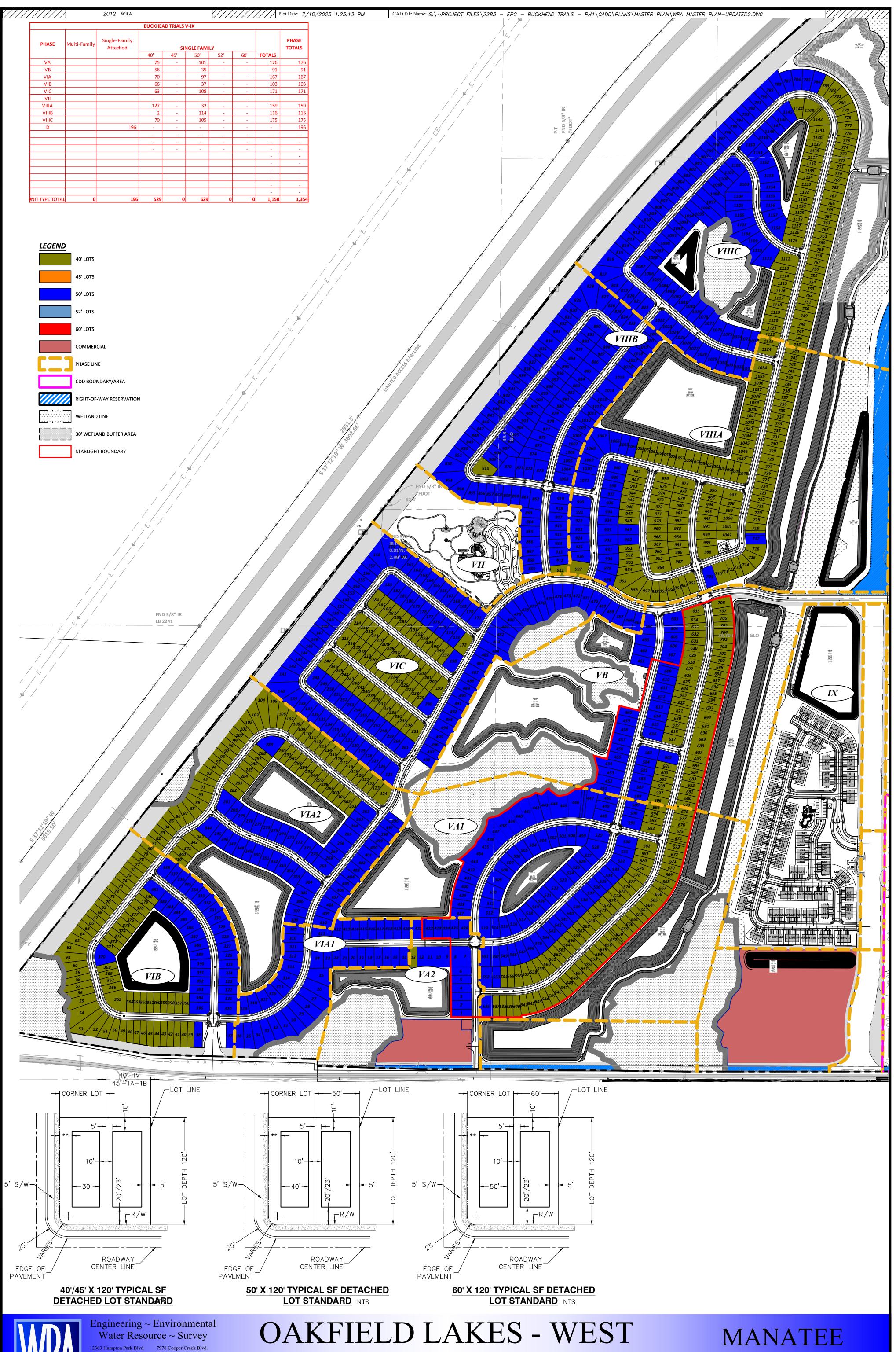
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SKETCH AND DESCRIPTION PARCEL 4 N/F PID 589100109 MANATEE COUNTY, FLORIDA

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89'53'24"W.
- 2. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR ABSTRACT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL THE ENCUMBRANCES ON THE PROPERTY.
- 3. THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY. SHEET 3 OF 3





2363 Hampton Park Blvd. 7978 Cooper Creek Blvd. University Park, Florida 34201 www.wraengineering.com CA 00007652 LB 8274 LA6667181 Phone: 813.265.3130 941.275.9721

DEVELOPMENT PLAN

COUNTY

RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Buckhead Trails II Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the *Master Report of the District Engineer - Expansion Parcel* dated July 16, 2025 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the *Expansion Parcel Master Assessment Methodology Report* dated July 23, 2025, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- 1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- 2. The Debt Assessments shall be levied to defray all of the costs of the Project.
- 3. The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- 4. The general locations of the Project are as shown on the plans and specifications referred to above.

Buckhead Traffs of Pegs 157

Declaring Special Assessments (Preliminary)

- 5. As stated in the Engineer's Report, the estimated cost of the Project is approximately \$9,240,000 (hereinafter referred to as the "Estimated Cost").
- 6. As stated in the Assessment Report, the Debt Assessments will defray approximately \$14,140,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.
- 7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:
 - a. For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
 - b. For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.
- 8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
- 9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.
- 10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
- 11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
- 12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on July 23, 2025.

Attest:	Buckhead Trails II Community Development District
Printed Name: Secretary/□Assistant Secretary	Carlos de la Ossa Chair of the Board of Supervisors

RESOLUTION NO. 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT.

WHEREAS, the Board of Supervisors (the "**Board**") of the Buckhead Trails II Community Development District (the "**District**") has previously adopted Resolution No. 2025-04 declaring non-ad valorem special assessments, determining to construct and/or acquire certain public improvements, and providing for other things as described therein;

WHEREAS, in accordance with the above referenced resolution, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 190, 170, and 197, Florida Statutes have been satisfied so that the District may hold the required public hearing, and the preliminary assessment roll and related documents are available for public inspection at the offices of Inframark located at 2050 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "**District Office**").

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- 1. There is hereby declared a public hearing to be held on Wednesday, August 27, 2025, at 1:00 p.m. at the Eaves Bend Amenity Center located at 4725 Los Robles Court, Palmetto, Florida 34221, for the purpose of hearing comment and objection to the proposed non-ad valorem special assessments related to the public improvements as identified in the preliminary assessment roll. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Manager at the District Office at the address listed above.
- 2. Notice of said hearing shall be advertised in accordance with Chapters 190, 170, and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within the County the District is located in (by 2 publications 1 week apart with the first publication at least 20 days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give 30 days' written notice by first class United States mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.
- 3. This Resolution shall become effective upon its passage.

Passed and Adopted on July 23, 2025.

Attest:	Buckhead Trails II Community Development District
Printed Name: Secretary/ Assistant Secretary	Carlos de la Ossa Chair of the Board of Supervisors

Fourth Order of Business

MINUTES OF MEETING BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Buckhead Trails II Community Development District was held on Wednesday, May 28, 2025, and called to order at 1:12 p.m. at the Eves Bend Clubhouse located at 4725 Los Robles Court, Palmetto, FL 34221.

Present and constituting a quorum were:

Carlos de la Ossa Chairperson

Nicholas Dister Vice Chairperson (via phone)
Ryan Motko Assistant Secretary (via phone)

Austin Berns Assistant Secretary
Alberto Viera Assistant Secretary

Also present were:

Jayna Cooper District Manager

Tyson Waag District Engineer (via phone)

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

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

SECOND ORDER OF BUSINESS

Public Comments

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

THIRD ORDER OF BUSINESS

Business Items

A. Acceptance of Fiscal Year 2024 Final Audit

On MOTION by Mr. de la Ossa and seconded by Mr. Viera, with all in favor, Fiscal Year 2024 Final Audit, was accepted. 5-0

B. Report on Number of Registered Voters (0)

Ms. Cooper reported that presently there are zero (o) District voters.

C. Discussion of Fiscal Year 2026 Budget

Ms. Cooper presented the Fiscal Year 2026 Budget. Discussion ensued.

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

D. Consideration of Resolution 2025-02, Approving Budget and Setting Public Hearing for Fiscal Year 2025-2026

On MOTION by Mr. de la Ossa and seconded by Mr. Viera, with all in favor, Resolution 2025-02, Approving Budget and Setting Public Hearing for Fiscal Year 2025-2026 for Wednesday August 27, 2025 at 1:00 pm at Eves Bend Clubhouse located at 4725 Los Robles Court, Palmetto, Florida 34221, was adopted. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda

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

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

FIFTH ORDER OF BUSINESS

Staff Reports

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

There being no reports, the next order of business followed.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, the meeting was adjourned at 1:13 pm. 5-0

Jayna Cooper	Carlos de la Ossa
District Manager	Chairperson

BUCKHEAD TRAILS II CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK LLC	6/1/2025	150847	\$375.00		Accounting Services June 2025
INFRAMARK LLC	6/1/2025	150847	\$166.67		Administrative Services June 2025
INFRAMARK LLC	6/1/2025	150847	\$1,166.67		District Management June 2025
INFRAMARK LLC	6/1/2025	150847	\$100.00		Financial & Revenue Collection June 2025
INFRAMARK LLC	6/1/2025	150847	\$100.00		Recording Secretary June 2025
INFRAMARK LLC	6/1/2025	150847	\$16.67		Rentals & Leases June 2025
INFRAMARK LLC	6/1/2025	150847	\$25.00		Technology/Data Storage June 2025
INFRAMARK LLC	6/1/2025	150847	\$50.00		Website Administration June 2025
INFRAMARK LLC	6/1/2025	150847	\$833.34	\$2,833.35	Dissemination Services June 2025
Monthly Contract Subtotal			\$2,833.35	\$2,833.35	
Variable Contract					
STRALEY ROBIN VERICKER	6/10/2025	26653	\$627.50	\$627.50	District Counsel May 2025
Variable Contract Subtotal			\$627.50	\$627.50	
Regular Services					
GRAU & ASSOCIATES	6/6/2025	27618	\$3,000.00	\$3,000.00	FY24 Audit
Regular Services Subtotal			\$3,000.00	\$3,000.00	
Additional Services					
	0/47/0057	454000	A. 55	0.4.55	
INFRAMARK LLC	6/17/2025	151822	\$1.38	\$1.38	Postage
Additional Services Subtotal			\$1.38	\$1.38	
TOTAL			\$6,462.23	\$6,462.23	



2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Buckhead Trails II Community Development District 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States

Services provided for the Month of: June 2025

INVOICE# 150847 CUSTOMER ID C3147

PO#

DATE
6/1/2025
NET TERMS
Net 30
DUE DATE

7/1/2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	375.00		375.00
Administration	1	Ea	166.67		166.67
District Management	1	Ea	1,166.67		1,166.67
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	100.00		100.00
Rental & Leases	1	Ea	16.67		16.67
Technology/Data Storage	1	Ea	25.00		25.00
Website Maintenance / Admin	1	Ea	50.00		50.00
Dissemination Services	2	Ea	416.67		833.34
Subtotal					2,833.35

Subtotal	\$2,833.35
Тах	\$0.00
Total Due	\$2,833.35

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.

Straley Robin Vericker

1510 W. Cleveland Street

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

Buckhead Trails II CDD

Infarmark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

June 10, 2025

Client: Matter: 001597 000001

Invoice #:

26653

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
5/20/2025	WAS	REVIEW DRAFT CDD ASSESSMENT AND BUDGET RESOLUTIONS.	0.1	\$33.50
5/21/2025	JMV	REVIEW EMAIL FROM C. BERLOUNE; REVIEW CDD FINANCIAL STATEMENTS.	0.2	\$81.00
5/27/2025	JMV	REVIEW AGENDA PACKET; REVIEW EMAIL FROM J. COOPER.	0.4	\$162.00
5/28/2025	AM	PREPARE DRAFT RESOLUTION ADOPTING BUDGET AND DEVELOPER BUDGET FUNDING AGREEMENT.	1.8	\$351.00
		Total Professional Services	2.5	\$627.50

June 10en2025age 55 Client: 001597 Matter: 000001 Invoice #: 26653

Page: 2

Total Services \$627.50
Total Disbursements \$0.00

Total Current Charges \$627.50
Previous Balance \$660.00
PAY THIS AMOUNT \$1,287.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices
Agenda Page 56

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26492	May 06, 2025	\$660.00	\$0.00	\$0.00	\$0.00	\$1,287.50
			Total	Remaining Bal	ance Due	\$1,287.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$627.50	\$660.00	\$0.00	\$0.00

Grau and Associates

1001 W. Yamato Road, Suite 301 Boca Raton, FL 33431 www.graucpa.com

Phone: 561-994-9299 Fax: 561-994-5823

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

Invoice No. 27618 Date 06/02/2025

SERVICE

Audit FYE 09/30/2024 \$ 3,000.00

Current Amount Due \$<u>3,000.00</u>

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
3,000.00	1,000.00	0.00	0.00	0.00	4,000.00



2002 West Grand Parkway North Suite 100 Katy, TX 77449

BILL TO

Buckhead Trails II Community Development District 2005 Pan Am Cir Ste 300 Tampa FL 33607-6008 United States

Services provided for the Month of: May 2025

INVOICE# 151822 CUSTOMER ID C3147 PO# DATE
6/17/2025
NET TERMS
Net 30
DUE DATE

7/17/2025

INVOICE

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	0.69		1.38
Subtotal					1.38

Subtotal	\$1.38
Тах	\$0.00
Total Due	\$1.38

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

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

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

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

Buckhead Trails II Community Development District

Financial Statements (Unaudited)

Period Ending June 30, 2025

Prepared by:



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

BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2025 (In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL		
<u>ASSETS</u>			
Cash - Operating Account	\$	2,039	
TOTAL ASSETS	\$	2,039	
<u>LIABILITIES</u>			
Accounts Payable	\$	14,329	
TOTAL LIABILITIES		14,329	
FUND BALANCES		(40.000)	
Unassigned:		(12,290)	
TOTAL FUND BALANCES		(12,290)	
TOTAL LIABILITIES & FUND BALANCES	\$	2,039	

BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	Α	ANNUAL DOPTED BUDGET	TO DATE	RIANCE (\$) AV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES					
Developer Contribution	\$	305,625	\$ 43,246	\$ (262,379)	14.15%
TOTAL REVENUES		305,625	43,246	(262,379)	14.15%
EXPENDITURES					
<u>Administration</u>					
Supervisor Fees		12,000	4,400	7,600	36.67%
ProfServ-Construction		9,000	=	9,000	0.00%
ProfServ-Dissemination Agent		10,000	7,500	2,500	75.00%
ProfServ-Info Technology		600	225	375	37.50%
ProfServ-Recording Secretary		2,400	900	1,500	37.50%
ProfServ-Trustee Fees		6,500	-	6,500	0.00%
District Counsel		15,000	4,791	10,209	31.94%
District Engineer		9,500	-	9,500	0.00%
Administrative Services		4,500	1,500	3,000	33.33%
District Management		25,000	10,500	14,500	42.00%
Accounting Services		9,000	3,375	5,625	37.50%
Auditing Services		6,000	4,000	2,000	66.67%
Website Compliance		1,600	1,500	100	93.75%
Postage, Phone, Faxes, Copies		500	6	494	1.20%
Rentals & Leases		600	150	450	25.00%
Public Officials Insurance		2,475	-	2,475	0.00%
Legal Advertising		3,500	494	3,006	14.11%
Bank Fees		200	-	200	0.00%
Financial & Revenue Collections		1,200	900	300	75.00%
Meeting Expense		1,000	-	1,000	0.00%
Website Administration		1,200	450	750	37.50%
Miscellaneous Expenses		250	-	250	0.00%
Office Supplies		100	-	100	0.00%
Dues, Licenses, Subscriptions		175	 175	 -	100.00%
Total Administration		122,300	 40,866	 81,434	33.41%

BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025 General Fund (001) (In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Other Physical Environment				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Landscape	125,000	<u>-</u>	125,000	0.00%
Contracts-Aquatic Control	38,000	-	38,000	0.00%
Insurance - General Liability	3,025	5,200	(2,175)	171.90%
Miscellaneous Maintenance	6,400	-	6,400	0.00%
Total Other Physical Environment	178,825	5,200	173,625	2.91%
Parks and Recreation				
Misc-Contingency	4,500		4,500	0.00%
Total Parks and Recreation	4,500		4,500	0.00%
TOTAL EXPENDITURES	305,625	46,066	259,559	15.07%
Excess (deficiency) of revenues				
Over (under) expenditures		(2,820)	(2,820)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(9,470)		
FUND BALANCE, ENDING		\$ (12,290)		

Bank Account Statement

Buckhead Trails II CDD

 Bank Account No.
 9059

 Statement No.
 06_25

Statement Date 06/30/2025

G/L Account No. 101001 Balance	2,038.62	Statement Balance	2,438.62
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	2,438.62
Subtotal	2,038.62	Outstanding Checks	-400.00
Negative Adjustments	0.00		2,020,62
Ending G/L Balance	2,038.62	Ending Balance	2,038.62

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/17/2025		JE000047	Developer Contribution	Developer Funding	6,237.00	6,237.00	0.00
Total Deposi	ts		Contribution		6,237.00	6,237.00	0.00
Checks							
00 (10 (2025	D	1112	AL DEDTO MEDA	Charle fam Van dam V00011	200.00	200.00	0.00
06/19/2025	Payment	1112	ALBERTO VIERA AUSTIN BERNS	Check for Vendor V00011 Check for Vendor V00015	-200.00 -200.00	-200.00 -200.00	0.00 0.00
06/19/2025	Payment	1113	CARLOS DE LA	Check for vendor vood15	-200.00	-200.00	0.00
06/19/2025	Payment	1114	OSSA DE LA	Check for Vendor V00007	-200.00	-200.00	0.00
06/19/2025	Payment	1115	GRAU & ASSOCIATES	Check for Vendor V00023	-4,000.00	-4,000.00	0.00
06/19/2025	Payment	1116	NICHOLAS J. DISTER	Check for Vendor V00008	-200.00	-200.00	0.00
06/19/2025	Payment	1118	STRALEY ROBIN VERICKER	Check for Vendor V00005	-660.00	-660.00	0.00
Total Checks					-5,460.00	-5,460.00	0.00
Adjustments							
Total Adjustments							
Outstanding	Checks						
04/30/2025	Payment	1111	AUSTIN BERNS	Check for Vendor V00015			-200.00
06/19/2025	Payment	1117	RYAN MOTKO	Check for Vendor V00009			-200.00
Total Outsta	nding Checks						-400.00

Outstanding Deposits

Total Outstanding Deposits