

**BUCKHEAD TRAILS II
COMMUNITY DEVELOPMENT
DISTRICT**

AUGUST 27, 2025

AGENDA PACKAGE



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Buckhead Trails II

Community Development District

Agenda Page 2

Board of Supervisors

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

District Staff

Brian Lamb, District Secretary
Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

The Public Hearing and Regular Meetings of Buckhead Trails II Community Development District will be held on **August 27, 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 Passcode: yXMMVB
[+1 646-838-1601,,842226542#](#) 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. PUBLIC HEARING ON ADOPTING FISCAL YEAR 2026 FINAL BUDGET**
 - A. Open Public Hearing on Adopting Fiscal Year 2026 Final Budget
 - B. Discussion on Fiscal Year 2026 Budget
 - C. Close Public Hearing on Adopting FY 2026 Final Budget
 - D. Consideration of Resolution 2025-06; Adopting Final Fiscal Year 2026 Budget
- 4. PUBLIC HEARING ON DEBT ASSESSMENTS**
 - A. Open Public Hearing on Debt assessments
 - B. Staff Presentations
 1. Expansion Area Engineer Report
 2. Expansion Area Master Assessment Methodology report
 - C. Public Comment
 - D. Consideration of Resolution 2025-07; Approving and Levying Debt Assessments
 - E. Close Public Hearing on Debt assessments
- 5. BUSINESS ITEMS**
 - A. Consideration of Resolution 2025-08; Setting FY 2026 Meeting Schedule
 - B. Consideration of Fiscal Year 2025 Grau Audit Engagement Letter
- 6. CONSENT AGENDA**
 - A. Approval of Minutes of the July 23, 2025 Regular Meeting
 - B. Consideration of Operation and Maintenance Expenditures July 2025
 - C. Acceptance of the Financials and Check Register July 2025
- 7. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager

- 8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 9. ADJOURNMENT**

The next Meeting is scheduled for Wednesday, September 24, 2025 at 1:00 p.m.

Third Order of Business

Buckhead Trails II
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Approved Tentative Budget

Prepared by:



Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED		ANNUAL	
	BUDGET		BUDGET	
	FY 2025		FY 2026	
REVENUES				
Developer Contributions	\$	305,625	\$	305,625
TOTAL REVENUES	\$	305,625	\$	305,625

EXPENDITURES**Financial and Administrative**

Supervisor fees	\$	12,000	\$	12,000
ProfServ - Construction Accounting	\$	9,000	\$	-
ProfServ - Dissemination Agent	\$	10,000	\$	10,000
ProfServ - Info Technology	\$	600	\$	600
ProfServ - Recording secretary	\$	2,400	\$	2,400
Trustee Fees	\$	6,500	\$	6,500
District counsel	\$	15,000	\$	2,500
District Engineer	\$	9,500	\$	5,000
ProfServ - Administrative Services	\$	4,500	\$	4,500
ProfServ - District Management	\$	25,000	\$	25,000
ProfServ - Accounting Services	\$	9,000	\$	9,000
Auditing services	\$	6,000	\$	6,000
Website Compliance	\$	1,600	\$	1,600
Postage,Phone,Faxes,Copies	\$	500	\$	500
ProfServ - Rentals & leases	\$	600	\$	600
Legal advertising	\$	3,500	\$	1,000
Bank Fees	\$	200	\$	200
ProfServ - Financial and revenue collectoins	\$	1,200	\$	1,200
Meeting expenses	\$	1,000	\$	1,000
ProfServ - Website administration	\$	1,200	\$	1,200
Miscellaneous expenses	\$	250	\$	-
Office supplies	\$	100	\$	-
Dues, Licenses, Subscriptions	\$	175	\$	175
Total Financial and Administrative	\$	119,825	\$	90,975

Insurance

General Liability Insurance	\$	3,025	\$	3,218
Public Officials Insurance	\$	2,475	\$	2,633
Crime Insurance			\$	500
Total Insurance	\$	5,500	\$	6,351

Summary of Revenues, Expenditures and Changes in Fund Balances

General Fund

Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED		ANNUAL	
	BUDGET		BUDGET	
	FY 2025		FY 2026	
<i>Contingency</i>				
Misc Contingency	\$	4,500	\$	36,299
<i>Total Contingency</i>	\$	4,500	\$	36,299
<i>Landscape and Pond Maintenance</i>				
Contracts- Landscape	\$	125,000	\$	125,000
Contracts Aquatic control	\$	38,000	\$	38,000
Proserv-wildlife Management services	\$	6,400	\$	9,000
<i>Total Landscape and Pond Maintenance</i>	\$	175,800	\$	172,000
TOTAL EXPENDITURES	\$	305,625	\$	305,625

Assessment Summary Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION - BASED ON CURRENT BUDGET

Product	Units	General Fund			Debt Service			Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	Dollar Change
Single Family 40'	348	\$ 257.43	\$ 257.43	\$ -	-	-	-	\$ 257.43	\$ 257.43	\$ -
Single Family 50'	378	\$ 321.79	\$ 321.79	\$ -	-	-	-	\$ 321.79	\$ 321.79	\$ -
Single Family 60'	295	\$ 386.14	\$ 386.14	\$ -	-	-	-	\$ 386.14	\$ 386.14	\$ -
1021										

*** New Area is assessed solely on Admin fees

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

WHEREAS, EPG Buckeye Road Development, LLC (“**Developer**”), as the developer of certain lands within the District, has agreed to fund the FY 2025-2026 Budget as shown in the revenues line item of the FY 2025-2026 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed

necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.

- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Buckhead Trails II Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026".
- d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year.

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

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

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

Section 4. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 5. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 27, 2025.

Attested By:

**Buckhead Trails II
Community Development District**

Print Name:

☐ Secretary/☐ Assistant Secretary

Carlos de la Ossa

Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

Exhibit B: Form of Budget Funding Agreement with Developer

Fourth Order of Business

**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

July 16, 2025



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.

**Buckhead Trails II CDD**

Master Report of the District Engineer – Expansion Area

July 16, 2025

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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.

**Buckhead Trails II CDD**

Master Report of the District Engineer – Expansion Area

July 16, 2025

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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 on-going 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.

A handwritten signature in blue ink, appearing to read "Tonja L. Stewart", written over a horizontal line.

Tonja L. Stewart, P.E.

Florida License No. 47704

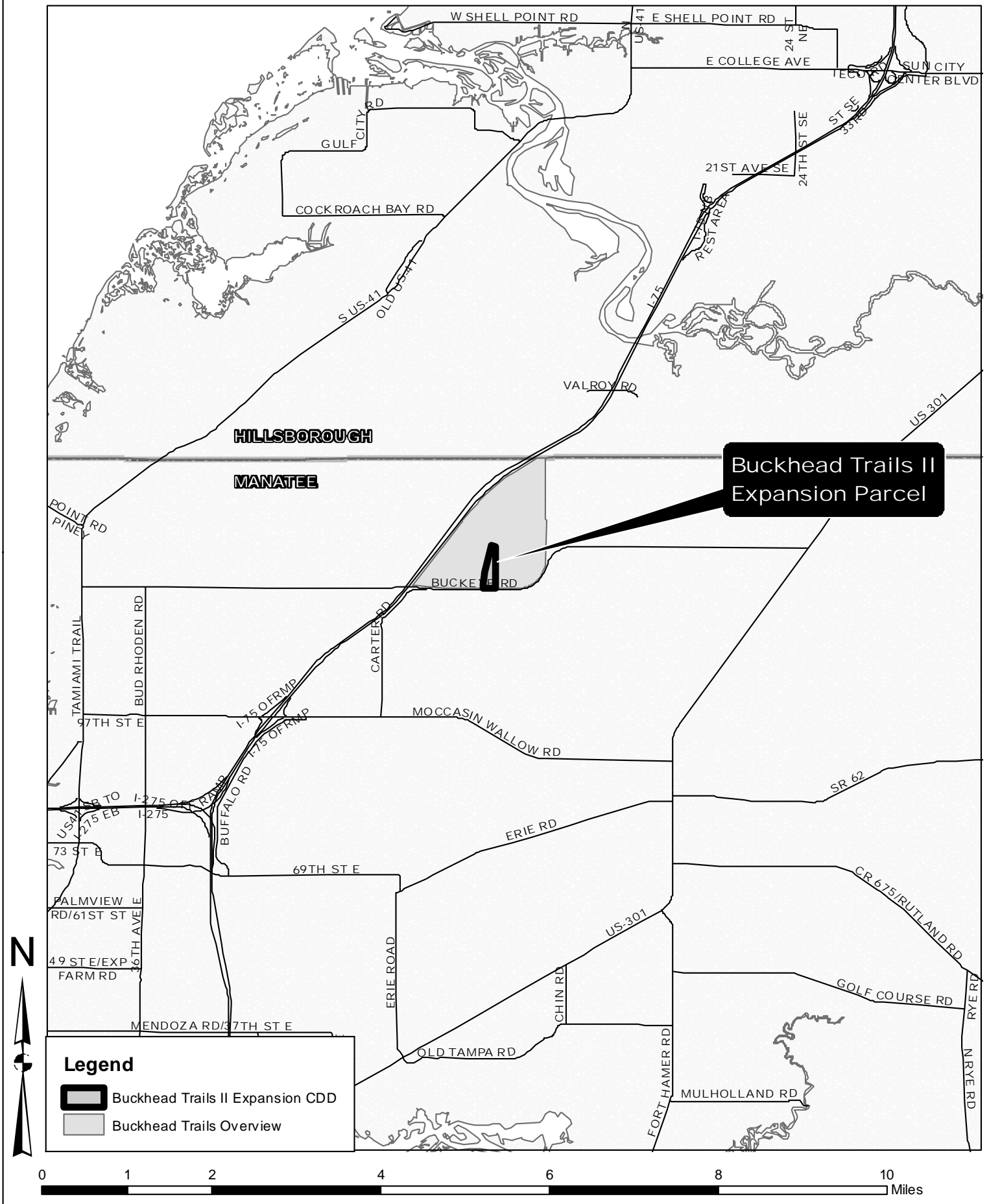


Buckhead Trails II CDD

Master Report of the District Engineer – Expansion Area
July 16, 2025

Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT

Buckhead Trails II Expansion Parcel CDD



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°15'56"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) 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) 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) N00°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 FEET 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°11'05"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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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 AFFIXED.

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

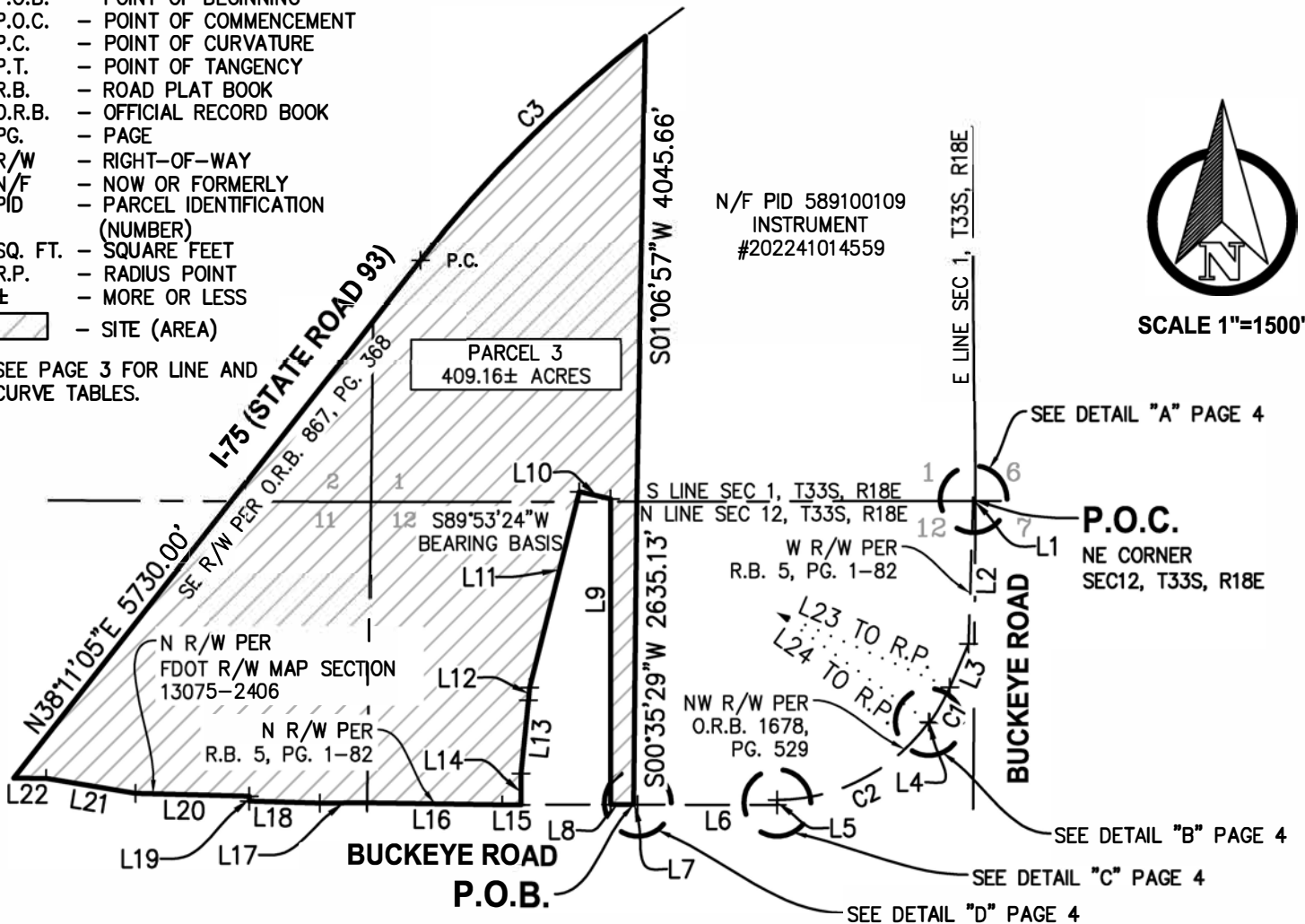
BY: KAVIN C. WLMOTT, P.S.M.
 FLORIDA CERTIFICATE No. PLS 6809
 DATE OF CERTIFICATION 03-14-2022

SHEET 1 OF 4

LEGEND:

- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- R.B. - ROAD PLAT BOOK
- O.R.B. - OFFICIAL RECORD BOOK
- PG. - PAGE
- R/W - RIGHT-OF-WAY
- N/F - NOW OR FORMERLY
- PID - PARCEL IDENTIFICATION (NUMBER)
- SQ. FT. - SQUARE FEET
- R.P. - RADIUS POINT
- ± - MORE OR LESS
-  - SITE (AREA)

SEE PAGE 3 FOR LINE AND CURVE TABLES.



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:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, BEING S89°53'24"W.
- 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.
- THIS SKETCH **DOES NOT** REPRESENT A BOUNDARY SURVEY.

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	N89°13'48"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	N54°15'56"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

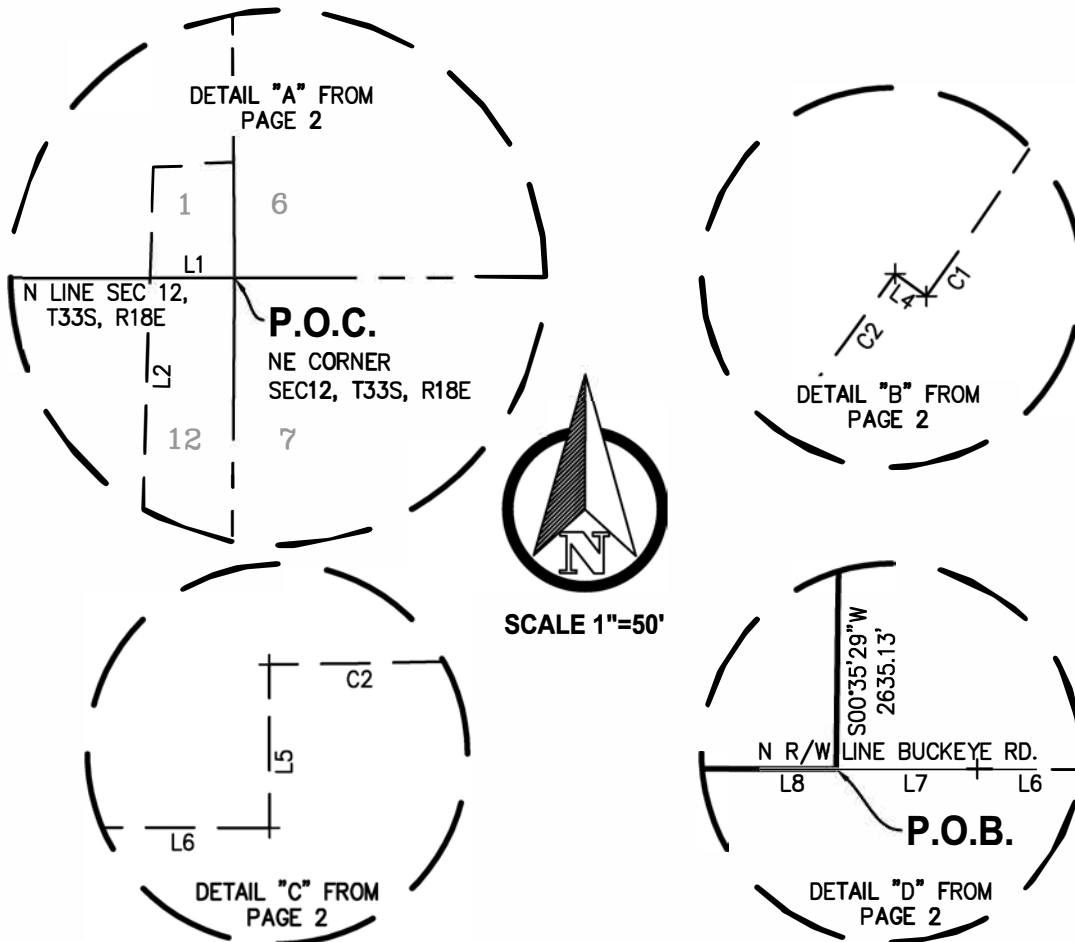
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SKETCH AND DESCRIPTION
PARCEL 3
N/F PID 589100109
MANATEE COUNTY, FLORIDA

NOTES:

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

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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PARCEL 3
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 MANATEE COUNTY, FLORIDA

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SHEET 4 OF 4

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) 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°15'56"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) 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) S89°58'35"W, 235.65 FEET TO THE **POINT OF BEGINNING**; THENCE, S89°58'35"W, 780.94 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, N00°01'25"W, 271.12; THENCE, N05°58'19"E, 641.34 FEET; THENCE, N04°46'47", 111.33 FEET; THENCE, N14°16'35"E, 1756.83 FEET; THENCE, S76°58'28"E, 279.00 FEET; THENCE S00°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

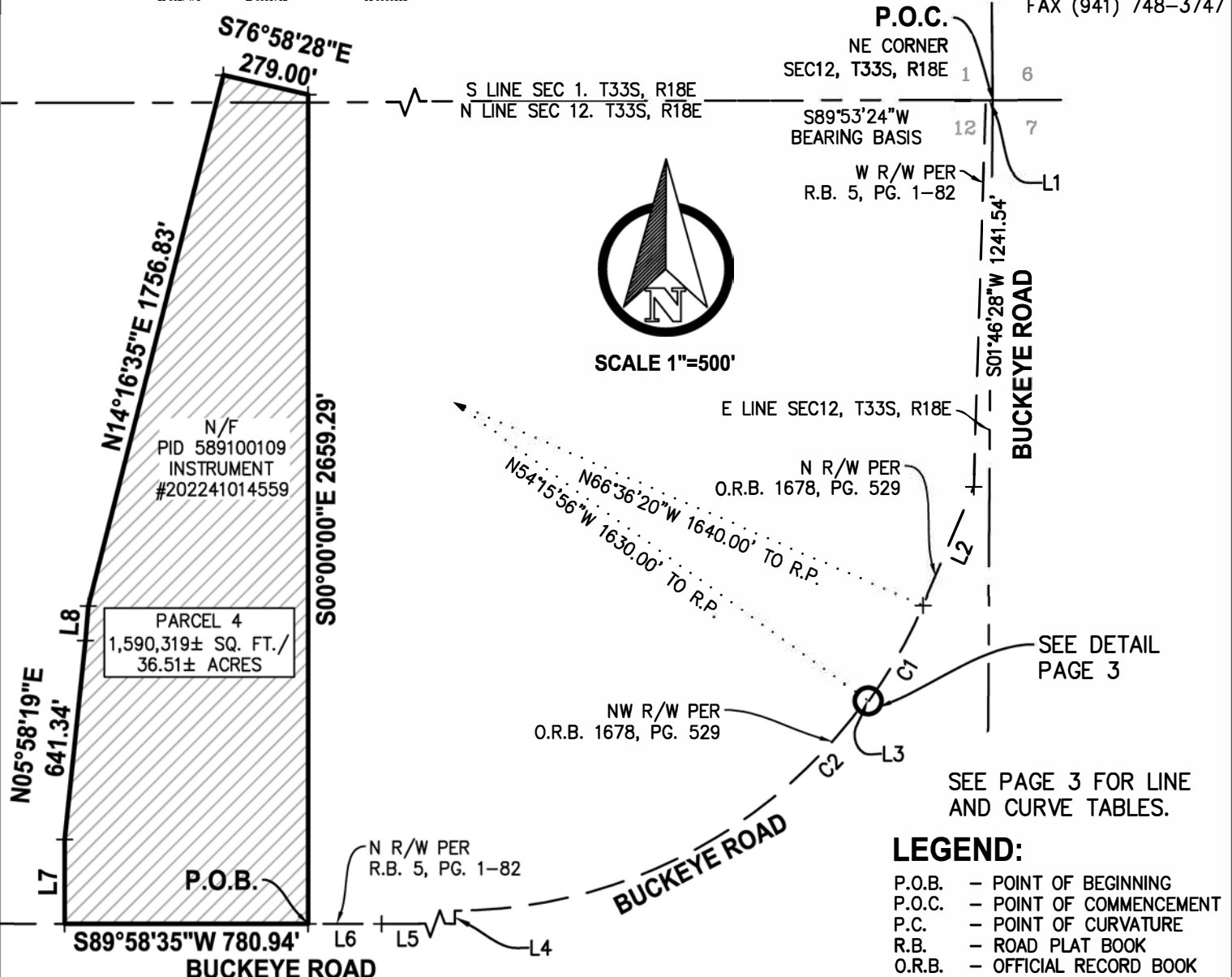
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SKETCH AND DESCRIPTION
PARCEL 4
N/F PID 589100109
MANATEE COUNTY, FLORIDA

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

SHEET 1 OF 3



SCALE 1"=500'

NOT A BOUNDARY SURVEY DESCRIPTION & SKETCH OF LAND

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

LEGEND:

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- P.O.C. - POINT OF COMMENCEMENT
- P.C. - POINT OF CURVATURE
- R.B. - ROAD PLAT BOOK
- O.R.B. - OFFICIAL RECORD BOOK
- PG. - PAGE
- R/W - RIGHT-OF-WAY
- N/F - NOW OR FORMERLY
- PID - PARCEL IDENTIFICATION (NUMBER)
- SQ. FT. - SQUARE FEET
- ± - MORE OR LESS
- [Hatched Box] - SITE (AREA)

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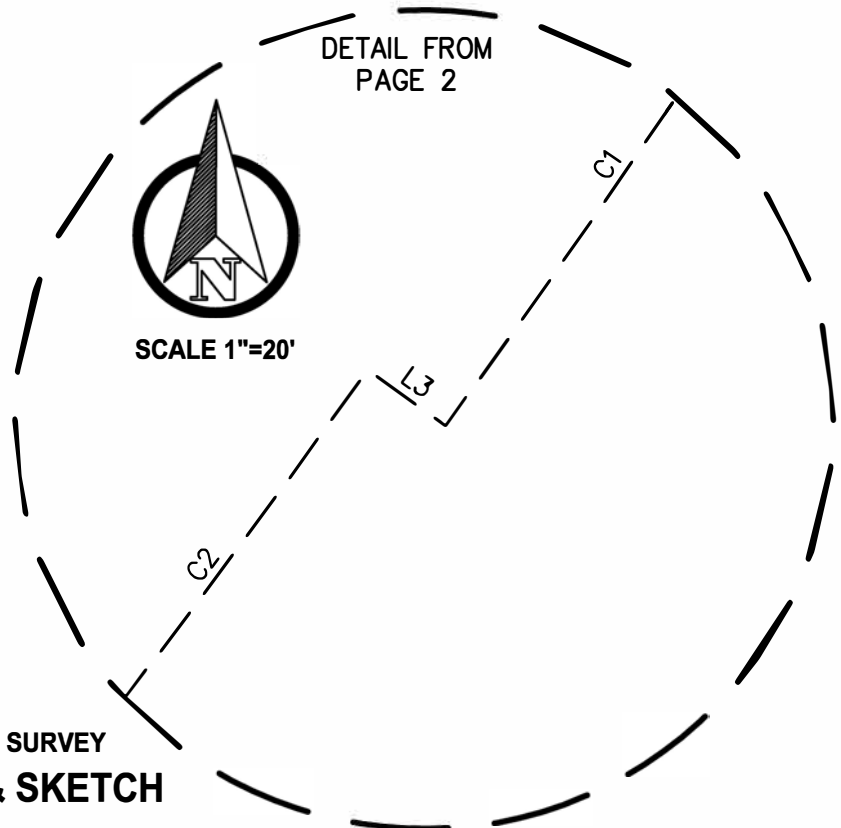
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SKETCH AND DESCRIPTION
 PARCEL 4
 N/F PID 589100109
 MANATEE COUNTY, FLORIDA

LINE & CURVE TABLES

BOUNDARY LINE DATA		
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L1	S89°53'24"W	21.97'
L2	S23°24'03"W	413.28'
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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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SKETCH AND DESCRIPTION
PARCEL 1
N/F PID 589100109
MANATEE COUNTY, FLORIDA

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

SHEET 1 OF 4

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

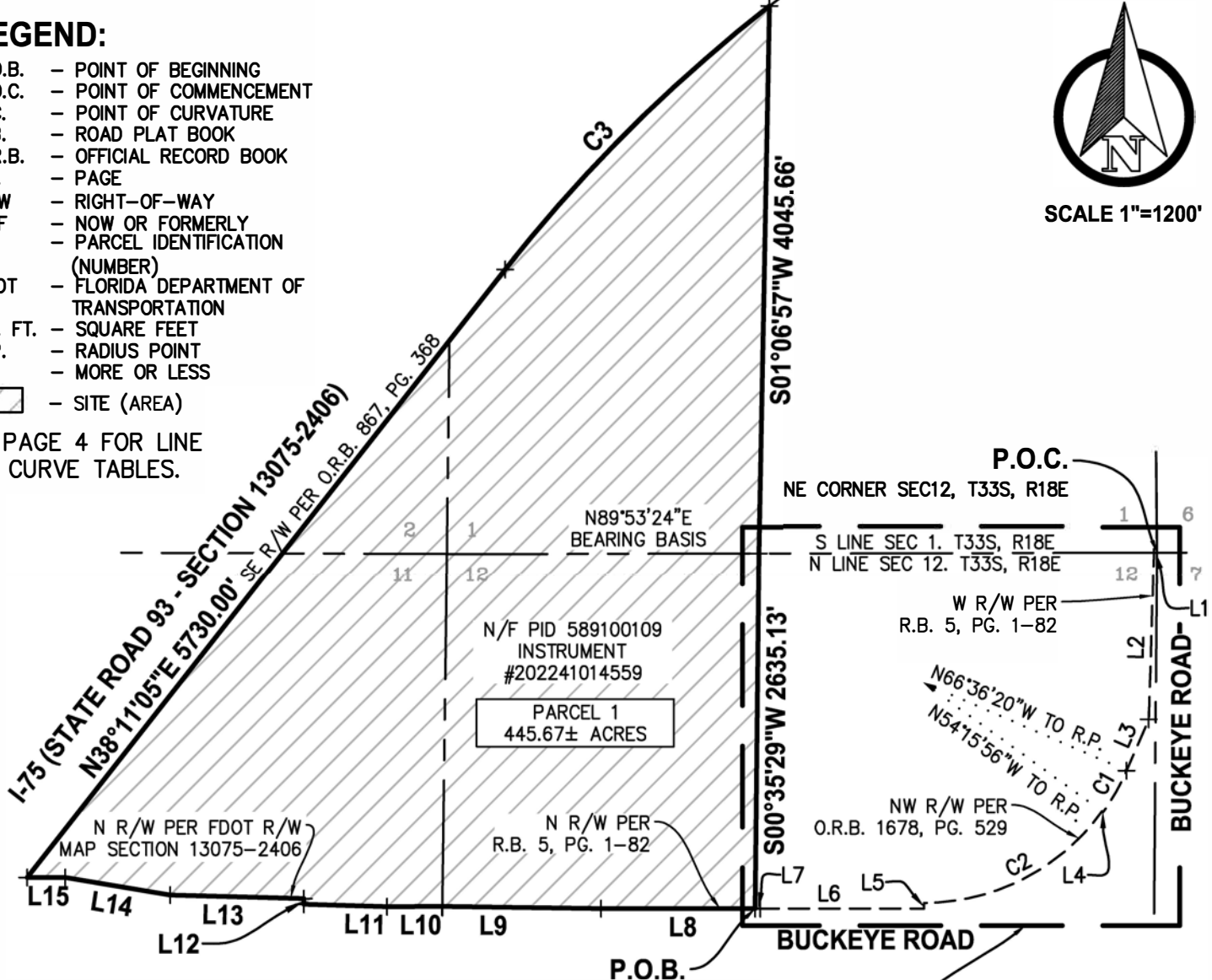


SCALE 1"=1200'

LEGEND:

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- P.O.C. - POINT OF COMMENCEMENT
- P.C. - POINT OF CURVATURE
- R.B. - ROAD PLAT BOOK
- O.R.B. - OFFICIAL RECORD BOOK
- PG. - PAGE
- R/W - RIGHT-OF-WAY
- N/F - NOW OR FORMERLY
- PID - PARCEL IDENTIFICATION (NUMBER)
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- SQ. FT. - SQUARE FEET
- R.P. - RADIUS POINT
- ± - MORE OR LESS
- SITE (AREA)

SEE PAGE 4 FOR LINE AND CURVE TABLES.



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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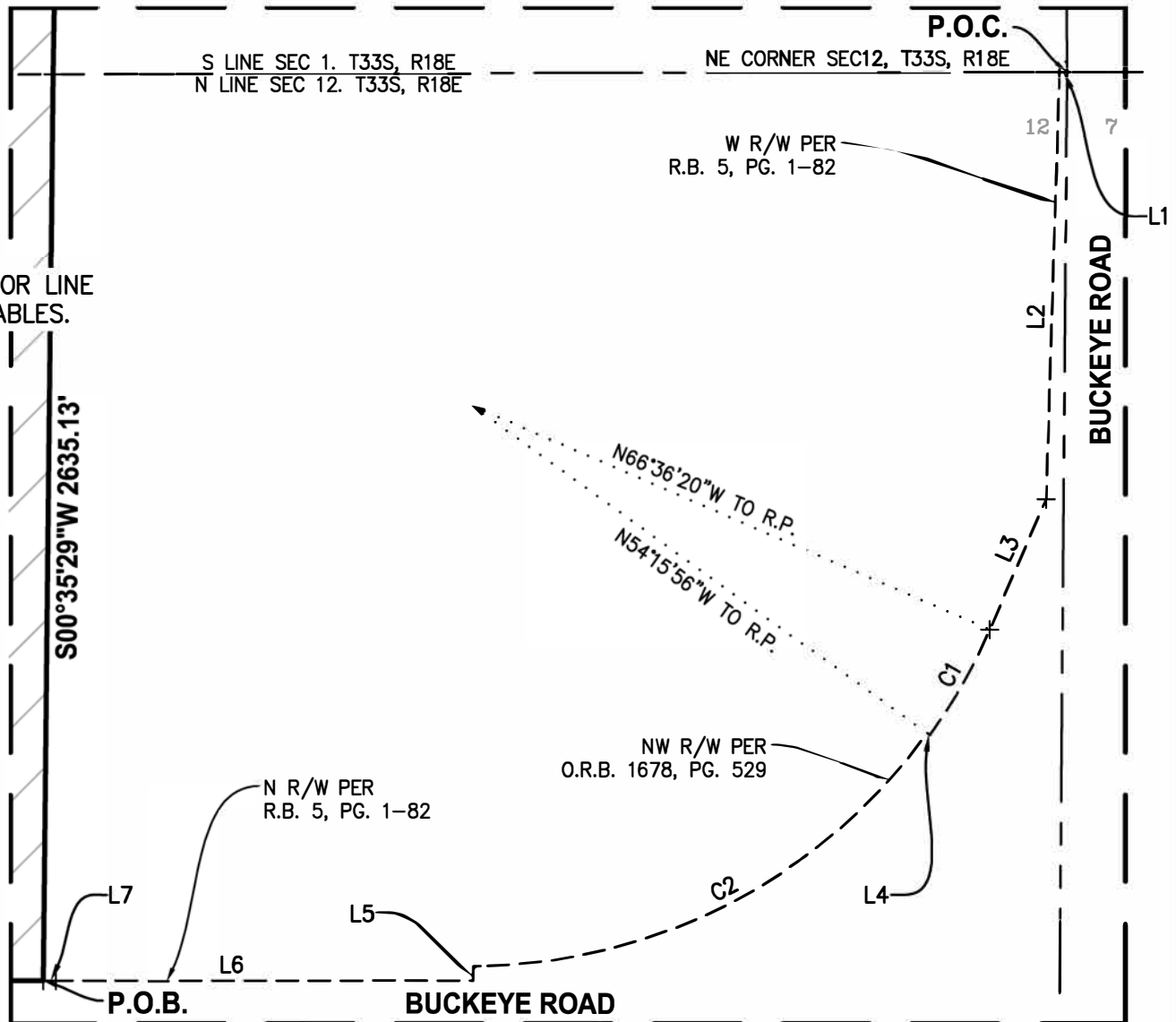
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DETAIL FROM PAGE 2



SCALE 1"=500'

SEE PAGE 4 FOR LINE
AND CURVE TABLES.



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NOT A BOUNDARY SURVEY DESCRIPTION & SKETCH OF LAND

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**SKETCH AND DESCRIPTION
 PARCEL 1
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 MANATEE COUNTY, FLORIDA**

SHEET 3 OF 4

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

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'
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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
L9	N89°13'48"W	1176.31'
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'

BOUNDARY CURVE DATA				
CURVE #	RADIUS	CENTRAL ANGLE	ARC	CHORD BEARING
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Buckhead Trails II CDD

Master Report of the District Engineer – Expansion Area
July 16, 2025

Appendix B AERIAL MAP

Buckhead Trails II CDD Aerial Map

HILLSBOROUGH COUNTY

MANATEE COUNTY

I-75

Buckhead Trails II Expansion
PARCEL ID: 589100159

Buckhead
Trails II
Existing

Buckhead
Trails
Existing

75




BUCKEYE RD

GARTER RD



Source: Esri, Maxar, Earthstar Geo

Legend

-  Buckhead Trails II Expansion
-  Boundaries CDD
-  Manatee_Parcels_2_2023

0 0.5 1 Miles



Buckhead Trails II CDD

Master Report of the District Engineer – Expansion Area
July 16, 2025

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>	<u>2023-2024 District Estimated Cost</u>	<u>2025-2026 District Estimated Cost</u>	<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/Ha	\$ 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	\$ 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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III.	District Overview	3
IV.	Proposed Improvements	3
V.	Determination of Special Assessment	3
VI.	Allocation Methodology	4
VII.	Assignment of Maximum Assessments	5
VIII.	Financing Information	6
IX.	True-Up Modifications	6
X.	Additional Stipulations	7

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2	Development Program & EAU Factor Assignment Detail	8
3	Capital Improvement Program per EAU Net Benefit	9
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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 40' 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			
DESCRIPTION	Original District	EXPANSION PARCEL	TOTAL
Stormwater Management	\$ 21,497,934.00	\$ 2,698,192.00	\$ 24,196,126.00
Utilities	\$ 18,103,522.00	\$ 2,272,162.00	\$ 20,375,684.00
Roads (Includes ROW Landscape/Hardscapes)	\$ 16,972,052.00	\$ 2,130,152.00	\$ 19,102,204.00
Amenities, Parks & Recreation	\$ 4,253,648.00	\$ 533,873.00	\$ 4,787,521.00
Offsite Improvements	\$ 3,190,236.00	\$ 400,404.00	\$ 3,590,640.00
Professional Services, Permitting , & Contingency	\$ 9,602,608.00	\$ 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 BENEFIT ANALYSIS		
Infrastructure CIP Costs		\$82,860,000
EAUS		1448.53
Total CIP Cost/ Benefit Per EAU		\$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					
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	NET BENEFIT	
				PER PRODUCT TYPE	PER PRODUCT 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
<u>ISSUE SIZE</u>		\$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
<u>ANNUAL ASSESSMENT</u>		
Annual Debt Service (Principal plus Interest)		\$1,256,020
Collection Costs and Discounts @	7.00%	\$94,539
TOTAL ANNUAL ASSESSMENT		\$1,350,559
Notations:		
⁽¹⁾ Based on conservative interest rate, subject to change based on market conditions.		
⁽²⁾ Based on maximum capitalized interest, 36 months.		

TABLE 6

BUCKHEAD TRAILS II EXPANSION PARCEL COMMUNITY DEVELOPMENT DISTRICT								
ALLOCATION METHODOLOGY - SPECIAL ASSESSMENT BONDS ⁽¹⁾								
PRODUCT	PER UNIT	TOTAL EAU _s	% OF EAU _s	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾	TOTAL PRINCIPAL	ANNUAL 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		

⁽¹⁾ Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 36 month Maximum Capitalized Interest Period.

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

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 PLAT			
TOTAL ASSESSMENT: <u>\$14,140,000.00</u>			
ANNUAL ASSESSMENT: <u>\$1,256,019.91</u> - (30 Installments)			
TOTAL GROSS ASSESSABLE ACRES +/-: <u>36.51</u>			
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE: <u>\$387,291.15</u>			
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE: <u>\$34,402.08</u> (30 Installments)			
Landowner Name, Legal Description & Address	Gross Unplatted Assessable Acres	PER PARCEL ASSESSMENTS	
		Total PAR Debt	Total 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:	<u>36.51</u>	<u>\$14,140,000.00</u>	<u>\$1,256,019.91</u>
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) 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°15'56"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) 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) S89°58'35"W, 235.65 FEET TO THE POINT OF BEGINNING; THENCE, S89°58'35"W, 780.94 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, N00°01'25"W, 271.12; THENCE, N05°58'19"E, 641.34 FEET; THENCE, N04°46'47", 111.33 FEET; THENCE, N14°16'35"E, 1756.83 FEET; THENCE, S76°58'28"E, 279.00 FEET; THENCE S00°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**

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

SHEET 1 OF 3

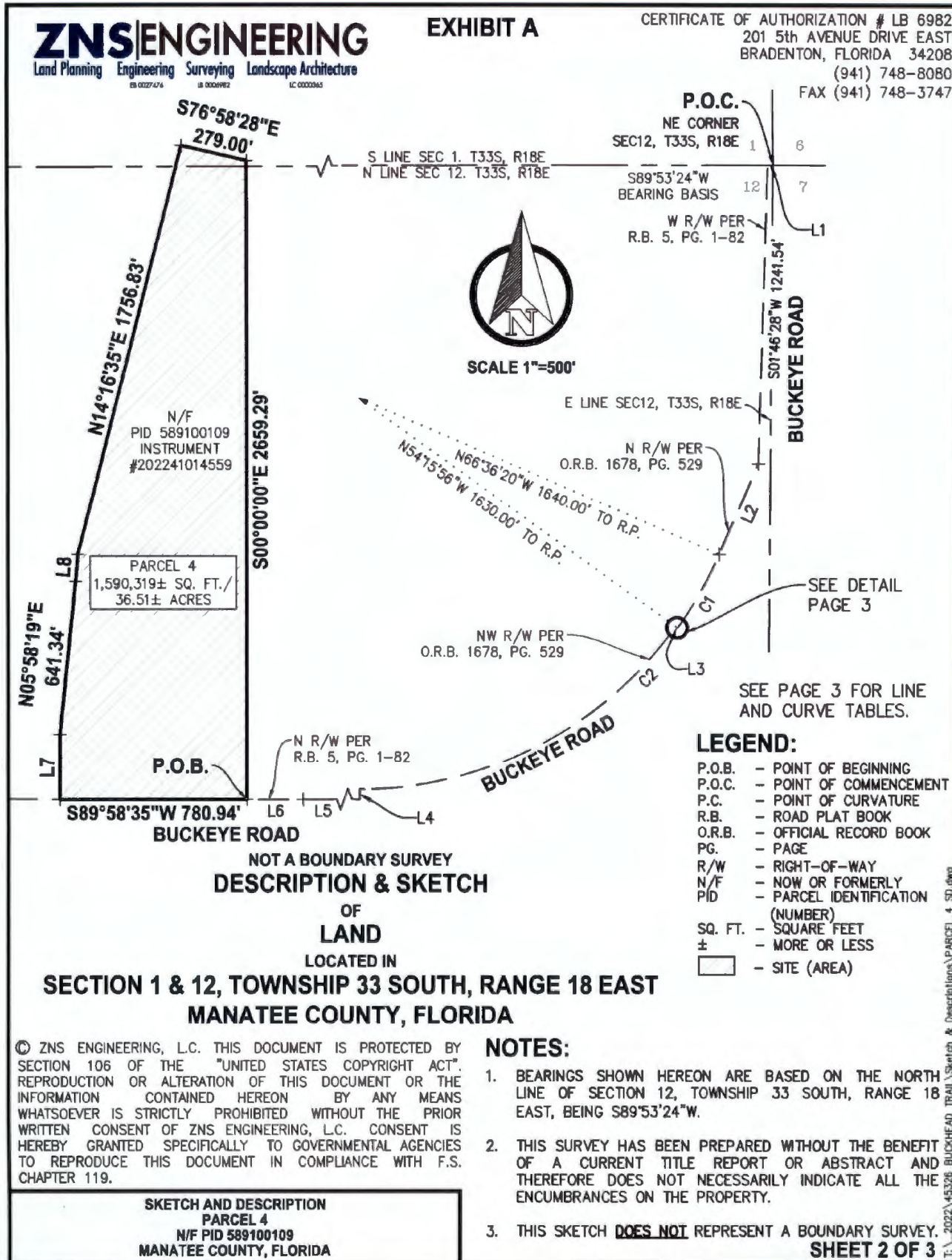




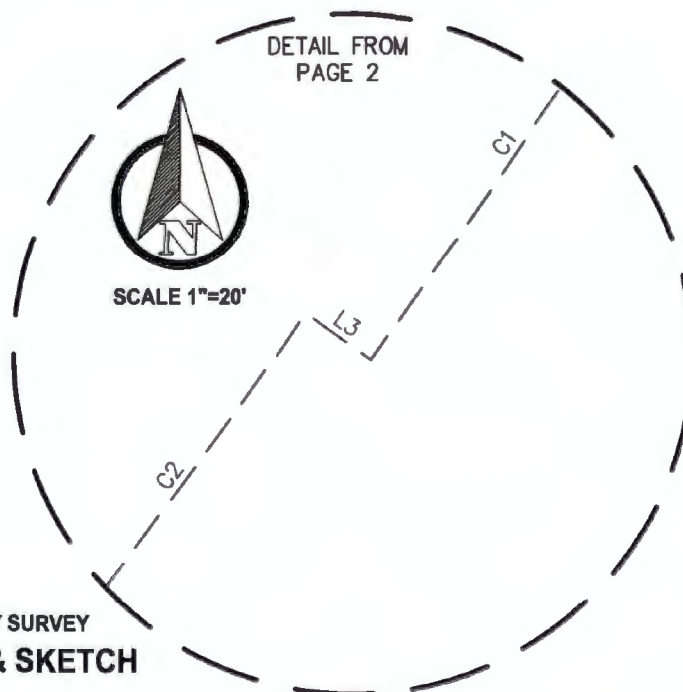
EXHIBIT A

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

LINE & CURVE TABLES

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'

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



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

NOTES:

1. 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

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE CONSTRUCTION AND ACQUISITION OF CERTAIN CAPITAL PUBLIC IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING NON-AD VALOREM SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH PUBLIC IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING A METHOD FOR ALLOCATING THE TOTAL ASSESSMENTS AMONG THE BENEFITED PARCELS WITHIN THE DISTRICT; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS SPECIAL ASSESSMENT BONDS; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, Florida Statutes.

SECTION 2. FINDINGS. The Board of Supervisors (the “**Board**”) of the Buckhead Trails II Community Development District (the “**District**”) hereby finds and determines as follows:

(a) The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized under Chapter 190, Florida Statutes, to construct and acquire certain capital public improvements as described in the *Master Report of the District Engineer – Expansion Area* dated July 16, 2025 (the “**Project**”), attached hereto as **Exhibit “A.”**

(c) The District is authorized by Chapters 170 and 190, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development improvements such as the Project and to issue bonds payable from non-ad valorem special assessments as provided in Chapters 170 and 190, Florida Statutes.

(d) It is desirable for the public safety and welfare that the District construct and acquire the Project on certain lands within the District, the nature and location of which are described in Resolution 2025-04 and more specifically described in the plans and specifications on file at the registered office of the District; that the cost of such Project be assessed against the lands specially benefited thereby, and that the District issue its special assessment bonds, in one or more series (herein, the “**Bonds**”), to provide funds for such purpose pending the receipt of such special assessments.

Approving and Levying Debt Assessments
Resolution 2025-07

Buckhead Trails II CDD

(e) The implementation of the Project, the levying of such special assessments and the sale and issuance of the Bonds serves a proper, essential, and valid public purpose.

(f) In order to provide funds with which to pay the cost of constructing and acquiring a portion of the Project which are to be assessed against the benefited properties pending the collection of such special assessments, it is necessary for the District to issue and sell the Bonds.

(g) By Resolution 2025-04, the Board determined to implement the Project and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed therefor prior to the collection of such special assessments. Resolution 2025-04 was adopted in compliance with the requirements of Section 190.016, Florida Statutes and with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.

(h) Resolution 2025-04 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Chairman of the Board.

(i) A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2025-05 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of implementing the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.

(k) The Board met as an equalization board, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable in the making of the final assessment roll.

(l) Having considered revised estimates of the construction costs of the Project, revised estimates of financing costs, and all complaints and evidence presented at such public hearing, the Board finds and determines:

(i) that the estimated costs of the Project, plus financing related costs, capitalized interest, a debt service reserve, and contingency is as specified in the *Expansion Parcel - Master Assessment Methodology Report* dated July 23, 2025 (the "**Assessment Report**") attached hereto as **Exhibit "B,"** and the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the methods determined by the Board, which results in the special assessments set forth on the final assessment roll;

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Assessment Report and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon; and

(iv) it is desirable that the Assessments be paid and collected as herein provided.

SECTION 3. DEFINITIONS. Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Assessment Report. In addition, the following words and phrases shall have the following meanings:

“Assessable Unit” means a building lot in the product type or lot size as set forth in the Assessment Report.

"Debt Assessment" or **"Debt Assessments"** means the non-ad valorem special assessments imposed to repay the Bonds which are being issued to finance the construction and acquisition of the Project as described in the Assessment Report.

"Developer" means **EPG Buckeye Road Development, LLC**, a Florida limited liability company, and its successors and assigns.

"Landowner" means **EPG Buckeye Road Holdings, LLC**, a Florida limited liability company and its successors or assigns.

SECTION 4. AUTHORIZATION OF PROJECT. The Project described in Resolution 2025-04, as more specifically described by the plans and specifications therefor on file in the registered office of the District, is hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be constructed or acquired following the issuance of Bonds referred to herein.

SECTION 5. ESTIMATED COST OF PROJECT. The total estimated costs of the Project, and the costs to be paid by the Debt Assessments on all specially benefited property is set forth in the Assessment Report.

SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF ASSESSMENTS. The Debt Assessments on the benefited parcels all as specified in the final assessment roll are hereby equalized, approved, confirmed and levied. Promptly following the adoption of this Resolution, those Assessments shall be recorded by the Secretary of the Board of the District in a special book, to be known as the **"Improvement Lien Book."** The Debt

Assessment or Debt Assessments against the benefited parcels shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims).

SECTION 7. FINALIZATION OF DEBT ASSESSMENTS. When the Project has been constructed to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required by Sections 170.08 and 170.09, Florida Statutes. In the event that the actual costs to the District for the Project is less than the amount assessed therefor, the District shall credit to each Debt Assessment for the Project the proportionate difference between the Debt Assessment as hereby made, approved and confirmed and the actual costs of the Project, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Debt Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as cost of issuance, capitalized interest, if any, funded reserves or bond discount included in the estimated cost of the Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the Debt Assessments for all of the Project has been determined, the term " **Debt Assessment**" shall mean the sum of the actual costs of the Project benefiting the benefited parcels plus financing costs.

SECTION 8. ALLOCATION OF DEBT ASSESSMENTS WITHIN THE BENEFITED PARCELS. Because it is contemplated that the land will be subdivided into lots to be used for the construction of residential units, and that such individual lots will be sold to numerous purchasers, the Board deems it desirable to establish a method for allocating the total Debt Assessment among the various lots that will exist so that the amount so allocated to each lot will constitute an assessment against, and a lien upon, each such lot without further action by the Board.

The Board has been informed by the Developer that each lot of a particular product type as identified in the Assessment Report will be of approximately the same size as each other lot of the same product type. While it would be possible to allocate the Debt Assessments among each lot of a particular product type on the basis of the square footage of each such lot, the Board does not believe that the special benefits afforded by the Project to each lot vary to any material degree due to comparatively minor variations in the square footage of each lot. Instead, the Board believes, and hereby finds, that based upon the Developer's present development plans, each lot of the same product type will be benefited equally by the Project, regardless of minor variations in the square footage of the lots.

If the Developer's plans change and the size of the Assessable Units vary to a degree such that it would be inequitable to levy Debt Assessments in equal amounts against each Assessable Unit of the same product type, then the Board may, by a supplemental resolution, reallocate the Debt Assessments against the Assessable Units on a more equitable basis and in doing so the Board may ignore minor variations among lots of substantially equal square footage; provided, however,

that before adoption of any resolution the Board shall have obtained and filed with the trustee for the Bonds (herein, the “**Trustee**”): (i) an opinion of counsel acceptable to the District to the effect that the Debt Assessments as reallocated were duly levied in accordance with applicable law, that the Debt Assessments as reallocated, together with the interest and penalties, if any, thereon, will constitute a legal, valid and binding first lien on the Assessable Units as to which such Debt Assessments were reallocated until paid in full, and that such lien is coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims), whether then existing or thereafter created; and (ii) a certificate from the District's methodology consultant together with supporting schedule confirming that the aggregate cash flow from the reallocated Debt Assessments is not less than the aggregate cash flow from the original Assessments.

If the Board reallocates Debt Assessments as provided in the preceding paragraph, a certified copy of the supplemental resolution approving such reallocation shall be filed with the Trustee within 30 days after its adoption and a revised Debt Assessment roll shall be prepared and shall be recorded in the Improvement Lien Book created pursuant hereto.

SECTION 9. PAYMENT OF DEBT ASSESSMENTS. At the end of the capitalized interest period referenced in the Assessment Report (if any), the Debt Assessments for the Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 30 years, in the principal amounts set forth in the documents relating to the Bonds, together with interest at the applicable coupon rate of the Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Debt Assessments paid in November; provided, however, that any owner of land (unless waived in writing by the owner or any prior owner and the same is recorded in the public records of the county) against which an Debt Assessment has been levied may pay the entire principal balance of such Debt Assessment without interest at any time within thirty days after the Project have been completed and the Board has adopted a resolution accepting the Project as provided by section 170.09, Florida Statutes. Further, after the completion and acceptance of the Project or prior to completion and acceptance to the extent the right to prepay without interest has been previously waived, any owner of land against which an Debt Assessment has been levied may pay the principal balance of such Debt Assessment, in whole or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding Bond payment date, which is at least 45 days after the date of payment.

SECTION 10. PAYMENT OF BONDS; REFUNDS FOR OVERPAYMENT. Upon payment of all of the principal and interest on the Bonds secured by the Debt Assessments, the Debt Assessments theretofore securing the Bonds shall no longer be levied by the District. If, for any reason, Debt Assessments are overpaid or excess Debt Assessments are collected, or if, after repayment of the Bonds the Trustee makes payment to the District of excess amounts held by it for payment of the Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the Debt Assessment.

SECTION 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES. The Debt Assessments shall be subject to a penalty at a rate of one percent (1%)

per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the corresponding provisions of subsequent law. However, for platted and developed lots, the District anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem assessment" as provided by Florida Statutes, Chapter 197 for the collection of the Debt Assessments for the Bonds. Accordingly, the Debt Assessments for the Bonds, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time to time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. With respect to the Debt Assessments not being collected pursuant to the uniform method and which are levied against any unplatted parcels owned by the Developer or the Landowner, or their successors or assigns, the District shall invoice and collect such Debt Assessments directly from the Developer or the Landowner, or their successors or assigns, and not pursuant to Chapter 197. Any Debt Assessments that are directly collected by the District shall be due and payable to the District at least 30 days prior to the next Bond payment date of each year.

SECTION 12. CONFIRMATION OF INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS. The Board hereby confirms its intention to issue the Bonds, to provide funds, pending receipt of the Debt Assessments, to pay all or a portion of the cost of the Project assessed against the specially benefited property.

SECTION 13. DEBT ASSESSMENT CHALLENGES. The adoption of this Resolution shall be the final determination of all issues related to the Debt Assessments as it relates to property owners whose benefitted property is subject to the Debt Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the Debt Assessments, and the levy, collection, and lien of the Debt Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

SECTION 14. PROCEDURAL IRREGULARITIES. Any informality or irregularity in the proceedings in connection with the levy of the Debt Assessments shall not affect the validity of the same after the adoption of this Resolution, and any Debt Assessment as finally approved shall be competent and sufficient evidence that such Debt Assessment was duly levied, that the Debt Assessment was duly made and adopted, and that all other proceedings adequate to such Debt Assessment were duly had, taken, and performed as required.

SECTION 15. SEVERABILITY. If any Section or part of a Section of this Resolution be declared invalid or unconstitutional, 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 other Section or part of a Section of this Resolution is wholly or necessarily dependent upon the Section or part of a Section so held to be invalid or unconstitutional.

SECTION 16. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 17. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 27th day of August, 2025.

Attest:

**Buckhead Trails II Community
Development District**

Name: _____
Secretary / Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit “A” – Master Report of the District Engineer – Expansion Parcel dated July 16, 2025
Exhibit “B” – Expansion Parcel Master Assessment Methodology Report dated July 23, 2025

Fifth Order of Business

RESOLUTION 2025-08

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

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

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

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

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

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

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

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

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

PASSED AND ADOPTED THIS 27TH DAY OF AUGUST 2025

ATTEST:

**BUCKHEAD TRAILS II
COMMUNITY DEVELOPMENT
DISTRICT**

SECRETARY/ASSISTANT SECRETARY

CHAIR

EXHIBIT A**BOARD OF SUPERVISORS MEETING DATES BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that for the Fiscal Year 2025/2026, regular meetings of the Board of Supervisors of the Buckhead Trails II Community Development District are scheduled to be held at **1:00 PM. at the Eaves Bend Amenity Center located at 4725 Los Robles Court, Palmetto, FL 35779** as follows:

October 22, 2025
November 26, 2025*
December 24, 2025*
January 28, 2026
February 25, 2026
March 25, 2026
April 22, 2026 May
27, 2026 June 24,
2026 July 22, 2026
August 26, 2026
September 23, 2026

*** 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.

Jayna Cooper
 District Manager



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

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August 8, 2025

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

We are pleased to confirm our understanding of the services we are to provide Buckhead Trails II Community Development District, Manatee County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Buckhead Trails II Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$4,100 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Buckhead Trails II Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Buckhead Trails II Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

Sixth 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, July 23, 2025, and called to order at 1:04 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
Austin Berns	Assistant Secretary
Alberto Viera	Assistant Secretary
Ryan Motko	Assistant Secretary

Also present were:

Jayna Cooper	District Manager (<i>via phone</i>)
Samantha Ford	District Manager
Brian Lamb	Development Services
Tyson Waag	District Engineer (<i>via phone</i>)
John Vericker	District Counsel
Arturo Gandarilla	Field Services

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

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

Ms. Ford 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. Consideration of Resolution 2025-03; Adopting a No Fishing Policy

On MOTION by Mr. de la Ossa and seconded by Mr. Berns, with all in favor, Resolution 2025-03; Adopting a No Fishing Policy, was adopted. 3-0
--

B. Master Report of the Engineer

This item had been previously addressed. Mr. Lamb, in addition, provided an overview of the Engineers' Master Report.

Let the record reflect that Ryan Motko has joined the meeting.

On MOTION by Mr. de la Ossa and seconded by Mr. Viera, with all in favor, Master Report of the Engineer, was accepted. 4-0

C. Master Assessment Methodology

On MOTION by Mr. de la Ossa and seconded by Mr. Berns , with all in favor, Master Assessment Methodology, was accepted. 4-0

D. Consideration of Resolution 2025-04; Declaring Preliminary Special Assessments (Master Debt Assessments for Expansion Parcel)

On MOTION by Mr. de la Ossa and seconded by Mr. Viera, with all in favor, Resolution 2025-04; Declaring Preliminary Special Assessments (Master Debt Assessments for Expansion Parcel), was adopted. 4-0

E. Consideration of Resolution 2025-05; Setting a Public Hearing on Debt Assessments (Expansion Parcel)

On MOTION by Mr. Viera and seconded by Mr. Berns, with all in favor, Resolution 2025-05; Setting a Public Hearing on Debt Assessments (Expansion Parcel), was adopted. 4-0

FOURTH ORDER OF BUSINESS

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 Approval of the Check Register for June 2025**

On MOTION by Mr. de la Ossa and seconded by Mr. Viera, with all in favor, the Consent Agenda was approved. 4-0

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

Mr. Vericker provided an update on bonds. Discussion ensued.

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.

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SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Berns with all in favor, the meeting was adjourned at 1:10 pm. 4-0
--

Jayna Cooper/Samantha Ford
District Manager

Carlos de la Ossa
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	7/1/2025	153050	\$375.00		ACCOUNTING SVCS
INFRAMARK LLC	7/1/2025	153050	\$166.67		ADMIN SVCS
INFRAMARK LLC	7/1/2025	153050	\$100.00		RECORDING SECRETARY
INFRAMARK LLC	7/1/2025	153050	\$16.67		RENTAL & LEASES
INFRAMARK LLC	7/1/2025	153050	\$25.00		TECHNOLOGY SVCS
INFRAMARK LLC	7/1/2025	153050	\$50.00		WEBSITE MAINT
INFRAMARK LLC	7/1/2025	153050	\$833.34	\$1,566.68	DISS SVCS
Monthly Contract Subtotal			\$1,566.68	\$1,566.68	
Regular Services					
ALBERTO VIERA	7/23/2025	AV-072325	\$200.00	\$200.00	BOARD 7/23/25
AUSTIN BERNIS	7/23/2025	AB-072325	\$200.00	\$200.00	BOARD 7/23/25
CARLOS DE LA OSSA	7/23/2025	CO-072325	\$200.00	\$200.00	BOARD 7/23/25
INFRAMARK LLC	7/1/2025	153050	\$1,166.67		DISTRICT MGMNT
INFRAMARK LLC	7/1/2025	153050	\$100.00	\$1,266.67	FINANCIAL & REVENUE
INFRAMARK LLC	7/16/2025	154276	\$1.38	\$1.38	POSTAGE
RYAN MOTKO	7/23/2025	RM-072325	\$200.00	\$200.00	BOARD 7/23/25
STRALEY ROBIN VERICKER	7/9/2025	26820	\$654.00	\$654.00	DISTRICT COUNSEL
Regular Services Subtotal			\$2,722.05	\$2,722.05	
TOTAL			\$4,288.73	\$4,288.73	



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

153050

CUSTOMER ID

C3147

PO#

DATE

7/1/2025

NET TERMS

Due On Receipt

DUE DATE

7/1/2025

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: July 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

Tax

\$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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Buckhead Trails II

Board Meeting Date: July 23, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nicholas Dister		X
3	Austin Berns	X	\$200
4	Ryan Motko	X	\$200
5	Alberto Viera	X	\$200

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

Approved for payment:

Jayna Cooper7/23/2025

District Manager SignatureDate

**** PLEASE RETURN SIGNED DOCUMENT TO RECORDING SECRETARY ****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Buckhead Trails II

Board Meeting Date: July 23, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nicholas Dister		X
3	Austin Berns	X	\$200
4	Ryan Motko	X	\$200
5	Alberto Viera	X	\$200

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

Approved for payment:


Jayna Cooper

7/23/2025

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO RECORDING SECRETARY****



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#
154276

CUSTOMER ID
C3147

PO#

DATE
7/16/2025

NET TERMS
Due On Receipt

DUE DATE
7/16/2025

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

Subtotal	\$1.38
Tax	\$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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	Buckhead Trails II
Board Meeting Date:	July 23, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nicholas Dister		X
3	Austin Berns	X	\$200
4	Ryan Motko	X	\$200
5	Alberto Viera	X	\$200

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

Approved for payment:

<i>Jayna Cooper</i>	7/23/2025
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO RECORDING SECRETARY ****

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Buckhead Trails II

Board Meeting Date: July 23, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nicholas Dister		X
3	Austin Berns	X	\$200
4	Ryan Motko	X	\$200
5	Alberto Viera	X	\$200

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

Approved for payment:

Jayna Cooper

7/23/2025

District Manager Signature

Date

**** PLEASE RETURN SIGNED DOCUMENT TO RECORDING SECRETARY****

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

July 09, 2025

Client: 001597

Matter: 000001

Invoice #: 26820

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/11/2025	LC	REVIEW BOARD SEATS AND TERMS; REVIEW SUPERVISOR OF ELECTIONS NUMBER OF QUALIFIED VOTERS FOR 2025 AND UPDATE RECORDS RE SAME.	0.2	\$39.00
6/12/2025	JMV	PREPARE LEGAL NOTICES FOR CDD BOARD MEETING AND PUBLIC HEARING; PREPARE RESOLUTION FOR CDD BOARD MEETING.	1.0	\$405.00
6/23/2025	CAW	REVIEW 2025/2026 BUDGET, BUDGET FUNDING AGREEMENT, NOTICE OF PUBLIC HEARING, AND RESOLUTION ADOPTING BUDGET.	0.3	\$112.50
6/24/2025	AM	REVISE, FINALIZE AND TRANSMIT FINAL PUBLICATION AD AND RESOLUTIONS WITH INSTRUCTIONS.	0.2	\$39.00
6/25/2025	LC	REVIEW SPREADSHEET FROM J. COOPER AND CONFIRM SEAT DESIGNATIONS AND TERMS.	0.2	\$39.00
6/30/2025	LC	REVIEW CORRESPONDENCE FROM J. COOPER REQUESTING INFORMATION ON PROJECTED FIRST GENERAL ELECTION AND PROJECTED TURNOVER DATES; UPDATE J. COOPER'S SPREADSHEET RE SAME.	0.1	\$19.50
Total Professional Services			2.0	\$654.00

Total Services	\$654.00	
Total Disbursements	\$0.00	
Total Current Charges		\$654.00
Previous Balance		\$1,287.50
Less Payments		(\$660.00)
PAY THIS AMOUNT		\$1,281.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26653	June 10, 2025	\$627.50	\$0.00	\$0.00	\$0.00	\$1,281.50
Total Remaining Balance Due						\$1,281.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,281.50	\$0.00	\$0.00	\$0.00

Buckhead Trails II Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 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 July 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash - Operating Account	\$ 2,039
TOTAL ASSETS	\$ 2,039
<u>LIABILITIES</u>	
Accounts Payable	\$ 18,618
TOTAL LIABILITIES	18,618
<u>FUND BALANCES</u>	
Unassigned:	(16,579)
TOTAL FUND BALANCES	(16,579)
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 July 31, 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
<u>REVENUES</u>				
Developer Contribution	\$ 305,625	\$ 43,246	\$ (262,379)	14.15%
TOTAL REVENUES	305,625	43,246	(262,379)	14.15%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	5,200	6,800	43.33%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	10,000	8,333	1,667	83.33%
ProfServ-Info Technology	600	250	350	41.67%
ProfServ-Recording Secretary	2,400	1,000	1,400	41.67%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	15,000	5,445	9,555	36.30%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	1,667	2,833	37.04%
District Management	25,000	11,667	13,333	46.67%
Accounting Services	9,000	3,750	5,250	41.67%
Auditing Services	6,000	4,000	2,000	66.67%
Website Compliance	1,600	1,500	100	93.75%
Postage, Phone, Faxes, Copies	500	8	492	1.60%
Rentals & Leases	600	167	433	27.83%
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	1,000	200	83.33%
Meeting Expense	1,000	-	1,000	0.00%
Website Administration	1,200	500	700	41.67%
Miscellaneous Expenses	250	-	250	0.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	122,300	45,156	77,144	36.92%

BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Landscape	125,000	-	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%
<u>Parks and Recreation</u>				
Misc-Contingency	4,500	-	4,500	0.00%
Total Parks and Recreation	4,500	-	4,500	0.00%
TOTAL EXPENDITURES	305,625	50,356	255,269	16.48%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(7,110)	(7,110)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(9,469)		
FUND BALANCE, ENDING		\$ (16,579)		

Buckhead Trails II CDD

Statement Date 07/31/2025

G/L Account No. 101001 Balance	2,038.62	Statement Balance	2,238.62
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	2,238.62
Subtotal	2,038.62	Outstanding Checks	-200.00
Negative Adjustments	0.00		
		Ending Balance	2,038.62
Ending G/L Balance	2,038.62		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
04/30/2025	Payment	1111	AUSTIN BERNIS	Check for Vendor V00015	-200.00	-200.00	0.00
Total Checks					-200.00	-200.00	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
06/19/2025	Payment	1117	RYAN MOTKO	Check for Vendor V00009			-200.00
Total Outstanding Checks							-200.00
Outstanding Deposits							
Total Outstanding Deposits							