

Buckhead Trails II Community Development District

**February 25, 2026
Agenda Package**

TEAMS MEETING INFORMATION

MEETING ID: 242 062 377 278 6 PASSCODE: 8QV78CY2
[JOIN THE MEETING NOW](#)

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FLORIDA 33067

CLEAR PARTNERSHIPS



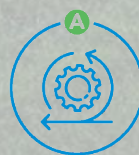
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Buckhead Trails II Community Development District

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
Rollamay Turkoane, District Manager

Regular Meeting Agenda

The Regular Meetings of Buckhead Trails II Community Development District will be held on **February 25, 2026, at 1:00 p.m. at the Eves Bend Clubhouse located at 4725 Los Robles Court, Palmetto, FL 34221**. For those who intend to call in below is the Team link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Microsoft Teams meeting: [Join the meeting now](#)

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

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

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

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

3. BUSINESS ITEMS

A. Consideration of Resolution 2026-02 Boundary Amendment

4. CONSENT AGENDA

A. Approval of Meeting Minutes for January 28, 2026

B. Consideration of Operation and Maintenance Expenditures January 2026

C. Acceptance of the Financials and Approval of the Check Register January 2026

5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

RESOLUTION 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT RESCINDING AND REPLACING RESOLUTION 2025-09 IN ITS ENTIRETY; AUTHORIZING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Buckhead Trails II Community Development District ("**District**") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* ("**Uniform Act**"); and

WHEREAS, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

WHEREAS, on September 24, 2025, the District previously adopted Resolution 2025-09 directing the Chairman and District staff to request the passage of an ordinance amending the District's boundaries, which the District desires to rescind and replace in its entirety, with this Resolution; and

WHEREAS, the District desires to amend its boundaries to be consistent with the legal description set forth in **Exhibit A** ("**Boundary Amendment**"); and

WHEREAS, the Boundary Amendment is in the best interest of the District, and the area of land within the amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

WHEREAS, the Boundary Amendment of the District's boundaries will allow the District to continue to be the best alternative available for delivering community development services and facilities to the lands within the District, as amended; and

WHEREAS, Boundary Amendment is not inconsistent with either the State or local comprehensive plan and will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area of land that will lie in the amended boundaries of the District will continue to be amenable to separate special district government; and

WHEREAS, in order to seek a Boundary Amendment ordinance pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District’s Board of Supervisors (“**Board**”); and

WHEREAS, the landowner, KC Buckeye East LLC (“**Landowner**”) has agreed to provide sufficient funds to the District to reimburse the District for any expenditures including, but not limited to, legal, engineering and other consultant fees, filing fees, administrative, and other expenses, if any; and

WHEREAS, the District hereby desires to request a Boundary Amendment in accordance with Chapter 190, *Florida Statutes*, by taking such actions as are necessary in furtherance of the same.

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

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

2. RESCINDMENT OF RESOLUTION 2025-09. Resolution 2025-09 adopted by the Board on September 24, 2025, is hereby rescinded in its entirety.

3. AUTHORIZATION FOR BOUNDARY AMENDMENT. Pursuant to Chapter 190, *Florida Statutes*, the Board hereby authorizes the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of any documentation necessary to seek the amendment of the District’s boundaries as described in **Exhibit A**. The Board further authorizes the prosecution of the procedural requirements detailed in Chapter 190, *Florida Statutes*, for the Boundary Amendment.

4. LANDOWNER FUNDING. The Landowner agrees to make available to the District such monies as are necessary to fund and enable the District to effect the Boundary Amendment. The Landowner will make such funds available on a monthly basis, within thirty (30) days of a written request by the District. The District Manager shall require consultants to provide invoices for the Boundary Amendment expenses separate from other services provided to the District.

5. AUTHORIZATION FOR AGENT. The Board hereby authorizes Jere Earlywine, Esq., of Kutak Rock, LLP, to act as agent of the District with regard to any and all matters pertaining to the Boundary Amendment. District Staff, in consultation with the District Chairman, is further authorized to revise **Exhibit A** in order to address any further boundary adjustments as may be identified by the District Engineer. The District Manager shall ensure that the final versions of **Exhibit A** as confirmed by the Chairman are attached hereto.

6. EFFECTIVE DATE. This Resolution shall become effective upon its passage.

[CONTINUED ON NEXT PAGE]

PASSED AND ADOPTED this 25th day of February, 2026.

ATTEST:

**BUCKHEAD TRAILS II COMMUNITY
DEVELOPMENT DISTRICT**

Assistant Secretary

Chairman/Vice-Chairman, Board of Supervisors

Exhibit A: Legal Description of District Boundaries, as Amended

Exhibit A:
Legal Description of District Boundaries, as Amended

**MINUTES OF MEETING
BUCKHEAD TRAILS II
COMMUNITY DEVELOPMENT DISTRICT**

1 The regular meeting of the Board of Supervisors of Buckhead Trails II Community
2 Development District was held on Wednesday, January 28, 2026, and called to order at 1:08 p.m.
3 at the Eves Bend Clubhouse located at 4725 Los Robles Court, Palmetto, FL 34221.

4
5 Present and constituting a quorum were:

6		
7	Carlos de la Ossa	Chairperson
8	Austin Berns	Assistant Secretary
9	Alberto Viera	Assistant Secretary
10	Ryan Motko	Assistant Secretary (<i>via phone</i>)

11
12 Also present were:

13		
14	Jayna Cooper	District Manager
15	Rollamay Turkoane	District Manager
16	Brian Lamb	VP Developer Services (<i>via phone</i>)
17	John Vericker	District Counsel (<i>via phone</i>)

18
19 *This is not a certified or verbatim transcript but rather represents the context and*
20 *summary of the meeting. The full meeting is available in audio format upon request. Contact*
21 *the District Office for any related costs for an audio copy.*

22
23 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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

25
26 **SECOND ORDER OF BUSINESS**

Public Comments

27 There being none, the next order of business followed.

28
29 **THIRD ORDER OF BUSINESS**

Business Items

30 **A. Consideration of Resolution 2026-01; Designation of Officers**

31 The following are the persons elected to the offices:

- | | | |
|----|---------------------|---------------------|
| 32 | | |
| 33 | • Carlos de la Ossa | Chairman |
| 34 | • Nick Dister | Vice Chairman |
| 35 | • Brian Lamb | Secretary |
| 36 | • Eric Davidson | Treasurer |
| 37 | • Jayna Cooper | Assistant Secretary |
| 38 | • Rollamay Turkoane | Assistant Secretary |
| 39 | • Austin Berns | Assistant Secretary |
| 40 | • Ryan Motko | Assistant Secretary |
| 41 | • Alberto Viera | Assistant Secretary |

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On MOTION by Mr. de la Ossa and seconded by Mr. Viera, with all in favor, Resolution 2026-01; Designation of Officers, as described above, was adopted. 5-0

FOURTH ORDER OF BUSINESS **Consent Agenda**

- A. Approval of Meeting Minutes for November 19, 2025**
- B. Consideration of Operation and Maintenance Expenditures November & December 2025**
- C. Acceptance of the Financials and Approval of the Check Register November & December 2025**
- D. Acceptance of FY25 Financial Audit**

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**
- B. District Accountant**
- C. District Engineer**
- D. District Manager**

There being no reports, the next order of business followed

SIXTH ORDER OF BUSINESS **Board of Supervisors' Requests and Comments**

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS **Adjournment**

There being no further business,

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

Jayna Cooper/Rollamay Turkoane
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	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	1/2/2026	167823	\$750.00			ACCOUNTING SERVICES
INFRAMARK LLC	1/2/2026	167823	\$375.00			ADMINISTRATION
INFRAMARK LLC	1/2/2026	167823	\$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	1/2/2026	167823	\$100.00			FINANCIAL & REVENUE COLLECTION
INFRAMARK LLC	1/2/2026	167823	\$200.00			RECORDING SECRETARY
INFRAMARK LLC	1/2/2026	167823	\$50.00			RENTAL & LEASES
INFRAMARK LLC	1/2/2026	167823	\$50.00			TECHNOLOGY/DATA STORAGE
INFRAMARK LLC	1/2/2026	167823	\$100.00	\$3,708.33	\$3,708.33	WEBSITE MAINTENANCE/ADMIN
STRALEY ROBIN VERICKER	1/14/2026	27849	\$4,099.50			PROFESSIONAL SERVICES
Monthly Contract Subtotal			\$7,807.83			
Regular Services						
ALBERTO VIERA	1/28/2026	AV-012826	\$200.00			BOARD 01/28/26
AUSTIN BERNIS	1/28/2026	AB-012826	\$200.00			BOARD 01/28/26
CARLOS DE LA OSSA	1/28/2026	CO-012826	\$200.00			BOARD 01/28/26
GRAU & ASSOCIATES	1/5/2026	28398	\$3,100.00			AUDIT FYE 09/30/25
RYAN MOTKO	1/28/2026	RM-012826	\$200.00			BOARD 01/28/26
Regular Services Subtotal			\$3,900.00			
TOTAL			\$11,707.83			



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

167823

DATE

1/2/2026

BILL TO

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

CUSTOMER ID

C3147

NET TERMS

Due On Receipt

PO#**DUE DATE**

1/2/2026

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	750.00		750.00
Administration	1	Ea	375.00		375.00
District Management	1	Ea	2,083.33		2,083.33
Financial & Revenue Collection	1	Ea	100.00		100.00
Recording Secretary	1	Ea	200.00		200.00
Rental & Leases	1	Ea	50.00		50.00
Technology/Data Storage	1	Ea	50.00		50.00
Website Maintenance / Admin	1	Ea	100.00		100.00
Subtotal					3,708.33

Subtotal	\$3,708.33
Tax	\$0.00
Total Due	\$3,708.33

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

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

January 14, 2026
Client: 001597
Matter: 000001
Invoice #: 27849

Page: 1

RE: General

For Professional Services Rendered Through December 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
12/3/2025	CAW	PREPARE IMPLEMENTATION AND SERVICES AGREEMENT FOR WEBSITE WITH SCHOOLSTATUS LLC; PREPARE ANTI-HUMAN TRAFFICKING AFFIDAVIT.	1.2	\$450.00
12/7/2025	JMV	REVIEW EMAIL FROM C. DE LA OSSA; REVIEW COST SHARE AGREEMENT; DRAFT EMAIL TO C. BRANNON.	0.9	\$364.50
12/8/2025	JMV	CONFERENCE CALL WITH A. GRUNWALD; REVIEW DRAFT AGREEMENT; DRAFT EMAIL TO C. BRANNON.	1.3	\$526.50
12/8/2025	CAW	REVIEW PROPOSED RECIPROCAL EASEMENT AGREEMENT AND PROVIDE REDLINE COMMENTS; PREPARE FOR AND ATTEND CONFERENCE CALL REGARDING AGREEMENT.	1.3	\$487.50
12/9/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	1.1	\$445.50
12/9/2025	CAW	FINALIZE EDITS AND REDLINE TO RECIPROCAL EASEMENT; REVIEW AND RESPOND TO EMAIL CORRESPONDENCE REGARDING CHANGES TO EASEMENT.	0.3	\$112.50
12/9/2025	LC	REVIEW AUDITOR REQUEST FOR FISCAL YEAR ENDED SEPTEMBER 30, 2025; PREPARE DRAFT AUDIT RESPONSE RE SAME.	0.5	\$97.50
12/10/2025	JMV	REVIEW EMAILS FROM C. BRANNON; REVIEW DRAFT COST SHARE AGREEMENT; CONFERENCE CALL.	1.6	\$648.00
12/10/2025	CAW	REVIEW REDLINES FROM BUYER'S COUNSEL ON RECIPROCAL EASEMENT; PREPARE FOR AND ATTEND CONFERENCE CALL REGARDING CHANGES TO EASEMENT.	1.2	\$450.00

SERVICES

Date	Person	Description of Services	Hours	Amount
12/11/2025	CAW	REVIEW COMBINED CHANGES TO RECIPROCAL EASEMENT AGREEMENTS.	0.3	\$112.50
12/22/2025	JMV	PREPARE CDD TRANSITION CHECKLIST.	1.0	\$405.00
Total Professional Services			10.7	\$4,099.50
Total Services				\$4,099.50
Total Disbursements				\$0.00
Total Current Charges				\$4,099.50
Previous Balance				\$577.70
PAY THIS AMOUNT				\$4,677.20

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
27633	December 15, 2025	\$510.00	\$67.70	\$0.00	\$0.00	\$4,677.20
Total Remaining Balance Due						\$4,677.20

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$4,677.20	\$0.00	\$0.00	\$0.00

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Buckhead Trails II

Board Meeting Date: January 28, 2026

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

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

Approved for payment:

District Manager Signature

Date

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

REVISED 1/28/2026 13:09

Attendance Confirmation

for
BOARD OF SUPERVISORS

District Name: Buckhead Trails II

Board Meeting Date: January 28, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	\$200.00
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4 Ryan Motko	x	\$200.00

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Approved for payment:

District Manager Signature

Date

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

REVISED 1/28/2026 13:09

Grau and Associates

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

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 28398
Date 01/05/2026

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>3,100.00</u>
Current Amount Due	\$ <u>3,100.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,100.00	1,000.00	0.00	0.00	0.00	4,100.00

Payment due upon receipt.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Buckhead Trails II

Board Meeting Date: January 28, 2026

Name	In Attendance Please X	Paid
1 Carlos de la Ossa	x	\$200.00
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4 Ryan Motko	x	\$200.00

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

Approved for payment:

District Manager Signature

Date

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

REVISED 1/28/2026 13:09

***Buckhead Trails II
Community
Development
District***

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<u>ASSETS</u>	
Cash - Operating Account	\$ 10,560
Accounts Receivable	12,500
TOTAL ASSETS	\$ 23,060
<u>LIABILITIES</u>	
Accounts Payable	\$ 4,100
Due To Other Districts	8,034
TOTAL LIABILITIES	12,134
<u>FUND BALANCES</u>	
Unassigned:	10,926
TOTAL FUND BALANCES	10,926
 TOTAL LIABILITIES & FUND BALANCES	 \$ 23,060

BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 135	\$ 135	0.00%
Developer Estimated Contribution	305,625	27,000	(278,625)	8.83%
TOTAL REVENUES	305,625	27,135	(278,490)	8.88%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	1,600	10,400	13.33%
ProfServ-Dissemination Agent	10,000	-	10,000	0.00%
ProfServ-Info Technology	600	679	(79)	113.17%
ProfServ-Recording Secretary	2,400	800	1,600	33.33%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	2,500	6,912	(4,412)	276.48%
District Engineer	5,000	-	5,000	0.00%
Administrative Services	4,500	1,500	3,000	33.33%
District Management	25,000	8,333	16,667	33.33%
Accounting Services	9,000	3,000	6,000	33.33%
Auditing Services	6,000	4,100	1,900	68.33%
Website Compliance	1,600	-	1,600	0.00%
Postage, Phone, Faxes, Copies	500	2	498	0.40%
Rentals & Leases	600	200	400	33.33%
Insurance - General Liability	3,218	3,380	(162)	105.03%
Public Officials Insurance	2,633	2,755	(122)	104.63%
Insurance - Crime	500	50	450	10.00%
Legal Advertising	1,000	166	834	16.60%
Bank Fees	200	856	(656)	428.00%
Financial & Revenue Collections	1,200	400	800	33.33%
Meeting Expense	1,000	-	1,000	0.00%
Website Administration	1,200	400	800	33.33%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	97,326	35,308	62,018	36.28%
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	9,000	-	9,000	0.00%
Contracts-Landscape	125,000	-	125,000	0.00%
Contracts-Aquatic Control	38,000	-	38,000	0.00%
Total Other Physical Environment	172,000	-	172,000	0.00%

BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Parks and Recreation</u>				
Misc-Contingency	36,299	-	36,299	0.00%
Total Parks and Recreation	36,299	-	36,299	0.00%
TOTAL EXPENDITURES	305,625	35,308	270,317	11.55%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(8,173)	(8,173)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		19,099		
FUND BALANCE, ENDING		\$ 10,926		

Bank Account Statement

Thursday, February 12, 2026
Page 1

Buckhead Trails II CDD

Bank Account No. 9059
Statement No. 01_26

Statement Date 01/31/2026

G/L Account No. 101001 Balance	10,560.23	Statement Balance	11,360.23
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	11,360.23
Subtotal	10,560.23	Outstanding Checks	-800.00
Negative Adjustments	0.00	Ending Balance	10,560.23
Ending G/L Balance	10,560.23		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/30/2026		JE000074	Interest - Investments	Interest Earned	34.73	34.73	0.00
Total Deposits					34.73	34.73	0.00
Checks							
							0.00
01/13/2026	Payment	1170	INFRAMARK LLC	Check for Vendor V00006	-10,793.95	-10,793.95	0.00
01/13/2026	Payment	1171	STRALEY ROBIN VERICKER	Check for Vendor V00005	-577.70	-577.70	0.00
01/16/2026	Payment	1172	GRAU & ASSOCIATES	Check for Vendor V00023	-3,100.00	-3,100.00	0.00
01/16/2026	Payment	1173	INFRAMARK LLC	Check for Vendor V00006	-3,708.33	-3,708.33	0.00
01/21/2026		JE000075	Bank Fees	Bank Fees	-199.80	-199.80	0.00
Total Checks					-18,379.78	-18,379.78	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
01/29/2026	Payment	1174	ALBERTO VIERA	Check for Vendor V00011			-200.00
01/29/2026	Payment	1175	AUSTIN BERNS	Check for Vendor V00015			-200.00
01/29/2026	Payment	1177	CARLOS DE LA OSSA	Check for Vendor V00007			-200.00
01/29/2026	Payment	1178	RYAN MOTKO	Check for Vendor V00009			-200.00
Total Outstanding Checks							-800.00
Outstanding Deposits							
Total Outstanding Deposits							

BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 1/01/2026 to 1/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1170	01/13/26	INFRAMARK LLC	163574	NOV 25-INFRAMARK MANAGEMENT	Accounting Services	532001-51301	\$750.00
001	1170	01/13/26	INFRAMARK LLC	163574	NOV 25-INFRAMARK MANAGEMENT	Administrative Services	531148-51301	\$375.00
001	1170	01/13/26	INFRAMARK LLC	163574	NOV 25-INFRAMARK MANAGEMENT	District Manager	531150-51301	\$2,083.33
001	1170	01/13/26	INFRAMARK LLC	163574	NOV 25-INFRAMARK MANAGEMENT	Financial & Revenue Collections	549150-51301	\$100.00
001	1170	01/13/26	INFRAMARK LLC	163574	NOV 25-INFRAMARK MANAGEMENT	ProfServ-Recording Secretary	531036-51301	\$200.00
001	1170	01/13/26	INFRAMARK LLC	163574	NOV 25-INFRAMARK MANAGEMENT	Rentals & Leases	544025-51301	\$50.00
001	1170	01/13/26	INFRAMARK LLC	163574	NOV 25-INFRAMARK MANAGEMENT	ProfServ-Info Technology	531020-51301	\$50.00
001	1170	01/13/26	INFRAMARK LLC	163574	NOV 25-INFRAMARK MANAGEMENT	Website Administration	549936-51301	\$100.00
001	1170	01/13/26	INFRAMARK LLC	163574	NOV 25-INFRAMARK MANAGEMENT	Website Administration	549936-51301	\$50.00
001	1170	01/13/26	INFRAMARK LLC	163574	NOV 25-INFRAMARK MANAGEMENT	Accounting Services	532001-51301	\$375.00
001	1170	01/13/26	INFRAMARK LLC	163574	NOV 25-INFRAMARK MANAGEMENT	Administrative Services	531148-51301	\$208.40
001	1170	01/13/26	INFRAMARK LLC	163574	NOV 25-INFRAMARK MANAGEMENT	ProfServ-Dissemination Agent	531012-51301	\$833.34
001	1170	01/13/26	INFRAMARK LLC	163574	NOV 25-INFRAMARK MANAGEMENT	District Management	531151-51301	\$916.66
001	1170	01/13/26	INFRAMARK LLC	163574	NOV 25-INFRAMARK MANAGEMENT	ProfServ-Recording Secretary	531036-51301	\$100.00
001	1170	01/13/26	INFRAMARK LLC	163574	NOV 25-INFRAMARK MANAGEMENT	ProfServ-Info Technology	531020-51301	\$25.00
001	1170	01/13/26	INFRAMARK LLC	163574	NOV 25-INFRAMARK MANAGEMENT	Rentals & Leases	544025-51301	\$33.33
001	1170	01/13/26	INFRAMARK LLC	165700	DEC 25-INFRAMARK MANAGEMENT	Accounting Services	532001-51301	\$750.00
001	1170	01/13/26	INFRAMARK LLC	165700	DEC 25-INFRAMARK MANAGEMENT	Administrative Services	531148-51301	\$375.00
001	1170	01/13/26	INFRAMARK LLC	165700	DEC 25-INFRAMARK MANAGEMENT	District Manager	531150-51301	\$2,083.33
001	1170	01/13/26	INFRAMARK LLC	165700	DEC 25-INFRAMARK MANAGEMENT	Financial & Revenue Collections	549150-51301	\$100.00
001	1170	01/13/26	INFRAMARK LLC	165700	DEC 25-INFRAMARK MANAGEMENT	ProfServ-Recording Secretary	531036-51301	\$200.00
001	1170	01/13/26	INFRAMARK LLC	165700	DEC 25-INFRAMARK MANAGEMENT	Rentals & Leases	544025-51301	\$50.00
001	1170	01/13/26	INFRAMARK LLC	165700	DEC 25-INFRAMARK MANAGEMENT	ProfServ-Info Technology	531020-51301	\$50.00
001	1170	01/13/26	INFRAMARK LLC	165700	DEC 25-INFRAMARK MANAGEMENT	Website Administration	549936-51301	\$100.00
001	1170	01/13/26	INFRAMARK LLC	165700	DEC 25-INFRAMARK MANAGEMENT	ProfServ-Dissemination Agent	531012-51301	\$833.34
001	1170	01/13/26	INFRAMARK LLC	166660	NOV 25-POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$2.22
001	1171	01/13/26	STRALEY ROBIN VERICKER	27633	DISTRICT COUNSEL THROUGH 11/30/25	District Counsel	531146-51301	\$577.70
001	1172	01/16/26	GRAU & ASSOCIATES	28398	AUDIT FYE 09/30/2025	Auditing Services	532002-51301	\$3,100.00
001	1173	01/16/26	INFRAMARK LLC	167823	DISTRICT MANAGEMENT JAN 2026	Accounting Services	532001-51301	\$750.00
001	1173	01/16/26	INFRAMARK LLC	167823	DISTRICT MANAGEMENT JAN 2026	Administrative Services	531148-51301	\$375.00
001	1173	01/16/26	INFRAMARK LLC	167823	DISTRICT MANAGEMENT JAN 2026	District Management	531151-51301	\$2,083.33
001	1173	01/16/26	INFRAMARK LLC	167823	DISTRICT MANAGEMENT JAN 2026	Financial & Revenue Collections	549150-51301	\$100.00
001	1173	01/16/26	INFRAMARK LLC	167823	DISTRICT MANAGEMENT JAN 2026	ProfServ-Recording Secretary	531036-51301	\$200.00
001	1173	01/16/26	INFRAMARK LLC	167823	DISTRICT MANAGEMENT JAN 2026	Rentals & Leases	544025-51301	\$50.00
001	1173	01/16/26	INFRAMARK LLC	167823	DISTRICT MANAGEMENT JAN 2026	ProfServ-Info Technology	531020-51301	\$50.00
001	1173	01/16/26	INFRAMARK LLC	167823	DISTRICT MANAGEMENT JAN 2026	Website Administration	549936-51301	\$100.00
001	1174	01/29/26	ALBERTO VIERA	AV-012826	BOARD 01/28/26	Supervisor Fees	511100-51301	\$200.00
001	1175	01/29/26	AUSTIN BERNIS	AB-012826	BOARD 01/28/26	Supervisor Fees	511100-51301	\$200.00
001	1177	01/29/26	CARLOS DE LA OSSA	CO-012826	BOARD 01/28/26	Supervisor Fees	511100-51301	\$200.00
001	1178	01/29/26	RYAN MOTKO	RM-012826	BOARD 01/28/26	Supervisor Fees	511100-51301	\$200.00
							Fund Total	\$18,979.98

Total Checks Paid	\$18,979.98
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