

# *Buckhead Trails II Community Development District*

**March 25, 2026  
Agenda Package**

**TEAMS MEETING INFORMATION**

MEETING ID: 242 062 377 278 6      PASSCODE: 8QV78CY2

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TAMPA, FLORIDA 33067

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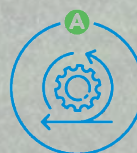
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# Buckhead Trails II Community Development District

## Board of Supervisors

Carlos de la Ossa, Chairman  
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Ryan Motko, Assistant Secretary  
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## 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 **March 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.*

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### 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 First Supplemental Assessment Methodology Report Final
- B. Consideration of Engineer Report Series 2025 AA1
- C. Consideration of Resolution 2026-03 Supplemental Assessment for Final Terms of 2026 Bonds

### 4. CONSENT AGENDA

- A. Approval of Meeting Minutes for February 25, 2026
- B. Consideration of Operation and Maintenance Expenditures February 2026
- C. Acceptance of the Financials and Approval of the Check Register February 2026

### 5. STAFF REPORTS

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

### 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

### 7. ADJOURNMENT



BUCKHEAD TRAILS II  
COMMUNITY  
DEVELOPMENT  
DISTRICT

FIRST SUPPLEMENTAL  
ASSESSMENT  
METHODOLOGY REPORT  
FINAL

Report Date:

January 29, 2026

## TABLE OF CONTENTS

<u>SECTION</u>	<u>SUBJECT</u>	<u>Page #</u>
I.	Introduction	1
II.	Defined Terms	1
III.	Objective	2
IV.	District Overview	2
V.	Capital Improvement Program	3
VI.	Determination of Special Assessment	3
VII.	Allocation Methodology	4
VIII.	Assignment of Assessments	5
IX.	Financing Information	6
X.	True-Up Modifications	6
XI.	Additional Stipulations	7

<u>TABLE</u>	<u>ITEM</u>	<u>Page #</u>
1	Development Program & EAU Factor Assignment Detail	8
2	Capital Improvement Program Cost Summary	8
3	Capital Improvement Program Benefit and Funding Sources	9
4	Finance Information – Series 2026 Bonds	10
5	Assessment Allocation Detail – Series 2026 Assessments	11

<u>EXHIBIT</u>	<u>ITEM</u>	<u>Page #</u>
A	Assessment Plat/Roll	12
B	Legal Description	13

## I. INTRODUCTION

This *First Supplemental Assessment Methodology Report* (the “First Supplemental Report”) serves to apply the basis of benefit allocation and assessment methodology in accordance with the *Expansion Parcel Master Assessment Methodology Report* (the “Master Reports”) dated July 23, 2025. The First Supplemental Report specifically supports the issuance of the Bonds (as defined below) which will fund a portion of the Series 2025 (Assessment Area One) Project of the District’s Capital Infrastructure Program.

## II. DEFINED TERMS

“**Assessment Area One**” – property within the District that receives a special benefit from the Assessment Area One Project being more particularly defined as 225.107 +/- gross acres.

“**Assessment Area One Project**” – The portion of the CIP relating to public infrastructure for Assessment Area One identified within the Engineer’s Report.

“**Assessable Property**” – All property within Assessment Area One of the District that receives a special benefit from the Assessment Area One Project.

“**Bonds**” – Series 2026 Special Assessment Revenue Bonds.

“**Capital Improvement Program**” (CIP) – The public infrastructure development program as outlined by the Engineer’s Report.

“**Developer**” – JSH Buckeye Road Development, LLC.

“**Development**” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“**District**” – Buckhead Trails II Community Development District, encompasses 445.67 +/- acres, located in unincorporated Manatee County Florida, plan for 1354 Units.

“**Engineer’s Report**” – Report of the District Engineer – Series 2026 (Assessment Area One) dated September 24, 2025.

“**Equivalent Assessment Unit**” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“**Master Reports**” or “**Reports**” – The *Master Assessment Methodology Report* dated January 25, 2023, supplemented by the *Expansion Parcel Master Assessment Methodology Report* dated July 23, 2025 (the “Report/Reports”).

“**Platted Units**” – private property subdivided as a portion of gross acreage by virtue of the platting process.

“**Product Type**” – Classification assigned by the Developer to dissimilar Lot products and size for the development of the vertical construction.

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

“Unplatted Parcels” – gross acreage intended for subdivision and platting pursuant to the Development plan.

### III. OBJECTIVE

The objective of this First Supplemental Assessment Methodology Report is to:

- A. Allocate a portion of the costs of the CIP to Assessment Area One;
- B. Refine the benefits, as initially defined in the Master Report, to the assessable properties that will be assessed as a result of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within the District that benefit from Assessment Area One, as outlined by the Engineer’s Report.

The basis of benefit received by properties within the District’s Assessment One Area relates directly to the Assessment Area One Project and is allocable to all Assessable Property within this Assessment Area. The Assessment Area One Project will create the public infrastructure required to develop and improve the Assessable Property within Assessment Area One. Without these public improvements, which include master infrastructure improvements, storm water, utilities (water and sewer), roadways, amenities, and off-site management, the development of lands within Assessment Area One could not be undertaken within the current legal development standards. This First Supplemental Report applies the methodology described in the Master Report to assign assessments to all assessable properties within Assessment Area One receiving benefit from the Assessment Area One Project, which are required to satisfy the repayment of the Bonds.

The District will issue its Special Assessment Revenue Bonds, Series 2026 (Assessment Area One) (the “Bonds”) to finance the construction and/or acquisition of a portion of the Assessment Area One Project, which will provide special benefit to the assessable parcels within Assessment Area One after platting. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within Assessment Area One. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this First Supplemental Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with 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.

### IV. DISTRICT OVERVIEW

The District area encompasses 445.67 +/- acres and is located entirely within Manatee County, Florida within Sections 1, 2, 11, and 12, Township 33 South, Range 18 East and is vacant land. The primary developer of the Assessable Property is JSH 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 Assessment Area One consists of 708

residential units, encompassing 225.107 +/- acres. The public improvements described for Assessment Area One can be found in the Engineer's Report.

## V. CAPITAL IMPROVEMENT PROGRAM

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the District. As designed, the Assessment Area One Project represents a portion of the total CIP and is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefits to assessable lands within Assessment Area One. The drainage and surface water management system is an example of a system that provides benefits to all planned residential lots within Assessment Area One. As a system of improvements, all privately benefiting landowners within Assessment Area One benefit the same from the first few feet of pipe as they do from the last few feet. The stormwater management system is an interrelated facility that, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within Assessment Area One will benefit from such improvement.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed within the Assessment Area One Project. The Assessment Area One Project includes off-site improvements. stormwater, utilities (water and sewer), roadways, landscape and hardscape. Approximately \$14,347,133.72 of the costs associated with the Assessment Area One Project will be funded by the issuance of the Bonds as generally described within Tables 3 and 4 of this First Supplemental Report with further detail provided in the Engineer's Report.

## VI. 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 specially benefiting 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 Assessment Area One Project contains a "system of improvements" for the Development that benefits the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01). This satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties 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 properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (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 found within the list provided in F.S. 170.01. However, certifying compliance with the second and third

requirements necessary to establish a valid special assessment requires a more analytical examination. As required by F.S. 170.02 and described in the next section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming 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, added enjoyment of the property, the probability of decreased insurance premiums, and the probability of increased marketability and value of the property. The Development plan contains a mix of single-family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it “equates” the estimated benefit conferred to a specific single-family unit type. This is being done to implement a fair and equitable method of apportioning benefits.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the Assessment Area One Project of the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

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 benefitting property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering the District as a result of the Assessment Area One Project, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within Assessment Area One that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/CDD) tax-exempt parcels such as lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the Developer and other community property. To the extent it is later determined that property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.

## VII. ALLOCATION METHODOLOGY

Table 1 outlines EAUs assigned for residential product types under the current Development plan for Assessment Area One. 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 benefit received from infrastructure improvements relative to the benefitting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated specifically to 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 with respect to the Assessment

Area One Project 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 Series 2026 assessments associated with the Assessment Area One Project are demonstrated in Table 3 through Table 5. 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 the Series 2026 Bonds.

#### VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and establishes a lien on land within Assessment Area One. Regarding the Assessable Property, the special assessments are assigned to all property in Assessment Area One on a gross acreage basis until such time as the developable acreage is platted. The platted parcels will then be reviewed as to 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 useful 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 exists when the infrastructure program is financed prior to any development. In the undeveloped state, all the land within the District receive benefit from the Assessment Area One Project and all the assessable land within the District would be assessed to repay the Bonds. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all 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 “on-going development”. At this point, if not already in place, 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 an assessment pursuant to its Product Type classification as set forth in Table 4. It is not contemplated that any unassigned debt would remain once all of the 708 lots associated with the Assessment Area One Project are platted and fully developed; if such a condition were to occur; the true-up provisions within this Report would be applicable.

The third condition is the “completed development state.” In this condition, all of the Assessable Property within the Development plan has been platted, upon sale/transfer of a parcel the debt will be assigned based on development plans associated with such parcels/lots. Type 1 and Type 2 lots have been identified in Table 3 and Table 5.

## IX. FINANCING INFORMATION

The District will finance a portion of the Assessment Area One Project through the issuance of the Bonds secured ultimately by benefiting properties within Assessment Area One of the District. A number of items will comprise the bond sizing such as a debt service reserve, capitalized interest, issuance costs, and rounding as shown in Table 3.

## X. TRUE-UP MODIFICATION

During the construction period of the Development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per-unit allocation of the special assessment principal. In order 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 land within the Assessment Area One may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for the Bonds divided by the number of developable acres within Assessment Area One. Thus, every time the test is applied, the debt encumbering the remaining unplatted developable land must remain equal to or lower than the ceiling level of debt per acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within Assessment Area One (including any replats). If upon the completion of any true-up analyses, it is found the debt per acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage within the Assessment Area One to produce the EAU densities required to adequately service the Bond debt, the District shall require the remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within the District.

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

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.

## XI. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP relating to the Assessment Area One Project. Certain financing, development, and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond the restatement of 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 AAI PROJECT COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS			
PROJECT STATISTICS - EAU ASSIGNMENTS			
PRODUCT <sup>(1)</sup>	TOTAL LOTS	PER UNIT EAU <sup>(2)</sup>	TOTAL EAUS
Single Family 40	329	1.00	329.00
Single Family 50	379	1.25	473.75
<b>Total</b>	<b>708</b>		<b>802.75</b>

Notations:  
<sup>(1)</sup> Product Type  
<sup>(2)</sup> Equivalent Assessment Unit

TABLE 2

BUCKHEAD TRAILS II AAI PROJECT COMMUNITY DEVELOPMENT DISTRICT					
INFRASTRUCTURE AAI COST SUMMARY					
DESCRIPTION	Master Costs	Phase 4 Amenity	Phase 5	Phase 6	TOTAL
District Collector Roads	\$ 6,500,000	\$ -	\$ -	\$ -	\$ 6,500,000
District Subdivision Roads	\$ -	\$ -	\$ 1,850,000	\$ 3,200,000	\$ 5,050,000
Water Management and Control	\$ -	\$ -	\$ 6,200,000	\$ 8,350,000	\$ 14,550,000
Sewer and Wastewater Management	\$ -	\$ -	\$ 2,215,000	\$ 3,725,000	\$ 5,940,000
Water Supply	\$ -	\$ -	\$ 1,925,000	\$ 3,200,000	\$ 5,125,000
Undergrounding of Electrical Service	\$ 1,200,000	\$ -	\$ 140,000	\$ 225,000	\$ 1,565,000
Hardscapes, Landscape and Entries	\$ 3,300,000	\$ -	\$ 250,000	\$ 350,000	\$ 3,900,000
Offsite Improvements	\$ 5,500,000	\$ -	\$ -	\$ -	\$ 5,500,000
Environmental	\$ 600,000	\$ -	\$ -	\$ -	\$ 600,000
Amenity All-In	\$ -	\$ 4,000,000	\$ -	\$ -	\$ 4,000,000
Professional Services and Permit Fees	\$ 900,000	\$ 250,000	\$ 900,000	\$ 1,500,000	\$ 3,550,000
<b>Total</b>	<b>\$ 18,000,000</b>	<b>\$ 4,250,000</b>	<b>\$13,480,000</b>	<b>\$20,550,000</b>	<b>\$ 56,280,000</b>
				Funded by Series 2026 Bonds	\$ 14,347,133.72
				Funded by other sources	\$ 41,932,866.28

Table 3

BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT SERIES 2026								
CIP BENEFIT								
<u>Lots Size</u>	<u>Units</u>	<u>ERU</u>	<u>Total ERUs</u>	<u>CIP Net Benefit Per Product</u>	<u>CIP Net Benefit Per Unit</u>	<u>Net CIP Financed Per Unit</u>	<u>Completion Contribution from other sources Per Unit</u>	<u>CIP - Par Financed - Series 2026 Bonds - Per Unit</u>
40	329	1.00	329.00	\$23,065,861.10	\$70,109.00	<b>\$17,872.48</b>	\$52,236.52	<b>\$20,186.86</b>
50	379	1.25	473.75	\$33,214,138.90	\$87,636.25	<b>\$22,340.60</b>	\$65,295.65	<b>\$25,233.57</b>
	<b>708</b>		<b>802.75</b>	<b>\$56,280,000.00</b>		<b>\$40,213.08</b>		

Notations:  
 The net benefit received by each lot is greater than the Series 2026 Assessment levied.

TABLE 4

BUCKHEAD TRAILS II AAI PROJECT COMMUNITY DEVELOPMENT DISTRICT		
SERIES 2026 BONDS		
Average Coupon Rate		5.67%
Term (Years)		31
Principal Amortization Installments		30
 <u>SOURCES:</u>		
	Par Amount:	\$16,205,000.00
 <u>USES:</u>		
Construction Fund		\$14,347,133.72
Capitalized Interest (through 5/1/26)		\$200,511.28
Debt Service Reserve Fund	100%	\$1,123,305.00
Cost of Issuance		\$209,950.00
Underwriter's Discount		\$324,100.00
		\$16,205,000.00
 <u>ANNUAL ASSESSMENT</u>		
Annual Debt Service (Principal plus Interest)		\$1,123,304.13
Collection Costs and Discounts @	6.00%	\$71,700.26
 <b>TOTAL ANNUAL ASSESSMENT</b>		 <b>\$1,195,004</b>
 Notations:		

TABLE 5

BUCKHEAD TRAILS II AAI PROJECT COMMUNITY DEVELOPMENT DISTRICT						
ALLOCATION METHODOLOGY - SPECIAL ASSESSMENT BONDS <sup>(1)</sup>						
PRODUCT TYPE	PER UNIT	UNITS	PRODUCT TYPE		PER UNIT	
			TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>	TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>
Single Family 40	1.00	329	\$6,641,476.18	\$460,376.64	\$20,186.86	\$1,400.00
Single Family 50	1.25	379	\$9,563,523.82	\$662,928.36	\$25,233.57	\$1,750.00
<b>TOTAL</b>		<b>708</b>	<b>\$16,205,000.00</b>	<b>\$1,123,305.00</b>		

<sup>(1)</sup> Allocation of total bond principal (i.e., assessment) based on net financed CIP per unit in Table 3. Individual principal and interest assessments calculated on a per unit basis. 4 Months Capitalized Interest Period.

<sup>(2)</sup> Annual Assessments are net of collection costs and early payment discounts.

**EXHIBIT A**

The par amount of Bonds to be borrowed by the District to pay for the public capital infrastructure improvements within Assessment Area One is \$16,205,000.00 payable in 30 annual installments of principal of \$4,990.09 per gross acre within Assessment Area One. The par debt is \$71,987.99 per gross acre within Assessment Area One 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 Assessment Area One of 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:	\$16,205,000		
ANNUAL ASSESSMENT:	\$1,123,304	- (30 Installments)	
TOTAL GROSS ASSESSABLE ACRES +/-:	225.107		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	\$71,988		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:	\$4,990	(30 Installments)	
		PER PARCEL ASSESSMENTS	
Landowner Name, Legal Description & Address	Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual
(1) JSH BUCKEYE ROAD DEVELOPMENT LLC 111 S, Armenia Ave Ste 201, Tampa FL 33609	225.107	\$16,205,000	\$1,123,304
See Exhibit B, Legal Description			
Totals:	<u>225.107</u>	<u>\$16,205,000</u>	<u>\$1,123,304</u>
Notation: Assessments shown are net of collection cost			

### SKETCH OF DESCRIPTION

SHEET 1 OF 2

A PORTION OF SECTIONS 1 2, 11 AND 12, TOWNSHIP  
 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA  
 (SKETCH IS NOT A SURVEY)

A PARCEL OF LAND LYING AND BEING IN SECTIONS, 1, 2, 11 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE S.89°53'24"W., ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 3469.87' TO THE POINT OF BEGINNING; THENCE S.14°28'10"W. A DISTANCE OF 1721.93'; THENCE S.43°58'40"W. A DISTANCE OF 908.18'; THENCE N.89°13'48"W. A DISTANCE OF 751.62'; THENCE S.89°57'32"W. A DISTANCE OF 77.11'; THENCE S.84°06'30"W. A DISTANCE OF 50.15'; THENCE S.89°49'50"W. A DISTANCE OF 291.18'; THENCE N.88°22'47"W. A DISTANCE OF 382.12'; THENCE S.43°12'41"W. A DISTANCE OF 348.30' TO A POINT ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY LINE PER SECTION 13075-2406; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE N.88°33'01"W. A DISTANCE OF 990.85'; (2) THENCE N.80°31'38"W. A DISTANCE OF 787.25'; (3) THENCE N.89°40'22"W. A DISTANCE OF 282.70'; (4) THENCE N.38°11'05"E. A DISTANCE OF 4271.90'; THENCE S.51°48'55"E. A DISTANCE OF 295.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 113.54', A RADIUS OF 195.00', A CHORD BEARING OF S.68°29'46"E., A CHORD LENGTH OF 111.95', AND A DELTA ANGLE OF 33°21'41"; THENCE S.85°10'37"E. A DISTANCE OF 276.26'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 447.13', A RADIUS OF 1829.74', A CHORD BEARING OF S.02°14'33"E., A CHORD LENGTH OF 446.02', AND A DELTA ANGLE OF 14°00'05"; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 562.79', A RADIUS OF 555.00', A CHORD BEARING OF S.85°14'10"E., A CHORD LENGTH OF 538.98', AND A DELTA ANGLE OF 58°05'59"; THENCE S.56°11'11"E. A DISTANCE OF 29.05'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 383.61', A RADIUS OF 415.71', A CHORD BEARING OF S.82°40'15"E., A CHORD LENGTH OF 370.14', AND A DELTA ANGLE OF 52°52'19"; THENCE N.70°53'36"E. A DISTANCE OF 198.99'; THENCE S.17°42'59"E. A DISTANCE OF 70.00'; THENCE N.77°50'00"E. A DISTANCE OF 89.94'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 188.04', A RADIUS OF 465.00', A CHORD BEARING OF S.85°01'55"E., A CHORD LENGTH OF 186.76', AND A DELTA ANGLE OF 23°10'11"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 154.56', A RADIUS OF 535.00', A CHORD BEARING OF S.81°43'25"E., A CHORD LENGTH OF 154.02', AND A DELTA ANGLE OF 16°33'10"; THENCE N.90°00'00"E. A DISTANCE OF 101.31'; THENCE S.14°28'10"W. A DISTANCE OF 137.16'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 9805643.8 SQUARE FEET, 225.107 ACRES



WATER RESOURCE ASSOCIATES. LLC

7978 Cooper Creek Blvd.  
 University Park, Florida 34201  
 Phone: 941.275.9721 Fax: 941.275.9729  
 www.wraengineering.com LB 8274

Robert S Flanary

Digitally signed by Robert S Flanary  
 DN: cn=Robert S Flanary,  
 o=Water Resource Associates, Inc., ou=Engineering,  
 email=rsflanary@wraengineering.com, c=US  
 Date: 2025.09.23 08:38:45-0400

ROBERT S. FLANARY, P.E.  
 Florida Surveyor's Registration No. 5677

DATE

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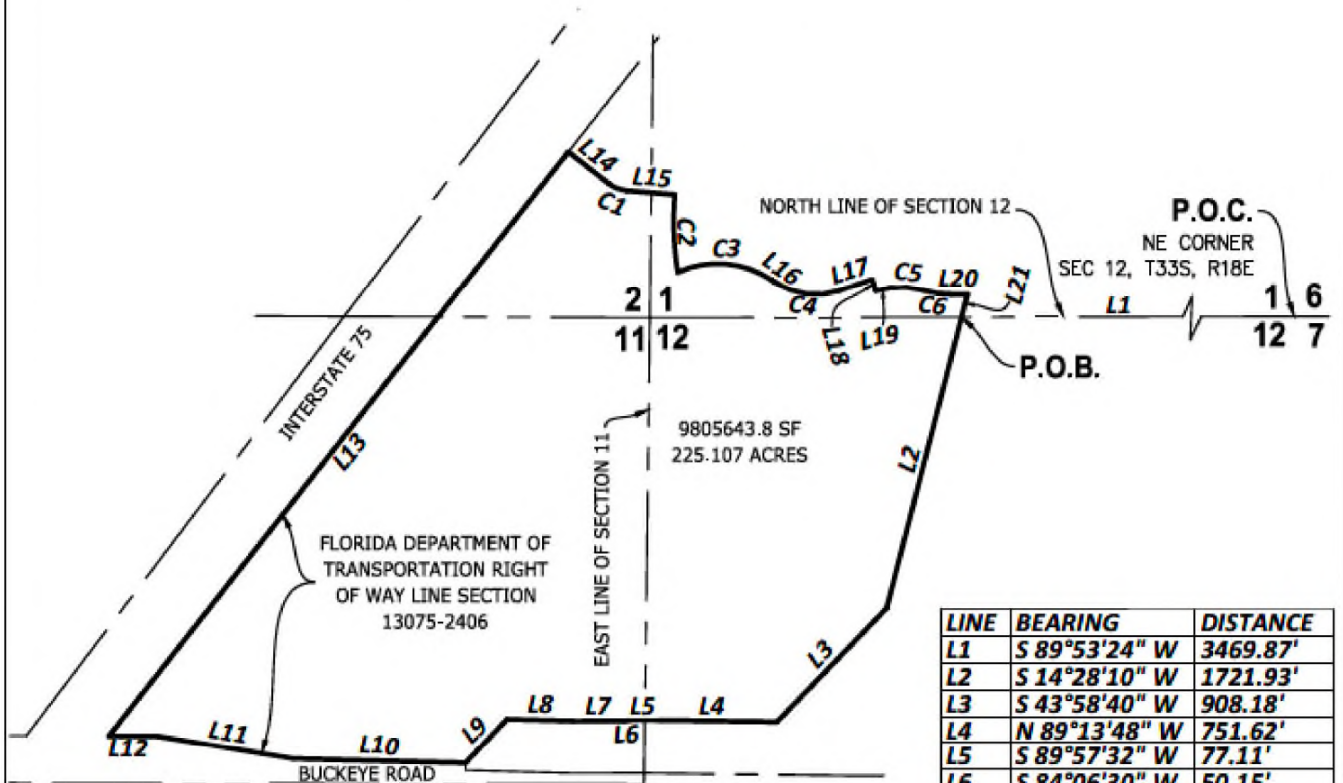
REVISION DATE

OAKFIELD WEST CDD SKETCH  
 SKETCH IS NOT A SURVEY

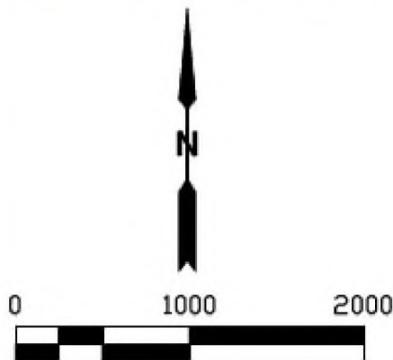
	DRAWN	RSF	DATE:	9/23/25	SCALE:
	CHECKED	RSF	DATE:	9/23/25	JOB NUMBER S2283

**SKETCH OF DESCRIPTION**  
 A PORTION OF SECTIONS 1, 2, 11, AND 12, TOWNSHIP  
 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA  
 (SKETCH IS NOT A SURVEY)

SHEET 2 OF 2



LINE	BEARING	DISTANCE
L1	S 89°53'24" W	3469.87'
L2	S 14°28'10" W	1721.93'
L3	S 43°58'40" W	908.18'
L4	N 89°13'48" W	751.62'
L5	S 89°57'32" W	77.11'
L6	S 84°06'30" W	50.15'
L7	S 89°49'50" W	291.18'
L8	N 88°22'47" W	382.12'
L9	S 43°12'41" W	348.30'
L10	N 88°33'01" W	990.85'
L11	N 80°31'38" W	787.25'
L12	N 89°40'22" W	282.70'
L13	N 38°11'05" E	4271.90'
L14	S 51°48'55" E	295.00'
L15	S 85°10'37" E	276.26'
L16	S 56°11'11" E	29.05'
L17	N 70°53'36" E	198.99'
L18	S 17°42'59" E	70.00'
L19	N 77°50'00" E	89.94'
L20	N 90°00'00" E	101.31'
L21	S 14°28'10" W	137.16'



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	195.00'	113.54'	111.95'	S 68°29'46" E	33°21'41"
C2	1829.74'	447.13'	446.02'	S 02°14'33" E	14°00'05"
C3	555.00'	562.79'	538.98'	S 85°14'10" E	58°05'59"
C4	415.71'	383.61'	370.14'	S 82°40'15" E	52°52'19"
C5	465.00'	188.04'	186.76'	S 85°01'55" E	23°10'11"
C6	535.00'	154.56'	154.02'	S 81°43'25" E	16°33'10"

**LEGEND:**  
 P.O.C. = POINT OF COMMENCEMENT  
 P.O.B. = POINT OF BEGINNING  
 O.R.B. = OFFICIAL RECORD BOOK  
 SF = SQUARE FEET

**SURVEYORS NOTES:**  
 1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, BEING S89°53'24" W



REVISION DATE

OAKFIELD WEST CDD SKETCH SKETCH IS NOT A SURVEY					
DRAWN	RSF	DATE:	9/23/25	SCALE:	1"=1000'
CHECKED	RSF	DATE:	9/23/25	JOB NUMBER	S2283

**Buckhead Trails II Community  
Development District**

Report of the District Engineer –  
Series 2025 (Assessment Area One)



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

September 24, 2025



## **1.0 INTRODUCTION**

The Buckhead Trails II Community Development District (“the District”) is located in Manatee County, Florida and initially encompassed 409.16 acres. The District has been expanded by 36.51 acres and now totals 445.67 acres. The District is located within Sections 1, 2, 11 and 12, Township 33 South, Range 18 East and is vacant land west of the Buckhead Trails Community Development District, east of I-75 and north of Buckeye Road.

See Appendix A for a Vicinity Map, the Description & Sketch of the District, and the Sketch of Description of Assessment Area One.

## **2.0 PURPOSE**

The District was established by Manatee County Ordinance 22-58 adopted on December 6, 2022 and Manatee County Ordinance 24-25 adopted on February 22, 2024, which expanded the District boundary. The purpose of the District is to construct and/or acquire and to operate and maintain certain public improvements and community facilities.

The purpose of this Report of the District Engineer is to provide a project description and estimated construction costs of the public improvements and community facilities within a portion of the District, Assessment Area One, which consists of Phases V and VI and the amenity within Phase VII.

See Appendix B for a Site Plan of the District.

## **3.0 THE PROPERTY OWNER AND DEVELOPMENT**

The property owner of the lands within Assessment Area One is JSH Buckeye Road Development, LLC (“the Developer”).

The public improvements and community facilities include water management and control, water supply, sewer and wastewater management, roads, amenity, and landscaping/hardscaping/irrigation.

## **4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

### **4.1 WATER MANAGEMENT AND CONTROL**

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



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

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

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To preserve the 100 year flood plain as shown on the current FEMA FIRM Panel.

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 Department's service area which will provide water supply for potable water service and fire protection. The water supply improvements are anticipated to include looped water mains and appurtenances located within roads rights-of-ways and/or easements.

The water supply systems will be designed in accordance with Manatee County Public Works' Utilities Standards Manual. Manatee County will own and maintain these facilities.

## **4.3 SEWER AND WASTEWATER MANAGEMENT**

The District is located within the Manatee County Utilities Department's service area which will provide sewer and wastewater management service. The sewer and wastewater management improvements include a gravity sanitary sewer system within the road rights of way and/or easements and pumping station that will connect to an existing force main.

All sanitary sewer and wastewater management facilities will be designed in accordance with Manatee County Public Works' Utilities Standards Manual. 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 Public Works' Highway and Traffic Standards Manual and will be owned and maintained by Manatee County.



## **4.5 AMENITY**

An amenity is planned within Phase VII 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 throughout the District. Irrigation will also be provided in the landscaped common areas.

These improvements will be owned and maintained by the District.

## **4.7 PROFESSIONAL SERVICES AND PERMITTING FEES**

Manatee County and SWFWMD impose fees for plans review and issuance of construction permits. Professional engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and amenity design, permitting, and construction. As well, development/construction management services may be needed for the design, permitting, construction administration, and maintenance acceptance of the public improvements and community facilities.

## **5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS**

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

## **6.0 SUMMARY AND CONCLUSION**

The estimate of construction costs was provided by the Developer, based on recent bids received by them from local reputable site contractors. It is our professional opinion that these costs are conservative to construct the Public Improvements and Community Facilities described herein.

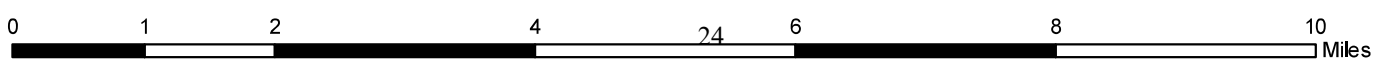
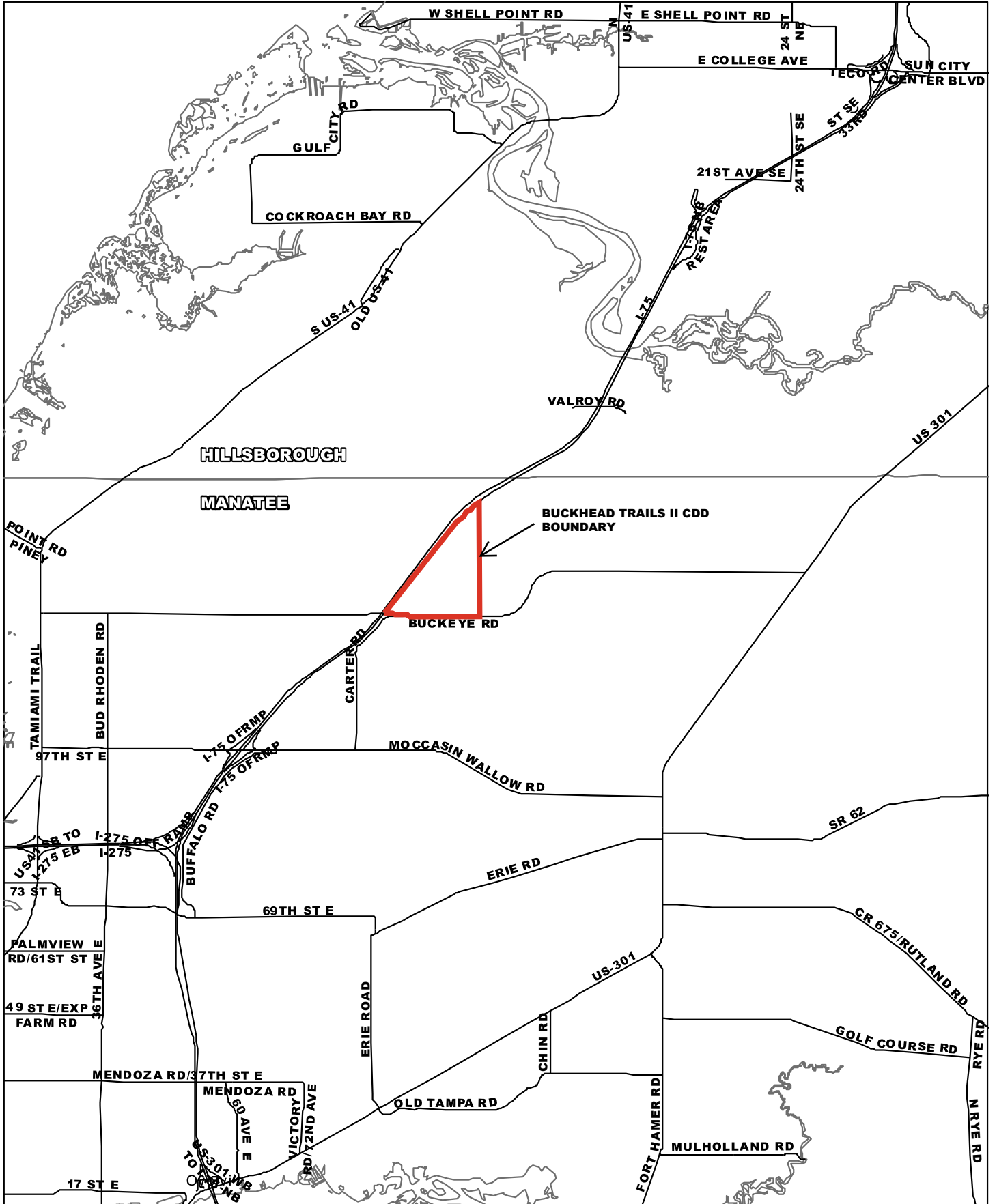
The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

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



## **Appendix A VICINITY MAP, DESCRIPTION & SKETCH OF THE DISTRICT, AND SKETCH OF DESCRIPTION FOR ASSESSMENT AREA ONE**

# BUCKHEAD TRAILS II 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 SECTION 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 SAID BUCKEYE ROAD RIGHT-OF-WAY LINE AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1, THE FOLLOWING FOUR COURSES: (1) S89°58'35"W, 1141.84 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 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, 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 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

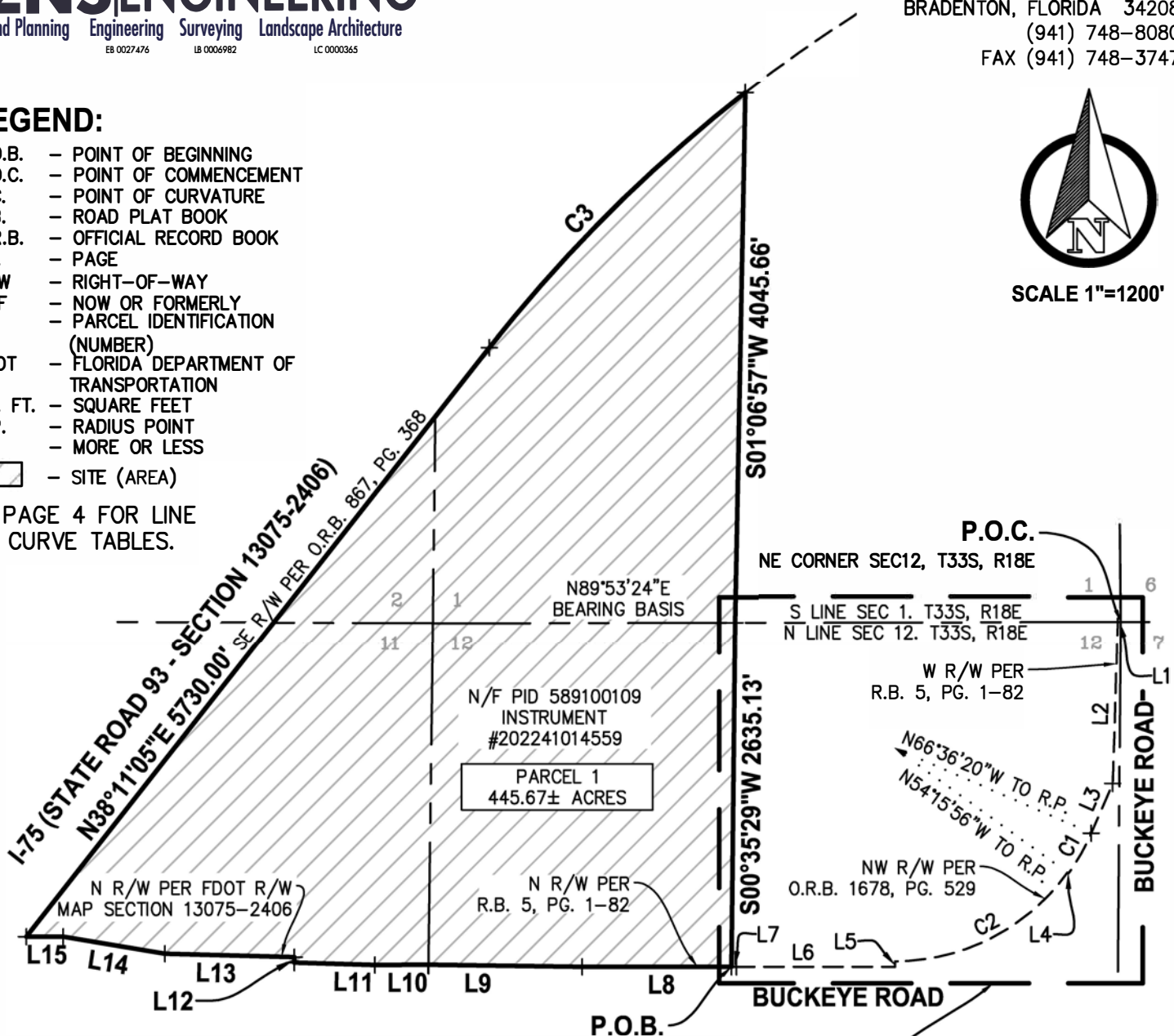


SCALE 1"=1200'

## LEGEND:

- P.O.B. - POINT OF BEGINNING
- 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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### 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.

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

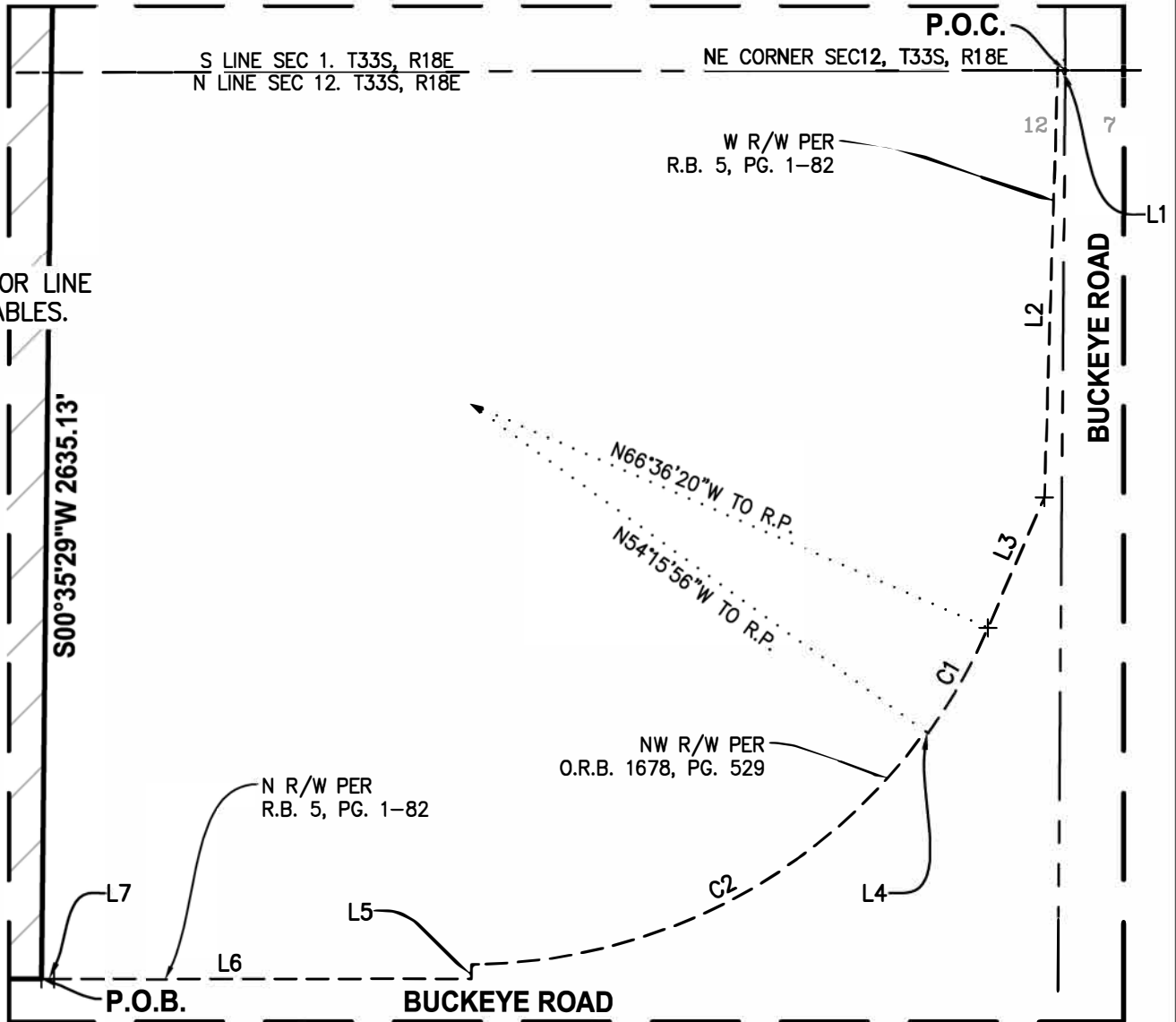
T:\2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL\_1\_SD.dwg

DETAIL FROM PAGE 2



SCALE 1"=500'

SEE PAGE 4 FOR LINE AND CURVE TABLES.



**LEGEND:**

- |                                      |                       |
|--------------------------------------|-----------------------|
| P.O.B. - POINT OF BEGINNING          | SQ. FT. - SQUARE FEET |
| P.O.C. - POINT OF COMMENCEMENT       | R.P. - RADIUS POINT   |
| P.C. - POINT OF CURVATURE            | ± - MORE OR LESS      |
| R.B. - ROAD PLAT BOOK                | ▨ - SITE (AREA)       |
| 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                |                       |

**NOT A BOUNDARY SURVEY  
 DESCRIPTION & SKETCH  
 OF  
 LAND**

**LOCATED IN  
 SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST  
 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.
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**SKETCH AND DESCRIPTION  
 PARCEL 1  
 N/F PID 589100109  
 MANATEE COUNTY, FLORIDA**

**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	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
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 1  
 N/F PID 589100109  
 MANATEE COUNTY, FLORIDA**

# SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1 2, 11 AND 12, TOWNSHIP  
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA  
(SKETCH IS NOT A SURVEY)

A PARCEL OF LAND LYING AND BEING IN SECTIONS, 1, 2, 11 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE S.89°53'24"W., ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 3469.87' TO THE POINT OF BEGINNING; THENCE S.14°28'10"W. A DISTANCE OF 1721.93'; THENCE S.43°58'40"W. A DISTANCE OF 908.18'; THENCE N.89°13'48"W. A DISTANCE OF 751.62'; THENCE S.89°57'32"W. A DISTANCE OF 77.11'; THENCE S.84°06'30"W. A DISTANCE OF 50.15'; THENCE S.89°49'50"W. A DISTANCE OF 291.18'; THENCE N.88°22'47"W. A DISTANCE OF 382.12'; THENCE S.43°12'41"W. A DISTANCE OF 348.30' TO A POINT ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY LINE PER SECTION 13075-2406; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE N.88°33'01"W. A DISTANCE OF 990.85'; (2) THENCE N.80°31'38"W. A DISTANCE OF 787.25'; (3) THENCE N.89°40'22"W. A DISTANCE OF 282.70'; (4) THENCE N.38°11'05"E. A DISTANCE OF 4271.90'; THENCE S.51°48'55"E. A DISTANCE OF 295.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 113.54', A RADIUS OF 195.00', A CHORD BEARING OF S.68°29'46"E., A CHORD LENGTH OF 111.95', AND A DELTA ANGLE OF 33°21'41"; THENCE S.85°10'37"E. A DISTANCE OF 276.26'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 447.13', A RADIUS OF 1829.74', A CHORD BEARING OF S.02°14'33"E., A CHORD LENGTH OF 446.02', AND A DELTA ANGLE OF 14°00'05"; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 562.79', A RADIUS OF 555.00', A CHORD BEARING OF S.85°14'10"E., A CHORD LENGTH OF 538.98', AND A DELTA ANGLE OF 58°05'59"; THENCE S.56°11'11"E. A DISTANCE OF 29.05'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 383.61', A RADIUS OF 415.71', A CHORD BEARING OF S.82°40'15"E., A CHORD LENGTH OF 370.14', AND A DELTA ANGLE OF 52°52'19"; THENCE N.70°53'36"E. A DISTANCE OF 198.99'; THENCE S.17°42'59"E. A DISTANCE OF 70.00'; THENCE N.77°50'00"E. A DISTANCE OF 89.94'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 188.04', A RADIUS OF 465.00', A CHORD BEARING OF S.85°01'55"E., A CHORD LENGTH OF 186.76', AND A DELTA ANGLE OF 23°10'11"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 154.56', A RADIUS OF 535.00', A CHORD BEARING OF S.81°43'25"E., A CHORD LENGTH OF 154.02', AND A DELTA ANGLE OF 16°33'10"; THENCE N.90°00'00"E. A DISTANCE OF 101.31'; THENCE S.14°28'10"W. A DISTANCE OF 137.16'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 9805643.8 SQUARE FEET, 225.107 ACRES



**WATER RESOURCE ASSOCIATES. LLC**

7978 Cooper Creek Blvd.

University Park, Florida 34201

Phone: 941.275.9721 Fax: 941.275.9729

www.wraengineering.com LB 8274

**Robert S. Flanary**

Digitally signed by Robert S Flanary  
DN: CN=Robert S Flanary,  
dnQualifier=A03410C000001979C90FDCB00122177,  
O=Unaffiliated, C=US  
Date: 2025.09.23 08:38:45-04'00'

ROBERT S. FLANARY, P.E., M.S.  
Florida Surveyor's Registration No. 5677

DATE

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

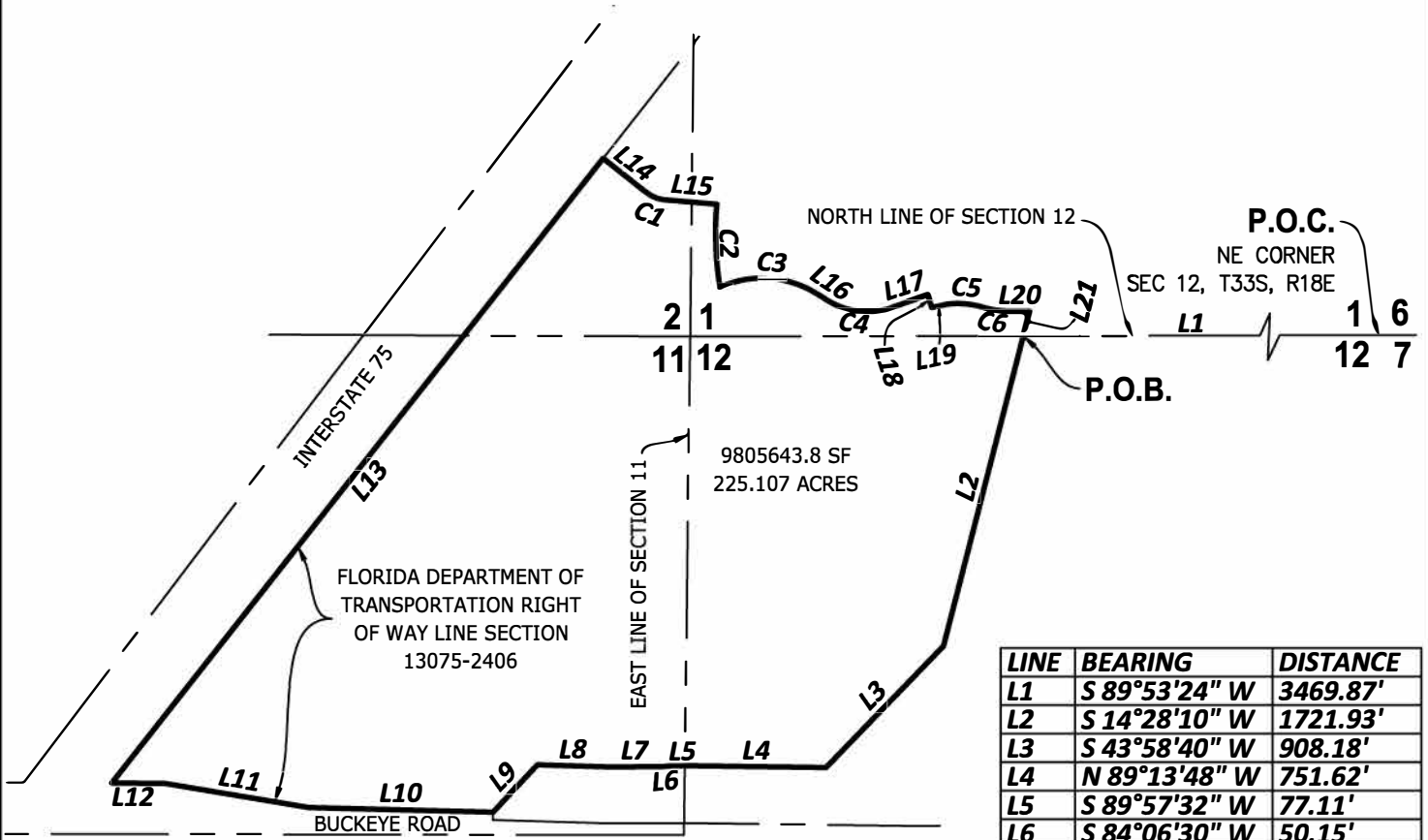
REVISION DATE

<b>BUCKHEAD TRAILS II CDD SKETCH</b>					
<b>SKETCH IS NOT A SURVEY</b>					
	DRAWN	RSF	DATE:	9/23/25	SCALE:
	CHECKED	RSF	DATE:	9/23/25	JOB NUMBER S2283

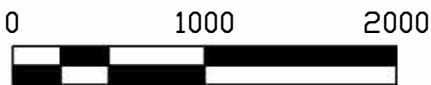
# SKETCH OF DESCRIPTION

SHEET 2 OF 2

A PORTION OF SECTIONS 1, 2, 11, AND 12, TOWNSHIP  
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA  
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	S 89°53'24" W	3469.87'
L2	S 14°28'10" W	1721.93'
L3	S 43°58'40" W	908.18'
L4	N 89°13'48" W	751.62'
L5	S 89°57'32" W	77.11'
L6	S 84°06'30" W	50.15'
L7	S 89°49'50" W	291.18'
L8	N 88°22'47" W	382.12'
L9	S 43°12'41" W	348.30'
L10	N 88°33'01" W	990.85'
L11	N 80°31'38" W	787.25'
L12	N 89°40'22" W	282.70'
L13	N 38°11'05" E	4271.90'
L14	S 51°48'55" E	295.00'
L15	S 85°10'37" E	276.26'
L16	S 56°11'11" E	29.05'
L17	N 70°53'36" E	198.99'
L18	S 17°42'59" E	70.00'
L19	N 77°50'00" E	89.94'
L20	N 90°00'00" E	101.31'
L21	S 14°28'10" W	137.16'



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	195.00'	113.54'	111.95'	S 68°29'46" E	33°21'41"
C2	1829.74'	447.13'	446.02'	S 02°14'33" E	14°00'05"
C3	555.00'	562.79'	538.98'	S 85°14'10" E	58°05'59"
C4	415.71'	383.61'	370.14'	S 82°40'15" E	52°52'19"
C5	465.00'	188.04'	186.76'	S 85°01'55" E	23°10'11"
C6	535.00'	154.56'	154.02'	S 81°43'25" E	16°33'10"

**LEGEND:**  
P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
O.R.B. = OFFICIAL RECORD BOOK  
SF = SQUARE FEET

**SURVEYORS NOTES:**  
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, BEING S89°53'24" W



BUCKHEAD TRAILS II CDD SKETCH					
SKETCH IS NOT A SURVEY					
DRAWN	RSF	DATE:	9/23/25	SCALE:	1"=1000'
CHECKED	RSF	DATE:	9/23/25	JOB NUMBER	S2283

REVISION DATE \_\_\_\_\_

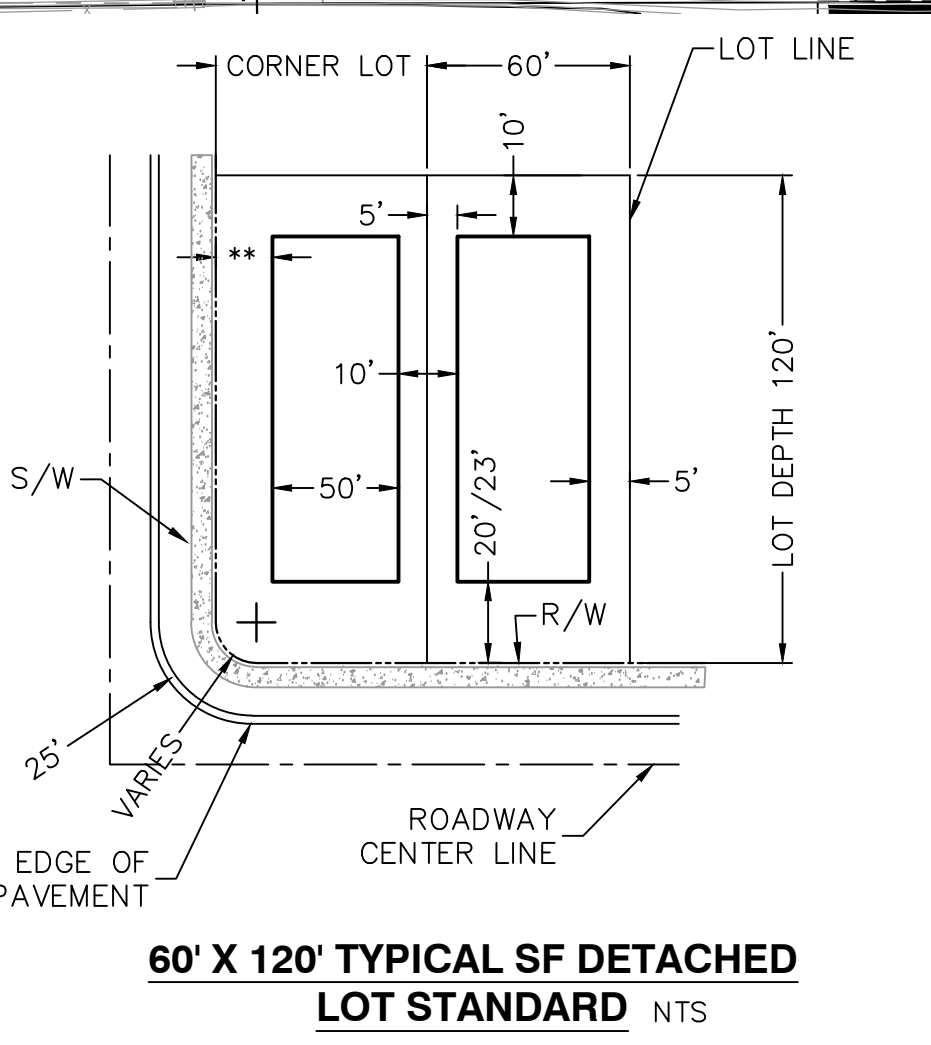
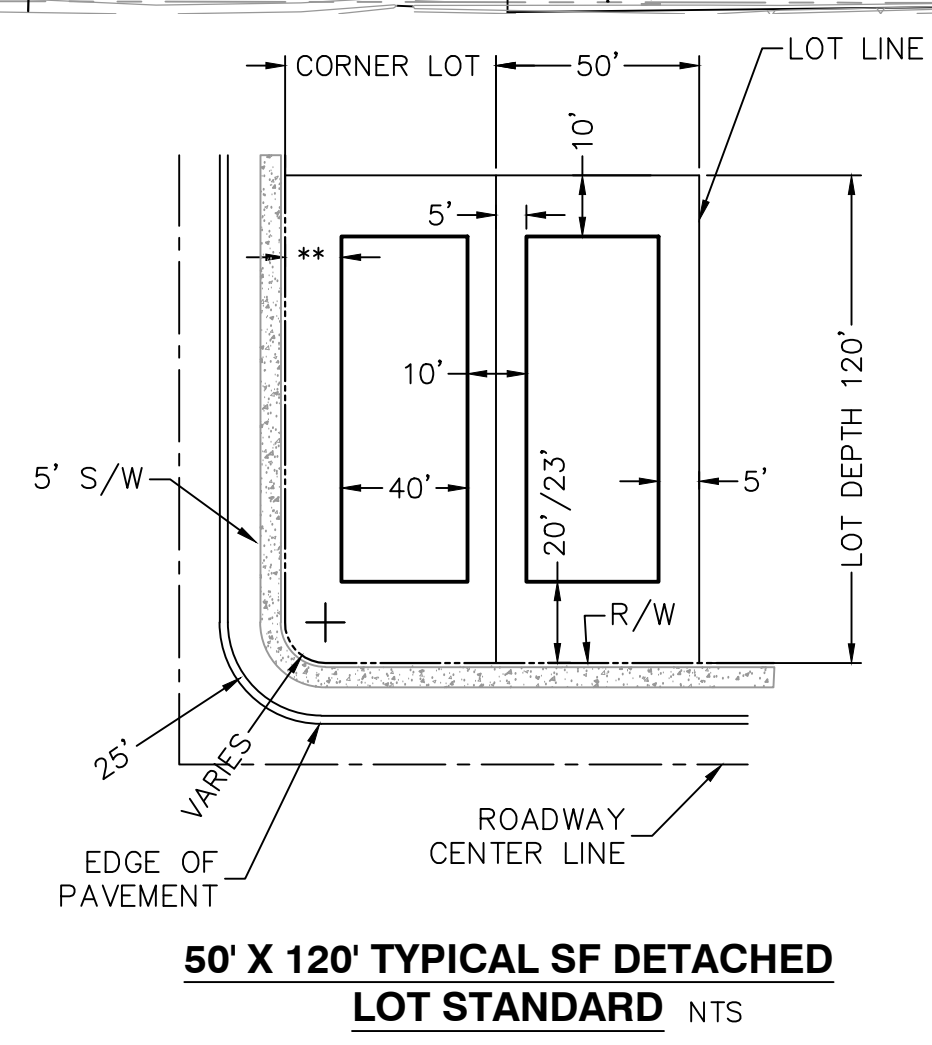
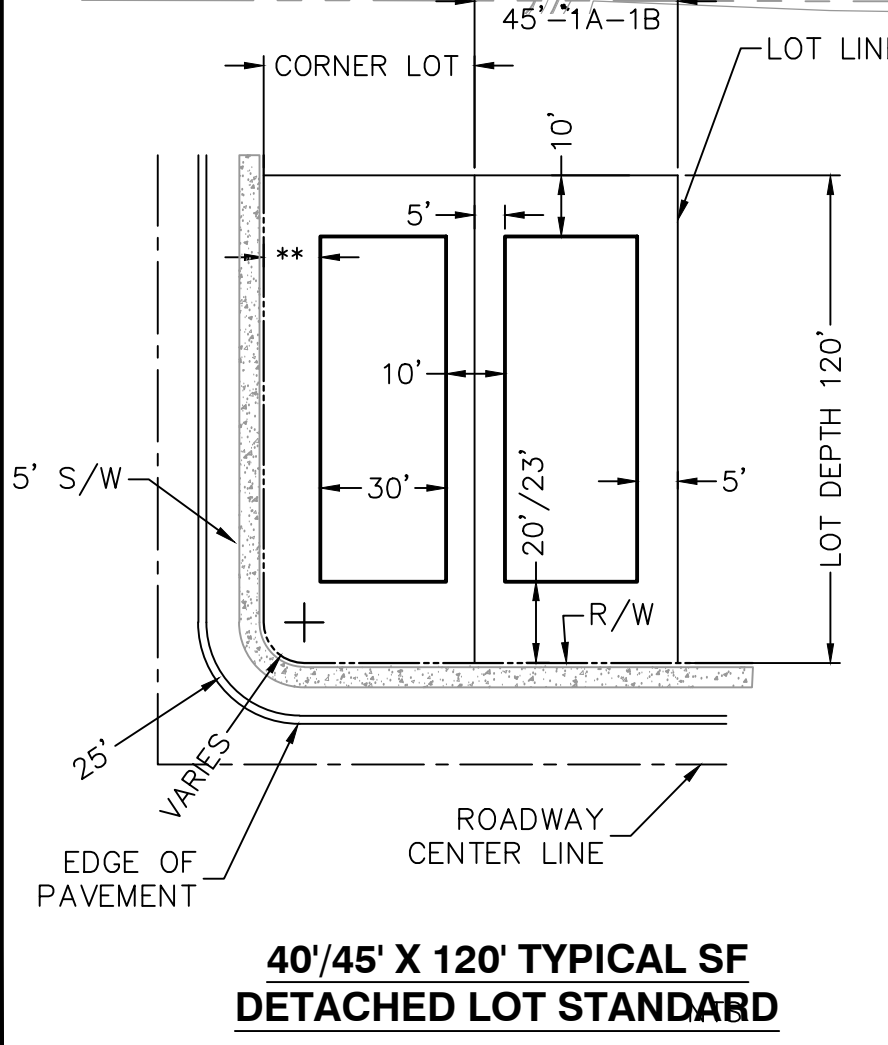
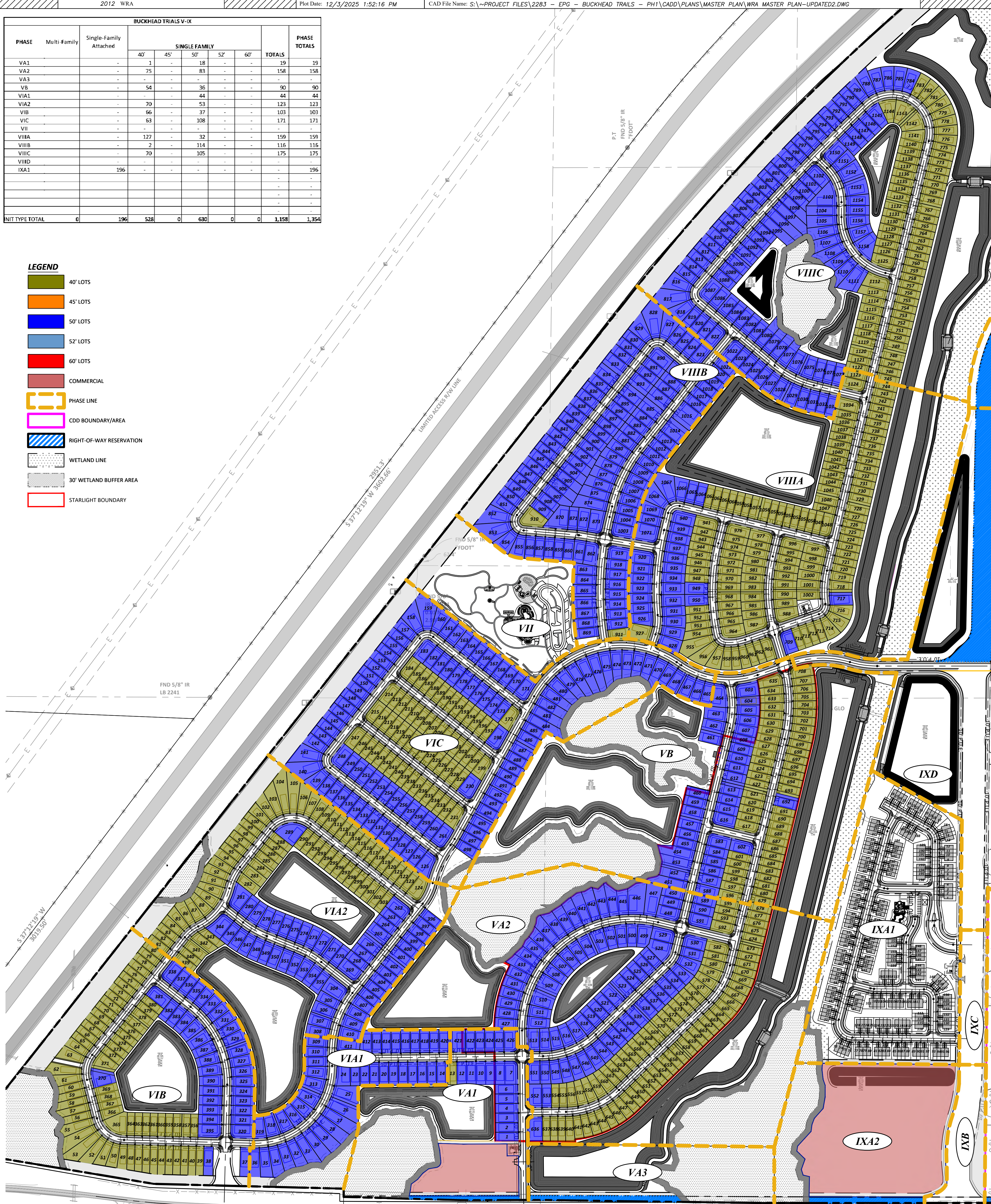
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## **Appendix B    SITE PLAN**

BUCKHEAD TRAILS V-IX										
PHASE	Multi Family	Single-Family Attached	SINGLE FAMILY				TOTALS	PHASE TOTALS		
			40'	45'	50'	52'				
VA1	-	-	1	-	18	-	19	19		
VA2	-	-	75	-	83	-	158	158		
VA3	-	-	-	-	-	-	-	-		
VB	-	-	54	-	36	-	90	90		
VIA1	-	-	-	-	44	-	44	44		
VIA2	-	-	70	-	53	-	123	123		
VIB	-	-	66	-	37	-	103	103		
VIC	-	-	63	-	108	-	171	171		
VII	-	-	-	-	-	-	-	-		
VIIIA	-	-	127	-	32	-	159	159		
VIIIB	-	-	2	-	114	-	116	116		
VIIIC	-	-	70	-	105	-	175	175		
VIIID	-	-	-	-	-	-	-	-		
IXA1	-	196	-	-	-	-	-	196		
INIT TYPE TOTAL		0	196	528	0	630	0	1,158	1,354	

- LEGEND**
- 40' LOTS
  - 45' LOTS
  - 50' LOTS
  - 52' LOTS
  - 60' LOTS
  - COMMERCIAL
  - PHASE LINE
  - CDD BOUNDARY/AREA
  - RIGHT-OF-WAY RESERVATION
  - WETLAND LINE
  - 30' WETLAND BUFFER AREA
  - STARLIGHT BOUNDARY



Engineering ~ Environmental  
Water Resource ~ Survey  
12363 Hampton Park Blvd. Tampa, FL 33624  
7978 Cooper Creek Blvd. University Park, Florida 34201  
www.wraengineering.com  
CA 00007652 LB 8274 LA6667181  
Phone: 813.265.3130 941.275.9721

# OAKFIELD LAKES - WEST DEVELOPMENT PLAN

MANATEE COUNTY



## **Appendix C CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

**Buckhead Trails II Community Development District**  
**Construction Cost Estimate for Public Improvements and Community Facilities**  
**September 24, 2025**

	267 Lots		441 Lots		708 Lots
<b>Number of Lots</b>					
<b>Infrastructure</b>	<b>Master Costs</b>	<b>Phase VII Amenity</b>	<b>Phase V</b>	<b>Phase VI</b>	<b>Total</b>
District Collector Roads	\$ 6,500,000				\$ 6,500,000
District Subdivision Roads			\$ 1,850,000	\$ 3,200,000	\$ 5,050,000
Water Management and Control			\$ 6,200,000	\$ 8,350,000	\$ 14,550,000
Sewer and Wastewater Management			\$ 2,215,000	\$ 3,725,000	\$ 5,940,000
Water Supply			\$ 1,925,000	\$ 3,200,000	\$ 5,125,000
Undergrounding of Electrical Service	\$ 1,200,000		\$ 140,000	\$ 225,000	\$ 1,565,000
Hardscapes, Landscape and Entries	\$ 3,300,000		\$ 250,000	\$ 350,000	\$ 3,900,000
Offsite Improvements	\$ 5,500,000				\$ 5,500,000
Environmental	\$ 600,000				\$ 600,000
Amenity All-In		\$ 4,000,000			\$ 4,000,000
Professional Services and Permit Fees	\$ 900,000	\$ 250,000	\$ 900,000	\$ 1,500,000	\$ 3,550,000
<b>Total</b>	<b>\$ 18,000,000</b>	<b>\$ 4,250,000</b>	<b>\$ 13,480,000</b>	<b>\$ 20,550,000</b>	<b>\$ 56,280,000</b>

**RESOLUTION 2026-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT RELATED TO ITS SERIES 2026 BONDS; APPROVING AND RATIFYING THE ENGINEER’S REPORT AND SUPPLEMENTAL ASSESSMENT REPORT; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE BONDS; APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE BONDS; AND PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.**

**WHEREAS**, the Buckhead Trails II Community Development District (the “**District**”) issued its \$16,205,000 Special Assessment Bonds, Series 2026 (Assessment Area One) (the “**Series 2026 Bonds**”) to finance a portion of the public improvements (the “**2026 Project**”) as described in the *Report of the District Engineer – Series 2026 Bonds (Assessment Area One)* dated September 24, 2025 (the “**Engineer’s Report**”) attached hereto as **Exhibit A**;

**WHEREAS**, the Series 2026 Bonds will be repaid by special assessments on the benefited property within the District;

**WHEREAS**, the Board of Supervisors of the District (the “**Board**”) previously levied master special assessments in accordance with the terms outlined in the *Master Assessment Methodology Report* dated January 25, 2023, and adopted pursuant to Resolution No. 2023-32 (the “**Assessment Resolution**”), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

**WHEREAS**, now that the final terms of the Series 2026 Bonds have been established, it is necessary to approve and ratify the *First Supplemental Assessment Methodology Report* dated January 29, 2026 (the “**Supplemental Assessment Report**”) and attached hereto as **Exhibit B**.

**WHEREAS**, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2026 Bonds, which are on file with the District Manager, (the “**Bond Documents**”) and to confirm the issuance of the Series 2026 Bonds.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:**

1. **Authority for this resolution.** This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.
2. **Findings.** The Board hereby finds and determines as follows:
  - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
  - b. The Engineer’s Report is hereby approved and ratified.
  - c. The 2026 Project will serve a proper, essential, and valid public purpose.
  - d. The 2026 Project will specially benefit the developable acreage located within the District as set forth in the Engineer’s Report. It is reasonable, proper, just, and right

to assess the portion of the costs of the 2026 Project to be financed with the Series 2026 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.

- e. The Series 2026 Bonds will finance the construction and acquisition of a portion of the 2026 Project.
- f. The Supplemental Assessment Report is hereby approved and ratified.

- 3. **Ratification of the Execution of the Bond Documents.** The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.
- 4. **Assessment Lien for the Bonds.** The special assessments for the Series 2026 Bonds shall be allocated in accordance with the Supplemental Assessment Report.
- 5. **Severability.** If any section or part of a section of this Resolution is 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.
- 6. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
- 7. **Effective date.** This Resolution shall become effective upon its adoption.

**Approved and Adopted on March 25, 2026**

**Attest:**

**Buckhead Trails II  
Community Development District**

\_\_\_\_\_  
Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Carlos de la Ossa  
Chair of the Board of Supervisors

- Exhibit A. Report of the District Engineer – Series 2026 Bonds (Assessment Area One) dated September 24, 2025
- Exhibit B. First Supplemental Assessment Methodology Report dated January 29, 2026

**Buckhead Trails II Community  
Development District**

Report of the District Engineer –  
Series 2025 (Assessment Area One)



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

September 24, 2025



## **1.0 INTRODUCTION**

The Buckhead Trails II Community Development District (“the District”) is located in Manatee County, Florida and initially encompassed 409.16 acres. The District has been expanded by 36.51 acres and now totals 445.67 acres. The District is located within Sections 1, 2, 11 and 12, Township 33 South, Range 18 East and is vacant land west of the Buckhead Trails Community Development District, east of I-75 and north of Buckeye Road.

See Appendix A for a Vicinity Map, the Description & Sketch of the District, and the Sketch of Description of Assessment Area One.

## **2.0 PURPOSE**

The District was established by Manatee County Ordinance 22-58 adopted on December 6, 2022 and Manatee County Ordinance 24-25 adopted on February 22, 2024, which expanded the District boundary. The purpose of the District is to construct and/or acquire and to operate and maintain certain public improvements and community facilities.

The purpose of this Report of the District Engineer is to provide a project description and estimated construction costs of the public improvements and community facilities within a portion of the District, Assessment Area One, which consists of Phases V and VI and the amenity within Phase VII.

See Appendix B for a Site Plan of the District.

## **3.0 THE PROPERTY OWNER AND DEVELOPMENT**

The property owner of the lands within Assessment Area One is JSH Buckeye Road Development, LLC (“the Developer”).

The public improvements and community facilities include water management and control, water supply, sewer and wastewater management, roads, amenity, and landscaping/hardscaping/irrigation.

## **4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

### **4.1 WATER MANAGEMENT AND CONTROL**

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



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

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

1. To provide stormwater quality treatment.
2. To protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To preserve the 100 year flood plain as shown on the current FEMA FIRM Panel.

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 Department's service area which will provide water supply for potable water service and fire protection. The water supply improvements are anticipated to include looped water mains and appurtenances located within roads rights-of-ways and/or easements.

The water supply systems will be designed in accordance with Manatee County Public Works' Utilities Standards Manual. Manatee County will own and maintain these facilities.

## **4.3 SEWER AND WASTEWATER MANAGEMENT**

The District is located within the Manatee County Utilities Department's service area which will provide sewer and wastewater management service. The sewer and wastewater management improvements include a gravity sanitary sewer system within the road rights of way and/or easements and pumping station that will connect to an existing force main.

All sanitary sewer and wastewater management facilities will be designed in accordance with Manatee County Public Works' Utilities Standards Manual. 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 Public Works' Highway and Traffic Standards Manual and will be owned and maintained by Manatee County.



## **4.5 AMENITY**

An amenity is planned within Phase VII 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 throughout the District. Irrigation will also be provided in the landscaped common areas.

These improvements will be owned and maintained by the District.

## **4.7 PROFESSIONAL SERVICES AND PERMITTING FEES**

Manatee County and SWFWMD impose fees for plans review and issuance of construction permits. Professional engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and amenity design, permitting, and construction. As well, development/construction management services may be needed for the design, permitting, construction administration, and maintenance acceptance of the public improvements and community facilities.

## **5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS**

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

## **6.0 SUMMARY AND CONCLUSION**

The estimate of construction costs was provided by the Developer, based on recent bids received by them from local reputable site contractors. It is our professional opinion that these costs are conservative to construct the Public Improvements and Community Facilities described herein.

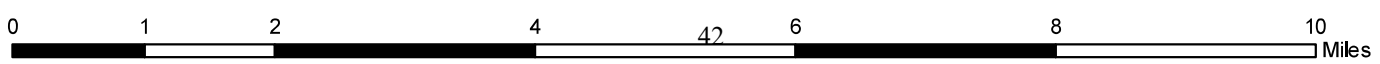
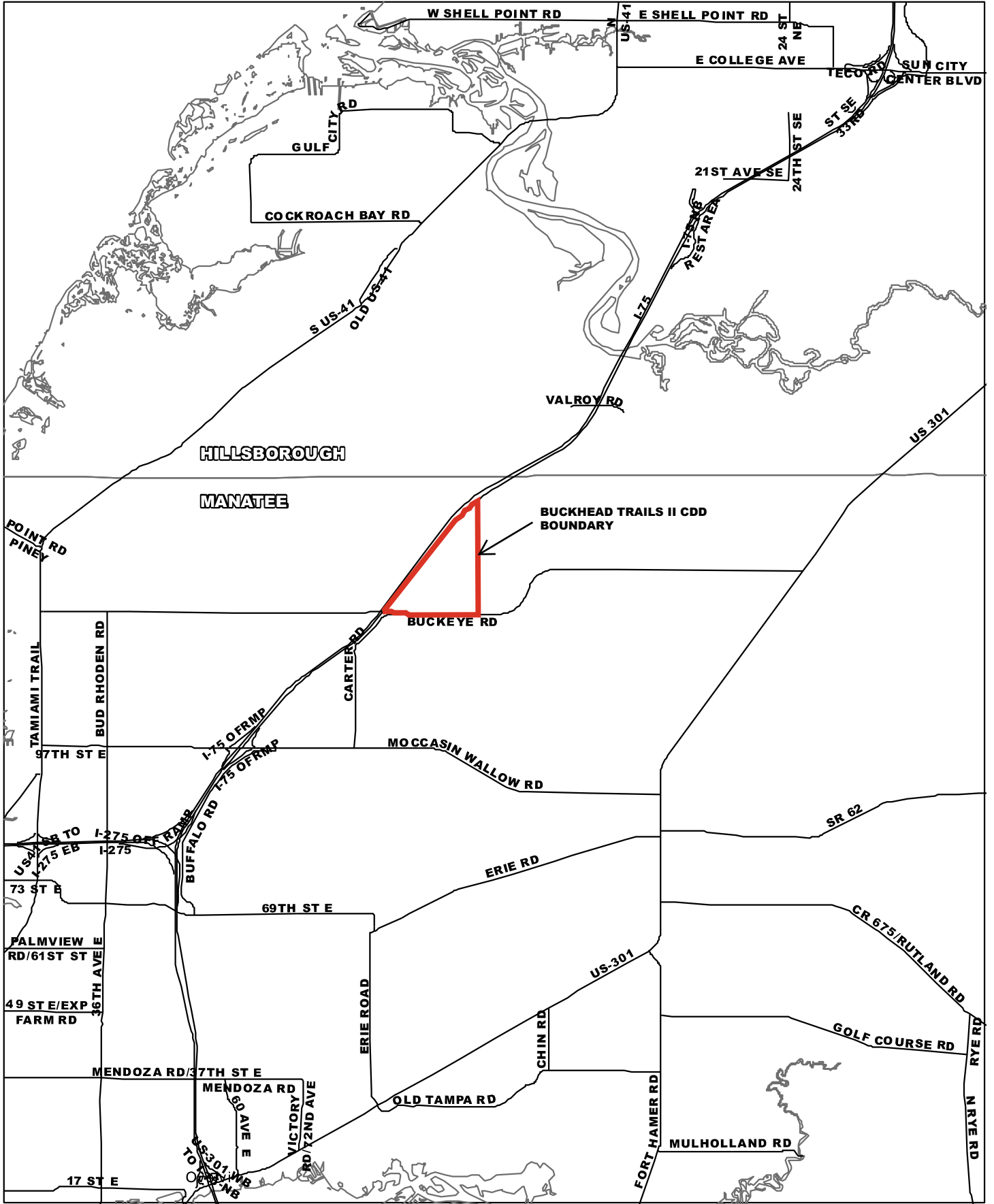
The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

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



## **Appendix A VICINITY MAP, DESCRIPTION & SKETCH OF THE DISTRICT, AND SKETCH OF DESCRIPTION FOR ASSESSMENT AREA ONE**

# BUCKHEAD TRAILS II 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 SECTION 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 SAID BUCKEYE ROAD RIGHT-OF-WAY LINE AS RECORDED IN ROAD PLAT BOOK 5, PAGE 1, THE FOLLOWING FOUR COURSES: (1) S89°58'35"W, 1141.84 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 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, 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 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

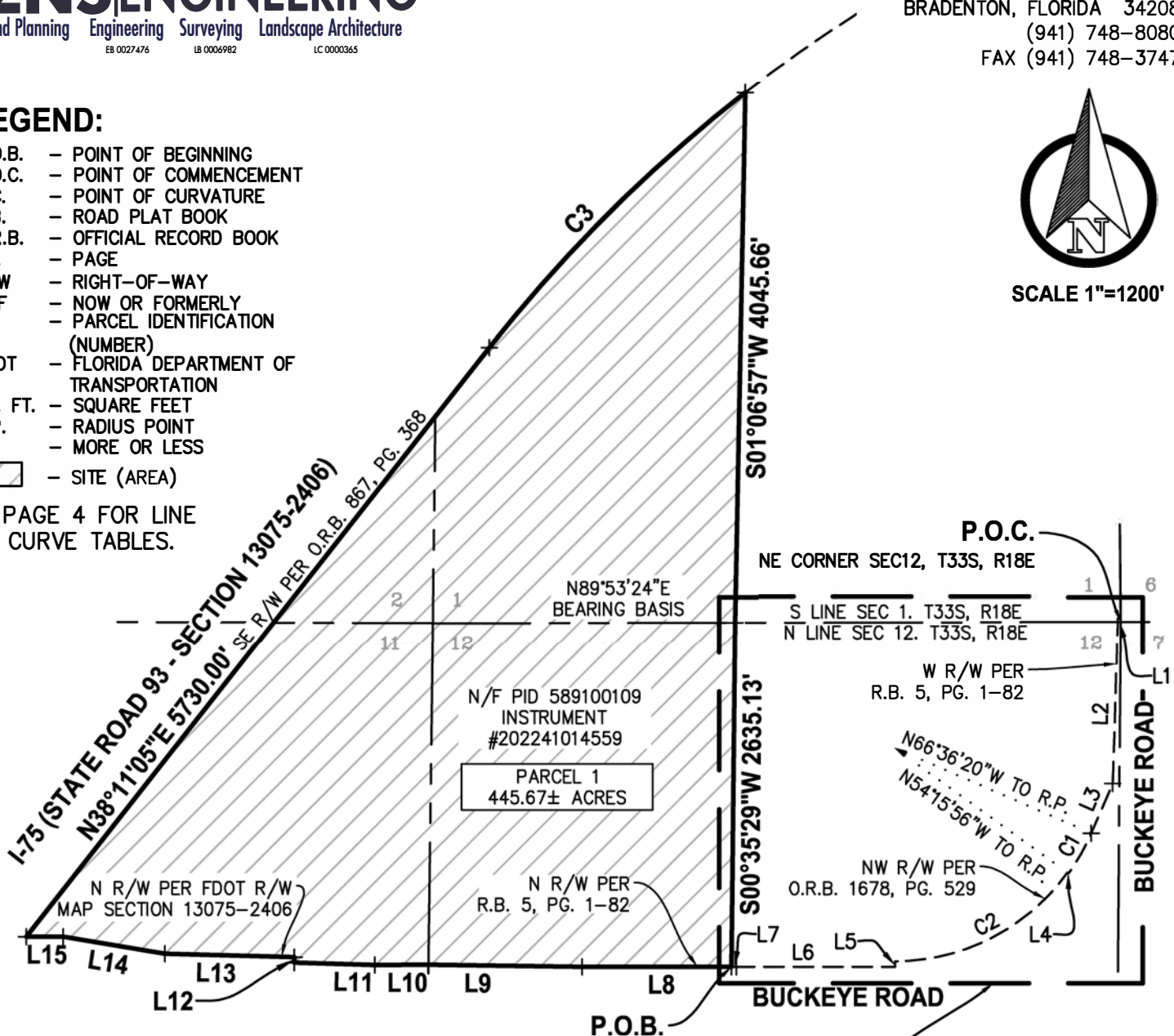


SCALE 1"=1200'

## LEGEND:

- P.O.B. - POINT OF BEGINNING
- 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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### NOTES:

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

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

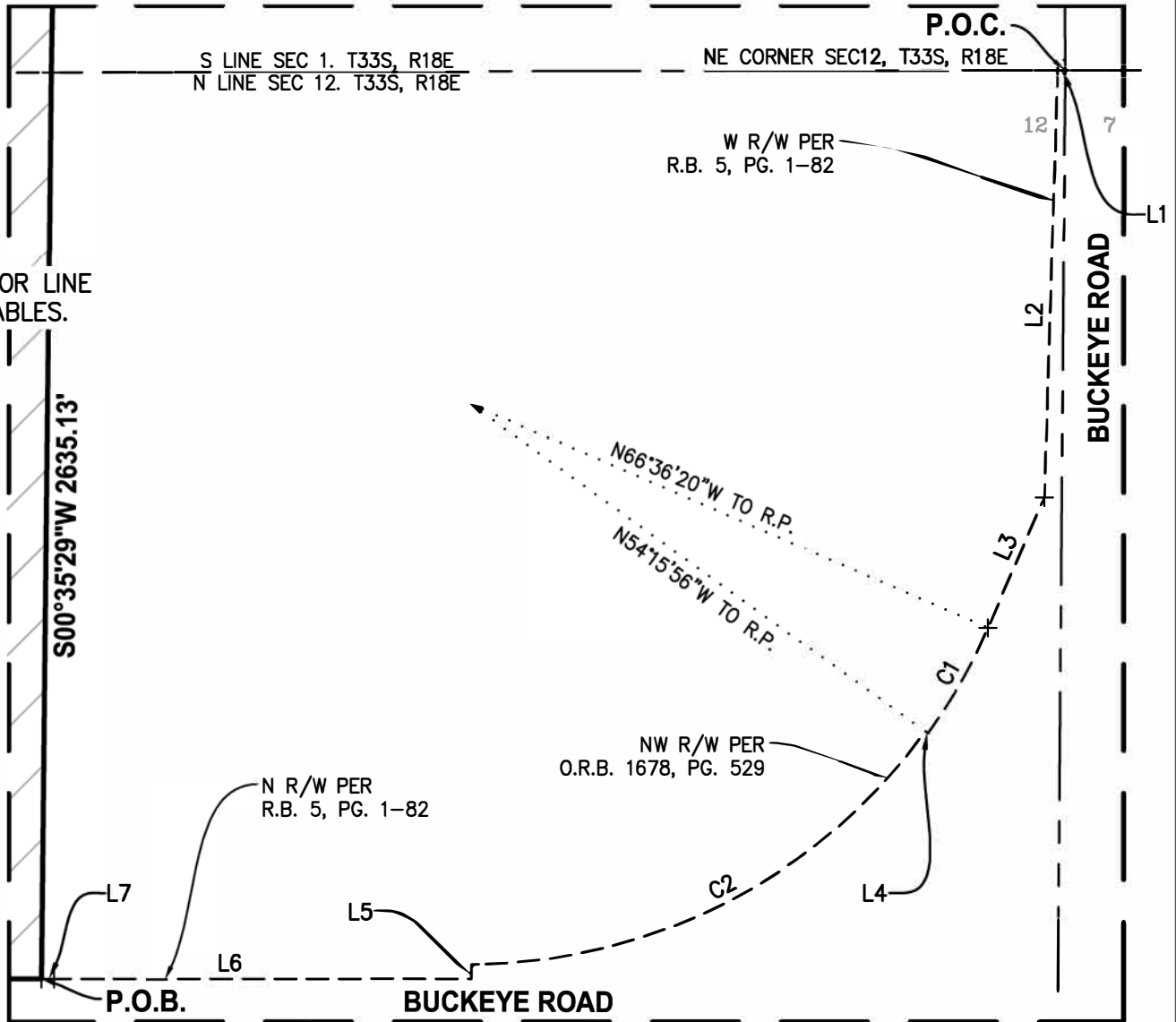
T:\2022\45326 BUCKHEAD TRAIL\Sketch & Descriptions\PARCEL\_1\_SD.dwg

DETAIL FROM PAGE 2



SCALE 1"=500'

SEE PAGE 4 FOR LINE AND CURVE TABLES.



**LEGEND:**

- |                                      |                       |
|--------------------------------------|-----------------------|
| P.O.B. - POINT OF BEGINNING          | SQ. FT. - SQUARE FEET |
| P.O.C. - POINT OF COMMENCEMENT       | R.P. - RADIUS POINT   |
| P.C. - POINT OF CURVATURE            | ± - MORE OR LESS      |
| R.B. - ROAD PLAT BOOK                | ▨ - SITE (AREA)       |
| 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                |                       |

**NOT A BOUNDARY SURVEY  
 DESCRIPTION & SKETCH  
 OF  
 LAND**

**LOCATED IN  
 SECTION 1, 2, 11 & 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST  
 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.
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**SKETCH AND DESCRIPTION  
 PARCEL 1  
 N/F PID 589100109  
 MANATEE COUNTY, FLORIDA**

**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	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
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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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.

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

# SKETCH OF DESCRIPTION

A PORTION OF SECTIONS 1 2, 11 AND 12, TOWNSHIP  
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA  
(SKETCH IS NOT A SURVEY)

A PARCEL OF LAND LYING AND BEING IN SECTIONS, 1, 2, 11 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE S.89°53'24"W., ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 3469.87' TO THE POINT OF BEGINNING; THENCE S.14°28'10"W. A DISTANCE OF 1721.93'; THENCE S.43°58'40"W. A DISTANCE OF 908.18'; THENCE N.89°13'48"W. A DISTANCE OF 751.62'; THENCE S.89°57'32"W. A DISTANCE OF 77.11'; THENCE S.84°06'30"W. A DISTANCE OF 50.15'; THENCE S.89°49'50"W. A DISTANCE OF 291.18'; THENCE N.88°22'47"W. A DISTANCE OF 382.12'; THENCE S.43°12'41"W. A DISTANCE OF 348.30' TO A POINT ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY LINE PER SECTION 13075-2406; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE N.88°33'01"W. A DISTANCE OF 990.85'; (2) THENCE N.80°31'38"W. A DISTANCE OF 787.25'; (3) THENCE N.89°40'22"W. A DISTANCE OF 282.70'; (4) THENCE N.38°11'05"E. A DISTANCE OF 4271.90'; THENCE S.51°48'55"E. A DISTANCE OF 295.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 113.54', A RADIUS OF 195.00', A CHORD BEARING OF S.68°29'46"E., A CHORD LENGTH OF 111.95', AND A DELTA ANGLE OF 33°21'41"; THENCE S.85°10'37"E. A DISTANCE OF 276.26'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 447.13', A RADIUS OF 1829.74', A CHORD BEARING OF S.02°14'33"E., A CHORD LENGTH OF 446.02', AND A DELTA ANGLE OF 14°00'05"; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 562.79', A RADIUS OF 555.00', A CHORD BEARING OF S.85°14'10"E., A CHORD LENGTH OF 538.98', AND A DELTA ANGLE OF 58°05'59"; THENCE S.56°11'11"E. A DISTANCE OF 29.05'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 383.61', A RADIUS OF 415.71', A CHORD BEARING OF S.82°40'15"E., A CHORD LENGTH OF 370.14', AND A DELTA ANGLE OF 52°52'19"; THENCE N.70°53'36"E. A DISTANCE OF 198.99'; THENCE S.17°42'59"E. A DISTANCE OF 70.00'; THENCE N.77°50'00"E. A DISTANCE OF 89.94'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 188.04', A RADIUS OF 465.00', A CHORD BEARING OF S.85°01'55"E., A CHORD LENGTH OF 186.76', AND A DELTA ANGLE OF 23°10'11"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 154.56', A RADIUS OF 535.00', A CHORD BEARING OF S.81°43'25"E., A CHORD LENGTH OF 154.02', AND A DELTA ANGLE OF 16°33'10"; THENCE N.90°00'00"E. A DISTANCE OF 101.31'; THENCE S.14°28'10"W. A DISTANCE OF 137.16'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 9805643.8 SQUARE FEET, 225.107 ACRES



WATER RESOURCE ASSOCIATES. LLC

7978 Cooper Creek Blvd.

University Park, Florida 34201

Phone: 941.275.9721 Fax: 941.275.9729

www.wraengineering.com LB 8274

**Robert S. Flanary**

Digitally signed by Robert S Flanary  
DN: CN=Robert S Flanary,  
dnQualifier=A03410C000001979C90FDCB00122177,  
O=Unaffiliated, C=US  
Date: 2025.09.23 08:38:45-04'00'

ROBERT S. FLANARY, P.S.M.  
Florida Surveyor's Registration No. 5677

DATE

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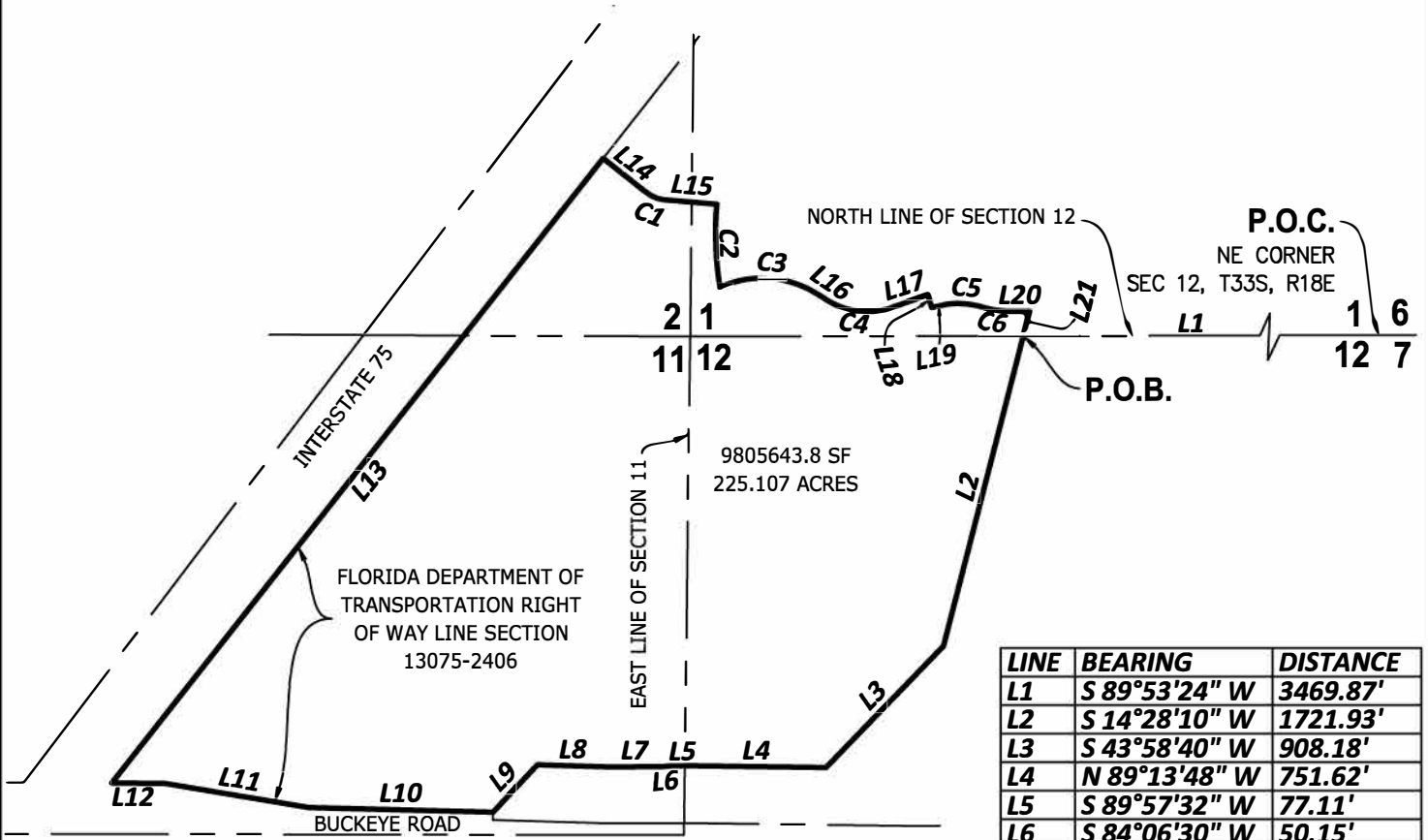
REVISION DATE

BUCKHEAD TRAILS II CDD SKETCH					
SKETCH IS NOT A SURVEY					
	DRAWN	RSF	DATE:	9/23/25	SCALE:
	CHECKED	RSF	DATE:	9/23/25	JOB NUMBER S2283

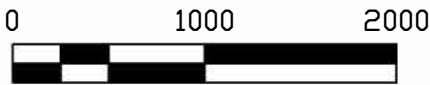
# SKETCH OF DESCRIPTION

SHEET 2 OF 2

A PORTION OF SECTIONS 1, 2, 11, AND 12, TOWNSHIP  
33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA  
(SKETCH IS NOT A SURVEY)



LINE	BEARING	DISTANCE
L1	S 89°53'24" W	3469.87'
L2	S 14°28'10" W	1721.93'
L3	S 43°58'40" W	908.18'
L4	N 89°13'48" W	751.62'
L5	S 89°57'32" W	77.11'
L6	S 84°06'30" W	50.15'
L7	S 89°49'50" W	291.18'
L8	N 88°22'47" W	382.12'
L9	S 43°12'41" W	348.30'
L10	N 88°33'01" W	990.85'
L11	N 80°31'38" W	787.25'
L12	N 89°40'22" W	282.70'
L13	N 38°11'05" E	4271.90'
L14	S 51°48'55" E	295.00'
L15	S 85°10'37" E	276.26'
L16	S 56°11'11" E	29.05'
L17	N 70°53'36" E	198.99'
L18	S 17°42'59" E	70.00'
L19	N 77°50'00" E	89.94'
L20	N 90°00'00" E	101.31'
L21	S 14°28'10" W	137.16'



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	195.00'	113.54'	111.95'	S 68°29'46" E	33°21'41"
C2	1829.74'	447.13'	446.02'	S 02°14'33" E	14°00'05"
C3	555.00'	562.79'	538.98'	S 85°14'10" E	58°05'59"
C4	415.71'	383.61'	370.14'	S 82°40'15" E	52°52'19"
C5	465.00'	188.04'	186.76'	S 85°01'55" E	23°10'11"
C6	535.00'	154.56'	154.02'	S 81°43'25" E	16°33'10"

**LEGEND:**

P.O.C. = POINT OF COMMENCEMENT  
P.O.B. = POINT OF BEGINNING  
O.R.B. = OFFICIAL RECORD BOOK  
SF = SQUARE FEET

**SURVEYORS NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, BEING S89°53'24" W



REVISION DATE

BUCKHEAD TRAILS II CDD SKETCH  
SKETCH IS NOT A SURVEY

DRAWN	RSF	DATE:	9/23/25	SCALE:	1"=1000'
CHECKED	RSF	DATE:	9/23/25	JOB NUMBER	S2283

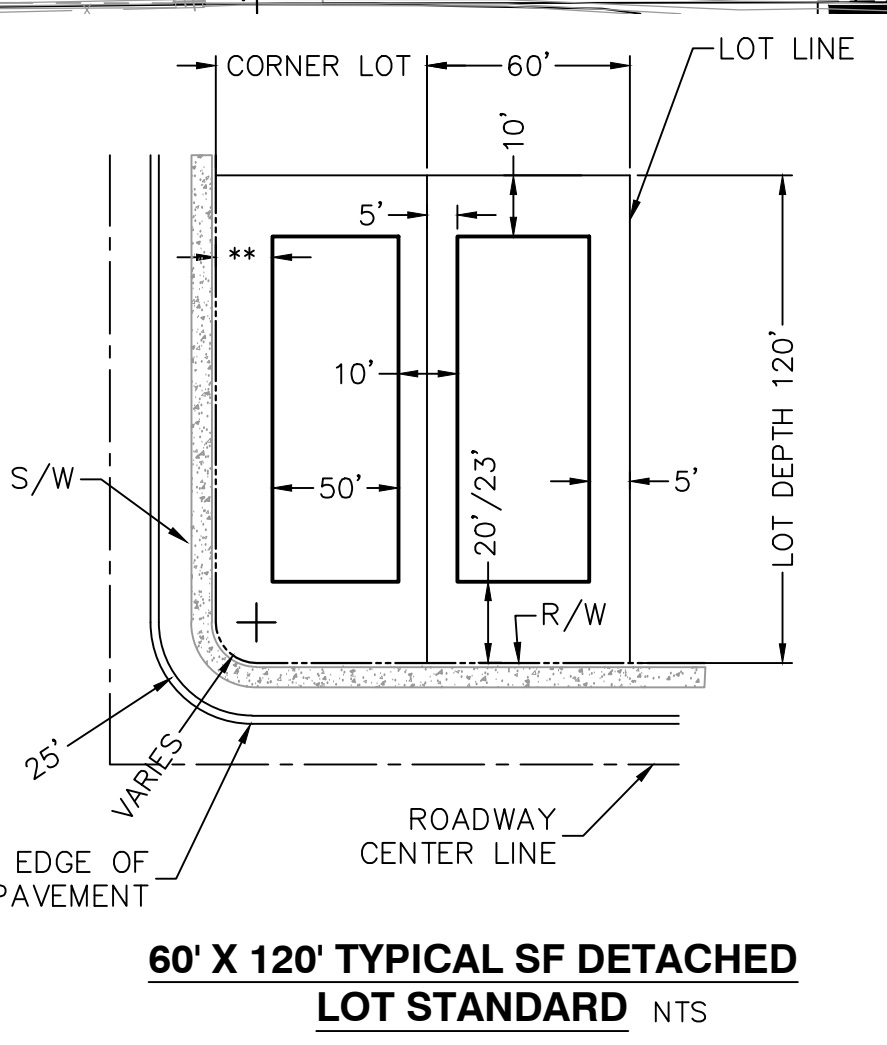
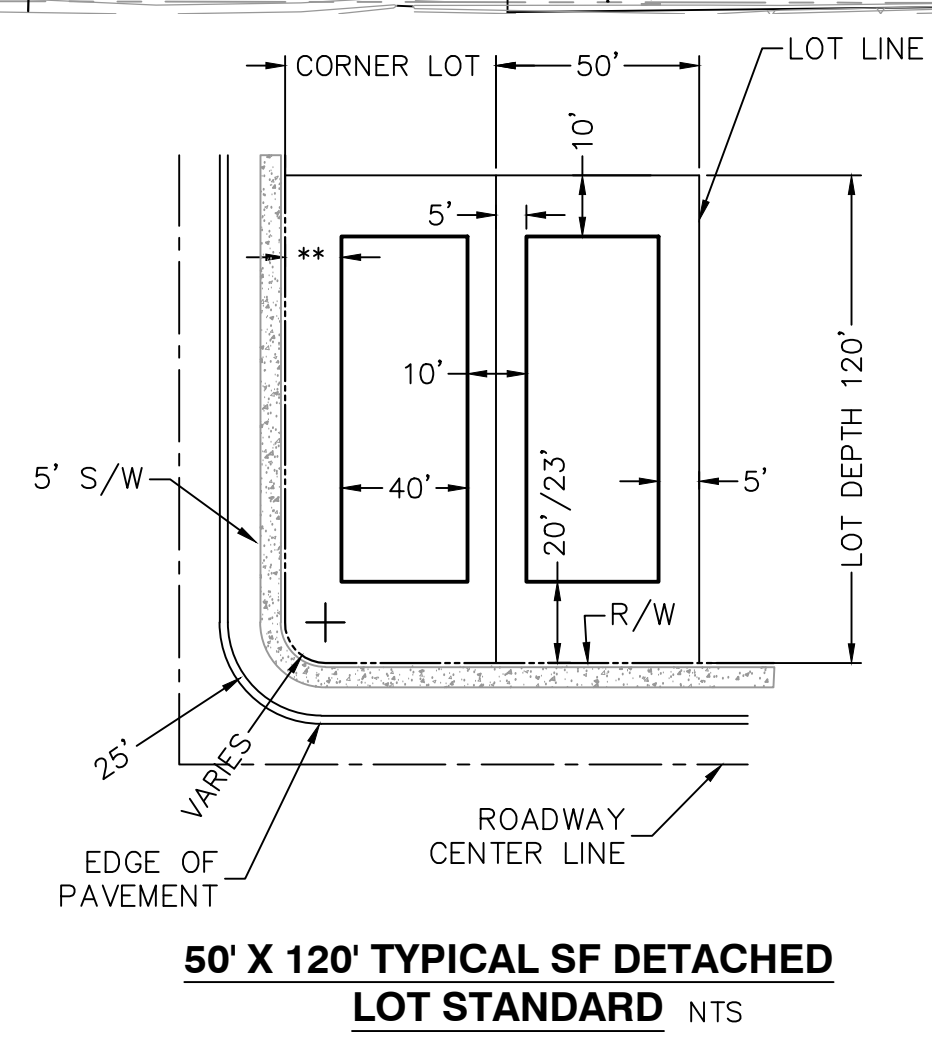
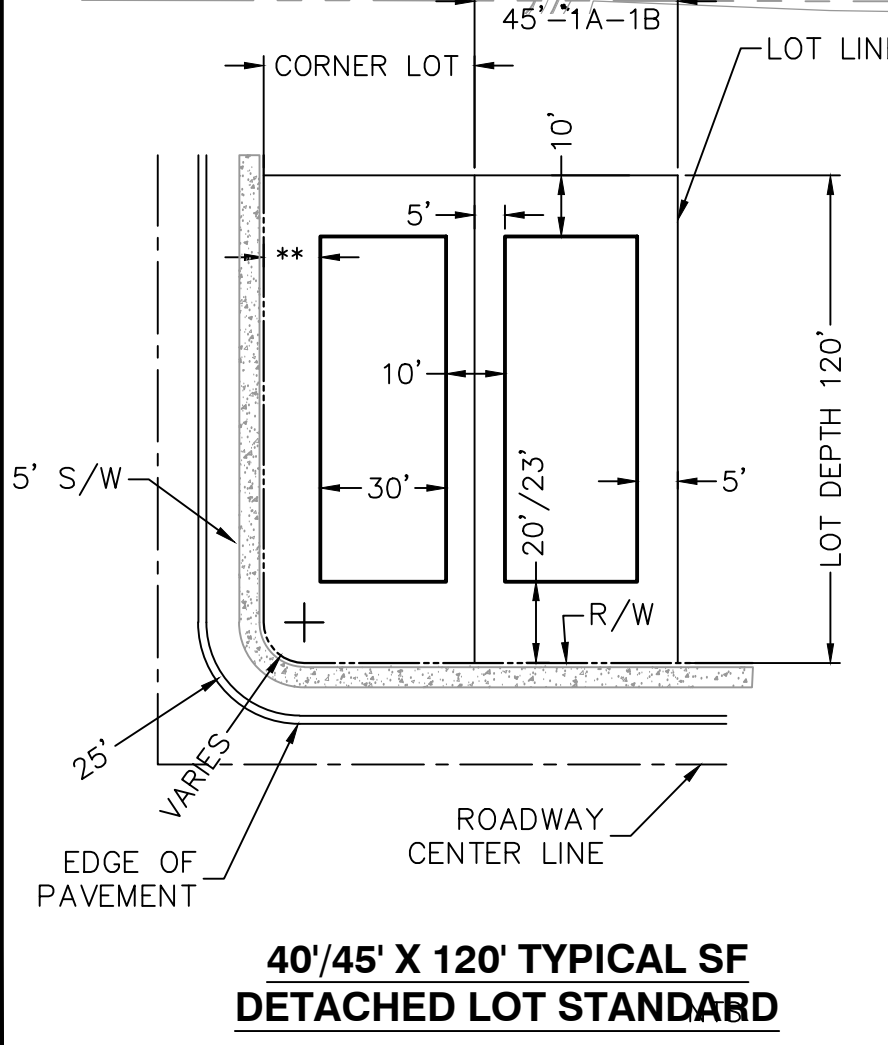
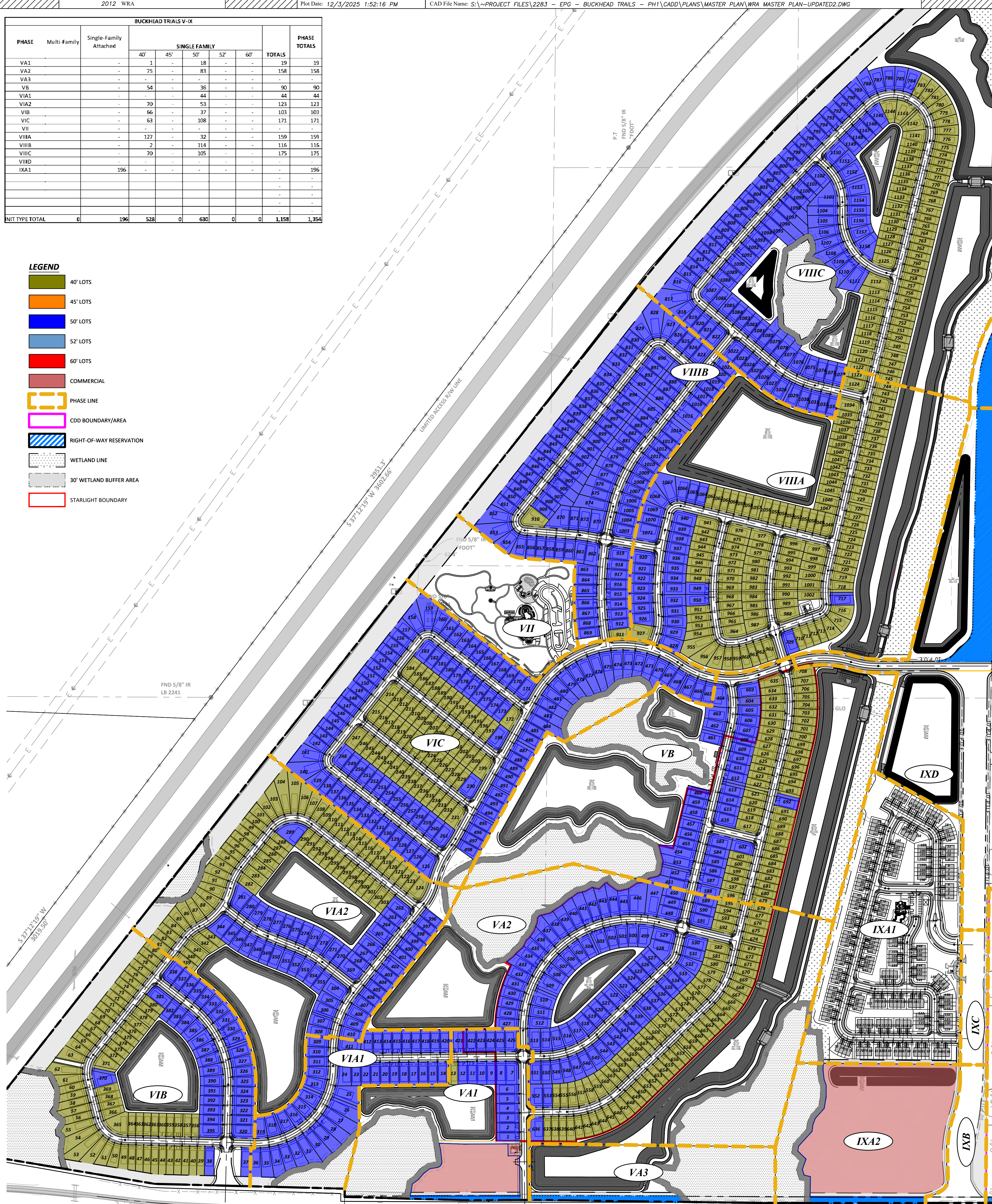


## **Appendix B    SITE PLAN**

PHASE	Multi Family	Single-Family Attached	SINGLE FAMILY					TOTALS	PHASE TOTALS
			40'	45'	50'	52'	60'		
VA1	-	-	1	-	18	-	-	19	19
VA2	-	-	75	-	83	-	-	158	158
VA3	-	-	-	-	-	-	-	-	-
VB	-	-	54	-	36	-	-	90	90
VIA1	-	-	-	-	44	-	-	44	44
VIA2	-	-	70	-	53	-	-	123	123
VIB	-	-	66	-	37	-	-	103	103
VIC	-	-	63	-	108	-	-	171	171
VII	-	-	-	-	-	-	-	-	-
VIIIA	-	-	127	-	32	-	-	159	159
VIIIB	-	-	2	-	114	-	-	116	116
VIIIC	-	-	70	-	105	-	-	175	175
VIIID	-	-	-	-	-	-	-	-	-
IXA1	-	196	-	-	-	-	-	-	196
<b>INIT TYPE TOTAL</b>	<b>0</b>	<b>196</b>	<b>528</b>	<b>0</b>	<b>630</b>	<b>0</b>	<b>0</b>	<b>1,158</b>	<b>1,354</b>

**LEGEND**

- 40' LOTS
- 45' LOTS
- 50' LOTS
- 52' LOTS
- 60' LOTS
- COMMERCIAL
- PHASE LINE
- CDD BOUNDARY/AREA
- RIGHT-OF-WAY RESERVATION
- WETLAND LINE
- 30' WETLAND BUFFER AREA
- STARLIGHT BOUNDARY



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Phone: 813.265.3130 941.275.9721

# OAKFIELD LAKES - WEST DEVELOPMENT PLAN

MANATEE COUNTY



## **Appendix C CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES**

**Buckhead Trails II Community Development District**  
**Construction Cost Estimate for Public Improvements and Community Facilities**  
**September 24, 2025**

	267 Lots		441 Lots		708 Lots
<b>Number of Lots</b>					
<b>Infrastructure</b>	<b>Master Costs</b>	<b>Phase VII Amenity</b>	<b>Phase V</b>	<b>Phase VI</b>	<b>Total</b>
District Collector Roads	\$ 6,500,000				\$ 6,500,000
District Subdivision Roads			\$ 1,850,000	\$ 3,200,000	\$ 5,050,000
Water Management and Control			\$ 6,200,000	\$ 8,350,000	\$ 14,550,000
Sewer and Wastewater Management			\$ 2,215,000	\$ 3,725,000	\$ 5,940,000
Water Supply			\$ 1,925,000	\$ 3,200,000	\$ 5,125,000
Undergrounding of Electrical Service	\$ 1,200,000		\$ 140,000	\$ 225,000	\$ 1,565,000
Hardscapes, Landscape and Entries	\$ 3,300,000		\$ 250,000	\$ 350,000	\$ 3,900,000
Offsite Improvements	\$ 5,500,000				\$ 5,500,000
Environmental	\$ 600,000				\$ 600,000
Amenity All-In		\$ 4,000,000			\$ 4,000,000
Professional Services and Permit Fees	\$ 900,000	\$ 250,000	\$ 900,000	\$ 1,500,000	\$ 3,550,000
<b>Total</b>	<b>\$ 18,000,000</b>	<b>\$ 4,250,000</b>	<b>\$ 13,480,000</b>	<b>\$ 20,550,000</b>	<b>\$ 56,280,000</b>



BUCKHEAD TRAILS II  
COMMUNITY  
DEVELOPMENT  
DISTRICT

FIRST SUPPLEMENTAL  
ASSESSMENT  
METHODOLOGY REPORT  
FINAL

Report Date:

January 29, 2026

## TABLE OF CONTENTS

<u>SECTION</u>	<u>SUBJECT</u>	<u>Page #</u>
I.	Introduction	1
II.	Defined Terms	1
III.	Objective	2
IV.	District Overview	2
V.	Capital Improvement Program	3
VI.	Determination of Special Assessment	3
VII.	Allocation Methodology	4
VIII.	Assignment of Assessments	5
IX.	Financing Information	6
X.	True-Up Modifications	6
XI.	Additional Stipulations	7

<u>TABLE</u>	<u>ITEM</u>	<u>Page #</u>
1	Development Program & EAU Factor Assignment Detail	8
2	Capital Improvement Program Cost Summary	8
3	Capital Improvement Program Benefit and Funding Sources	9
4	Finance Information – Series 2026 Bonds	10
5	Assessment Allocation Detail – Series 2026 Assessments	11

<u>EXHIBIT</u>	<u>ITEM</u>	<u>Page #</u>
A	Assessment Plat/Roll	12
B	Legal Description	13

## I. INTRODUCTION

This *First Supplemental Assessment Methodology Report* (the “First Supplemental Report”) serves to apply the basis of benefit allocation and assessment methodology in accordance with the *Expansion Parcel Master Assessment Methodology Report* (the “Master Reports”) dated July 23, 2025. The First Supplemental Report specifically supports the issuance of the Bonds (as defined below) which will fund a portion of the Series 2025 (Assessment Area One) Project of the District’s Capital Infrastructure Program.

## II. DEFINED TERMS

“**Assessment Area One**” – property within the District that receives a special benefit from the Assessment Area One Project being more particularly defined as 225.107 +/- gross acres.

“**Assessment Area One Project**” – The portion of the CIP relating to public infrastructure for Assessment Area One identified within the Engineer’s Report.

“**Assessable Property**” – All property within Assessment Area One of the District that receives a special benefit from the Assessment Area One Project.

“**Bonds**” – Series 2026 Special Assessment Revenue Bonds.

“**Capital Improvement Program**” (CIP) – The public infrastructure development program as outlined by the Engineer’s Report.

“**Developer**” – JSH Buckeye Road Development, LLC.

“**Development**” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“**District**” – Buckhead Trails II Community Development District, encompasses 445.67 +/- acres, located in unincorporated Manatee County Florida, plan for 1354 Units.

“**Engineer’s Report**” – Report of the District Engineer – Series 2026 (Assessment Area One) dated September 24, 2025.

“**Equivalent Assessment Unit**” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“**Master Reports**” or “**Reports**” – The *Master Assessment Methodology Report* dated January 25, 2023, supplemented by the *Expansion Parcel Master Assessment Methodology Report* dated July 23, 2025 (the “Report/Reports”).

“**Platted Units**” – private property subdivided as a portion of gross acreage by virtue of the platting process.

“**Product Type**” – Classification assigned by the Developer to dissimilar Lot products and size for the development of the vertical construction.

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

“Unplatted Parcels” – gross acreage intended for subdivision and platting pursuant to the Development plan.

### III. OBJECTIVE

The objective of this First Supplemental Assessment Methodology Report is to:

- A. Allocate a portion of the costs of the CIP to Assessment Area One;
- B. Refine the benefits, as initially defined in the Master Report, to the assessable properties that will be assessed as a result of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within the District that benefit from Assessment Area One, as outlined by the Engineer’s Report.

The basis of benefit received by properties within the District’s Assessment One Area relates directly to the Assessment Area One Project and is allocable to all Assessable Property within this Assessment Area. The Assessment Area One Project will create the public infrastructure required to develop and improve the Assessable Property within Assessment Area One. Without these public improvements, which include master infrastructure improvements, storm water, utilities (water and sewer), roadways, amenities, and off-site management, the development of lands within Assessment Area One could not be undertaken within the current legal development standards. This First Supplemental Report applies the methodology described in the Master Report to assign assessments to all assessable properties within Assessment Area One receiving benefit from the Assessment Area One Project, which are required to satisfy the repayment of the Bonds.

The District will issue its Special Assessment Revenue Bonds, Series 2026 (Assessment Area One) (the “Bonds”) to finance the construction and/or acquisition of a portion of the Assessment Area One Project, which will provide special benefit to the assessable parcels within Assessment Area One after platting. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within Assessment Area One. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this First Supplemental Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with 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.

### IV. DISTRICT OVERVIEW

The District area encompasses 445.67 +/- acres and is located entirely within Manatee County, Florida within Sections 1, 2, 11, and 12, Township 33 South, Range 18 East and is vacant land. The primary developer of the Assessable Property is JSH 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 Assessment Area One consists of 708

residential units, encompassing 225.107 +/- acres. The public improvements described for Assessment Area One can be found in the Engineer's Report.

## V. CAPITAL IMPROVEMENT PROGRAM

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the District. As designed, the Assessment Area One Project represents a portion of the total CIP and is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefits to assessable lands within Assessment Area One. The drainage and surface water management system is an example of a system that provides benefits to all planned residential lots within Assessment Area One. As a system of improvements, all privately benefiting landowners within Assessment Area One benefit the same from the first few feet of pipe as they do from the last few feet. The stormwater management system is an interrelated facility that, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within Assessment Area One will benefit from such improvement.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed within the Assessment Area One Project. The Assessment Area One Project includes off-site improvements. stormwater, utilities (water and sewer), roadways, landscape and hardscape. Approximately \$14,347,133.72 of the costs associated with the Assessment Area One Project will be funded by the issuance of the Bonds as generally described within Tables 3 and 4 of this First Supplemental Report with further detail provided in the Engineer's Report.

## VI. 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 specially benefiting 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 Assessment Area One Project contains a "system of improvements" for the Development that benefits the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01). This satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties 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 properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (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 found within the list provided in F.S. 170.01. However, certifying compliance with the second and third

requirements necessary to establish a valid special assessment requires a more analytical examination. As required by F.S. 170.02 and described in the next section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming 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, added enjoyment of the property, the probability of decreased insurance premiums, and the probability of increased marketability and value of the property. The Development plan contains a mix of single-family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it “equates” the estimated benefit conferred to a specific single-family unit type. This is being done to implement a fair and equitable method of apportioning benefits.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the Assessment Area One Project of the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

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 benefitting property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering the District as a result of the Assessment Area One Project, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within Assessment Area One that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/CDD) tax-exempt parcels such as lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the Developer and other community property. To the extent it is later determined that property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.

## VII. ALLOCATION METHODOLOGY

Table 1 outlines EAUs assigned for residential product types under the current Development plan for Assessment Area One. 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 benefit received from infrastructure improvements relative to the benefitting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated specifically to 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 with respect to the Assessment

Area One Project 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 Series 2026 assessments associated with the Assessment Area One Project are demonstrated in Table 3 through Table 5. 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 the Series 2026 Bonds.

#### VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and establishes a lien on land within Assessment Area One. Regarding the Assessable Property, the special assessments are assigned to all property in Assessment Area One on a gross acreage basis until such time as the developable acreage is platted. The platted parcels will then be reviewed as to 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 useful 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 exists when the infrastructure program is financed prior to any development. In the undeveloped state, all the land within the District receive benefit from the Assessment Area One Project and all the assessable land within the District would be assessed to repay the Bonds. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all 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 “on-going development”. At this point, if not already in place, 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 an assessment pursuant to its Product Type classification as set forth in Table 4. It is not contemplated that any unassigned debt would remain once all of the 708 lots associated with the Assessment Area One Project are platted and fully developed; if such a condition were to occur; the true-up provisions within this Report would be applicable.

The third condition is the “completed development state.” In this condition, all of the Assessable Property within the Development plan has been platted, upon sale/transfer of a parcel the debt will be assigned based on development plans associated with such parcels/lots. Type 1 and Type 2 lots have been identified in Table 3 and Table 5.

## IX. FINANCING INFORMATION

The District will finance a portion of the Assessment Area One Project through the issuance of the Bonds secured ultimately by benefiting properties within Assessment Area One of the District. A number of items will comprise the bond sizing such as a debt service reserve, capitalized interest, issuance costs, and rounding as shown in Table 3.

## X. TRUE-UP MODIFICATION

During the construction period of the Development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per-unit allocation of the special assessment principal. In order 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 land within the Assessment Area One may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for the Bonds divided by the number of developable acres within Assessment Area One. Thus, every time the test is applied, the debt encumbering the remaining unplatted developable land must remain equal to or lower than the ceiling level of debt per acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within Assessment Area One (including any replats). If upon the completion of any true-up analyses, it is found the debt per acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage within the Assessment Area One to produce the EAU densities required to adequately service the Bond debt, the District shall require the remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within the District.

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

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.

XI. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP relating to the Assessment Area One Project. Certain financing, development, and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond the restatement of 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 AAI PROJECT COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS			
PROJECT STATISTICS - EAU ASSIGNMENTS			
PRODUCT <sup>(1)</sup>	TOTAL LOTS	PER UNIT EAU <sup>(2)</sup>	TOTAL EAUS
Single Family 40	329	1.00	329.00
Single Family 50	379	1.25	473.75
<b>Total</b>	<b>708</b>		<b>802.75</b>

Notations:  
<sup>(1)</sup> Product Type  
<sup>(2)</sup> Equivalent Assessment Unit

TABLE 2

BUCKHEAD TRAILS II AAI PROJECT COMMUNITY DEVELOPMENT DISTRICT					
INFRASTRUCTURE AAI COST SUMMARY					
DESCRIPTION	Master Costs	Phase 4 Amenity	Phase 5	Phase 6	TOTAL
District Collector Roads	\$ 6,500,000	\$ -	\$ -	\$ -	\$ 6,500,000
District Subdivision Roads	\$ -	\$ -	\$ 1,850,000	\$ 3,200,000	\$ 5,050,000
Water Management and Control	\$ -	\$ -	\$ 6,200,000	\$ 8,350,000	\$ 14,550,000
Sewer and Wastewater Management	\$ -	\$ -	\$ 2,215,000	\$ 3,725,000	\$ 5,940,000
Water Supply	\$ -	\$ -	\$ 1,925,000	\$ 3,200,000	\$ 5,125,000
Undergrounding of Electrical Service	\$ 1,200,000	\$ -	\$ 140,000	\$ 225,000	\$ 1,565,000
Hardscapes, Landscape and Entries	\$ 3,300,000	\$ -	\$ 250,000	\$ 350,000	\$ 3,900,000
Offsite Improvements	\$ 5,500,000	\$ -	\$ -	\$ -	\$ 5,500,000
Environmental	\$ 600,000	\$ -	\$ -	\$ -	\$ 600,000
Amenity All-In	\$ -	\$ 4,000,000	\$ -	\$ -	\$ 4,000,000
Professional Services and Permit Fees	\$ 900,000	\$ 250,000	\$ 900,000	\$ 1,500,000	\$ 3,550,000
<b>Total</b>	<b>\$ 18,000,000</b>	<b>\$ 4,250,000</b>	<b>\$13,480,000</b>	<b>\$20,550,000</b>	<b>\$ 56,280,000</b>
				Funded by Series 2026 Bonds	\$ 14,347,133.72
				Funded by other sources	\$ 41,932,866.28

Table 3

BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT SERIES 2026								
CIP BENEFIT								
<u>Lots Size</u>	<u>Units</u>	<u>ERU</u>	<u>Total ERUs</u>	<u>CIP Net Benefit Per Product</u>	<u>CIP Net Benefit Per Unit</u>	<u>Net CIP Financed Per Unit</u>	<u>Completion Contribution from other sources Per Unit</u>	<u>CIP - Par Financed - Series 2026 Bonds - Per Unit</u>
40	329	1.00	329.00	\$23,065,861.10	\$70,109.00	<b>\$17,872.48</b>	\$52,236.52	<b>\$20,186.86</b>
50	379	1.25	473.75	\$33,214,138.90	\$87,636.25	<b>\$22,340.60</b>	\$65,295.65	<b>\$25,233.57</b>
	<b>708</b>		<b>802.75</b>	<b>\$56,280,000.00</b>		<b>\$40,213.08</b>		

Notations:  
 The net benefit received by each lot is greater than the Series 2026 Assessment levied.

TABLE 4

BUCKHEAD TRAILS II AAI PROJECT COMMUNITY DEVELOPMENT DISTRICT		
SERIES 2026 BONDS		
Average Coupon Rate		5.67%
Term (Years)		31
Principal Amortization Installments		30
 <u>SOURCES:</u>		
	Par Amount:	\$16,205,000.00
 <u>USES:</u>		
Construction Fund		\$14,347,133.72
Capitalized Interest (through 5/1/26)		\$200,511.28
Debt Service Reserve Fund	100%	\$1,123,305.00
Cost of Issuance		\$209,950.00
Underwriter's Discount		\$324,100.00
		\$16,205,000.00
 <u>ANNUAL ASSESSMENT</u>		
Annual Debt Service (Principal plus Interest)		\$1,123,304.13
Collection Costs and Discounts @	6.00%	\$71,700.26
 <b>TOTAL ANNUAL ASSESSMENT</b>		 <b>\$1,195,004</b>
 Notations:		

TABLE 5

BUCKHEAD TRAILS II AAI PROJECT COMMUNITY DEVELOPMENT DISTRICT						
ALLOCATION METHODOLOGY - SPECIAL ASSESSMENT BONDS <sup>(1)</sup>						
PRODUCT TYPE	PER UNIT	UNITS	PRODUCT TYPE		PER UNIT	
			TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>	TOTAL PRINCIPAL	ANNUAL ASSMT. <sup>(2)</sup>
Single Family 40	1.00	329	\$6,641,476.18	\$460,376.64	\$20,186.86	\$1,400.00
Single Family 50	1.25	379	\$9,563,523.82	\$662,928.36	\$25,233.57	\$1,750.00
<b>TOTAL</b>		<b>708</b>	<b>\$16,205,000.00</b>	<b>\$1,123,305.00</b>		

<sup>(1)</sup> Allocation of total bond principal (i.e., assessment) based on net financed CIP per unit in Table 3. Individual principal and interest assessments calculated on a per unit basis. 4 Months Capitalized Interest Period.

<sup>(2)</sup> Annual Assessments are net of collection costs and early payment discounts.

**EXHIBIT A**

The par amount of Bonds to be borrowed by the District to pay for the public capital infrastructure improvements within Assessment Area One is \$16,205,000.00 payable in 30 annual installments of principal of \$4,990.09 per gross acre within Assessment Area One. The par debt is \$71,987.99 per gross acre within Assessment Area One 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 Assessment Area One of 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:		\$16,205,000	
ANNUAL ASSESSMENT:		\$1,123,304 - (30 Installments)	
TOTAL GROSS ASSESSABLE ACRES +/-:		225.107	
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:		\$71,988	
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:		\$4,990 (30 Installments)	
		PER PARCEL ASSESSMENTS	
Landowner Name, Legal Description & Address	Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual
(1) JSH BUCKEYE ROAD DEVELOPMENT LLC 111 S, Armenia Ave Ste 201, Tampa FL 33609	225.107	\$16,205,000	\$1,123,304
See Exhibit B, Legal Description			
Totals:	225.107	\$16,205,000	\$1,123,304
Notation: Assessments shown are net of collection cost			

**SKETCH OF DESCRIPTION**

SHEET 1 OF 2

A PORTION OF SECTIONS 1 2, 11 AND 12, TOWNSHIP  
 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA  
 (SKETCH IS NOT A SURVEY)

A PARCEL OF LAND LYING AND BEING IN SECTIONS, 1, 2, 11 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE S.89°53'24"W., ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 3469.87' TO THE POINT OF BEGINNING; THENCE S.14°28'10"W. A DISTANCE OF 1721.93'; THENCE S.43°58'40"W. A DISTANCE OF 908.18'; THENCE N.89°13'48"W. A DISTANCE OF 751.62'; THENCE S.89°57'32"W. A DISTANCE OF 77.11'; THENCE S.84°06'30"W. A DISTANCE OF 50.15'; THENCE S.89°49'50"W. A DISTANCE OF 291.18'; THENCE N.88°22'47"W. A DISTANCE OF 382.12'; THENCE S.43°12'41"W. A DISTANCE OF 348.30' TO A POINT ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY LINE PER SECTION 13075-2406; THENCE ALONG SAID RIGHT OF WAY LINE THE FOLLOWING FOUR (4) COURSES: (1) THENCE N.88°33'01"W. A DISTANCE OF 990.85'; (2) THENCE N.80°31'38"W. A DISTANCE OF 787.25'; (3) THENCE N.89°40'22"W. A DISTANCE OF 282.70'; (4) THENCE N.38°11'05"E. A DISTANCE OF 4271.90'; THENCE S.51°48'55"E. A DISTANCE OF 295.00'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 113.54', A RADIUS OF 195.00', A CHORD BEARING OF S.68°29'46"E., A CHORD LENGTH OF 111.95', AND A DELTA ANGLE OF 33°21'41"; THENCE S.85°10'37"E. A DISTANCE OF 276.26'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 447.13', A RADIUS OF 1829.74', A CHORD BEARING OF S.02°14'33"E., A CHORD LENGTH OF 446.02', AND A DELTA ANGLE OF 14°00'05"; THENCE WITH A REVERSE CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 562.79', A RADIUS OF 555.00', A CHORD BEARING OF S.85°14'10"E., A CHORD LENGTH OF 538.98', AND A DELTA ANGLE OF 58°05'59"; THENCE S.56°11'11"E. A DISTANCE OF 29.05'; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 383.61', A RADIUS OF 415.71', A CHORD BEARING OF S.82°40'15"E., A CHORD LENGTH OF 370.14', AND A DELTA ANGLE OF 52°52'19"; THENCE N.70°53'36"E. A DISTANCE OF 198.99'; THENCE S.17°42'59"E. A DISTANCE OF 70.00'; THENCE N.77°50'00"E. A DISTANCE OF 89.94'; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 188.04', A RADIUS OF 465.00', A CHORD BEARING OF S.85°01'55"E., A CHORD LENGTH OF 186.76', AND A DELTA ANGLE OF 23°10'11"; THENCE WITH A REVERSE CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 154.56', A RADIUS OF 535.00', A CHORD BEARING OF S.81°43'25"E., A CHORD LENGTH OF 154.02', AND A DELTA ANGLE OF 16°33'10"; THENCE N.90°00'00"E. A DISTANCE OF 101.31'; THENCE S.14°28'10"W. A DISTANCE OF 137.16'; TO THE POINT OF BEGINNING, HAVING AN AREA OF 9805643.8 SQUARE FEET, 225.107 ACRES



**WATER RESOURCE ASSOCIATES. LLC**

7978 Cooper Creek Blvd.  
 University Park, Florida 34201  
 Phone: 941.275.9721 Fax: 941.275.9729  
 www.wraengineering.com LB 8274

**Robert S Flanary**



Digitally signed by Robert S Flanary  
 DN: cn=Robert S Flanary,  
 dnQualifier=S, o=Water Resource Associates, Inc.,  
 ou=Engineering, c=US  
 Date: 2025.09.23 08:38:45-0400

ROBERT S. FLANARY, P.E.  
 Florida Surveyor's Registration No. 5677

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, EXCEPT THOSE WITH ELECTRONIC SIGNATURE AND ELECTRONIC SEAL. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

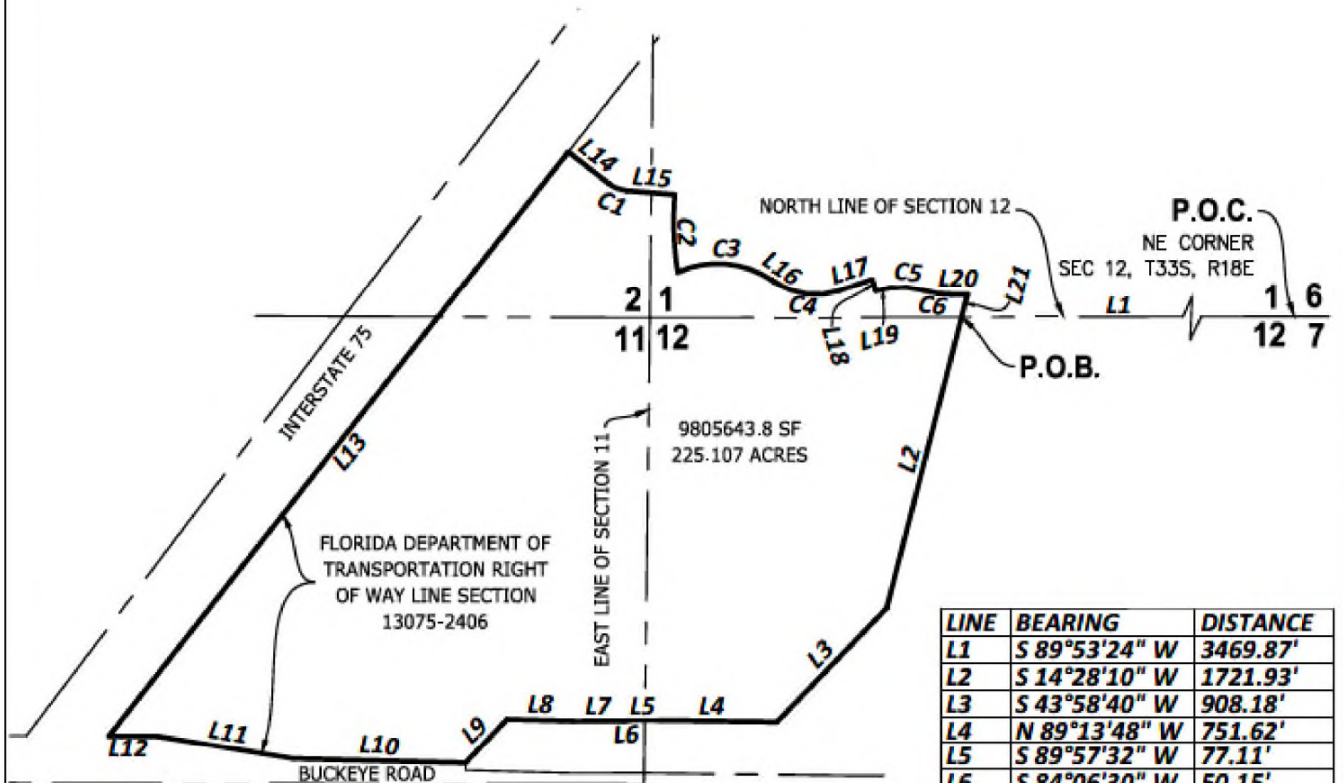
REVISION DATE

**OAKFIELD WEST CDD SKETCH  
 SKETCH IS NOT A SURVEY**

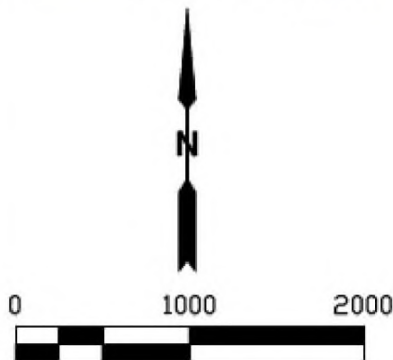
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	CHECKED	RSF	DATE:	9/23/25	JOB NUMBER S2283

**SKETCH OF DESCRIPTION**  
 A PORTION OF SECTIONS 1, 2, 11, AND 12, TOWNSHIP  
 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA  
 (SKETCH IS NOT A SURVEY)

SHEET 2 OF 2



LINE	BEARING	DISTANCE
L1	S 89°53'24" W	3469.87'
L2	S 14°28'10" W	1721.93'
L3	S 43°58'40" W	908.18'
L4	N 89°13'48" W	751.62'
L5	S 89°57'32" W	77.11'
L6	S 84°06'30" W	50.15'
L7	S 89°49'50" W	291.18'
L8	N 88°22'47" W	382.12'
L9	S 43°12'41" W	348.30'
L10	N 88°33'01" W	990.85'
L11	N 80°31'38" W	787.25'
L12	N 89°40'22" W	282.70'
L13	N 38°11'05" E	4271.90'
L14	S 51°48'55" E	295.00'
L15	S 85°10'37" E	276.26'
L16	S 56°11'11" E	29.05'
L17	N 70°53'36" E	198.99'
L18	S 17°42'59" E	70.00'
L19	N 77°50'00" E	89.94'
L20	N 90°00'00" E	101.31'
L21	S 14°28'10" W	137.16'



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	195.00'	113.54'	111.95'	S 68°29'46" E	33°21'41"
C2	1829.74'	447.13'	446.02'	S 02°14'33" E	14°00'05"
C3	555.00'	562.79'	538.98'	S 85°14'10" E	58°05'59"
C4	415.71'	383.61'	370.14'	S 82°40'15" E	52°52'19"
C5	465.00'	188.04'	186.76'	S 85°01'55" E	23°10'11"
C6	535.00'	154.56'	154.02'	S 81°43'25" E	16°33'10"

**LEGEND:**  
 P.O.C. = POINT OF COMMENCEMENT  
 P.O.B. = POINT OF BEGINNING  
 O.R.B. = OFFICIAL RECORD BOOK  
 SF = SQUARE FEET

**SURVEYORS NOTES:**  
 1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 12, BEING S89°53'24" W



REVISION DATE

OAKFIELD WEST CDD SKETCH SKETCH IS NOT A SURVEY					
DRAWN	RSF	DATE:	9/23/25	SCALE:	1"=1000'
CHECKED	RSF	DATE:	9/23/25	JOB NUMBER	S2283

**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, February 25, 2026, and called to order at 1:03  
3 p.m. 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	Nicholas Dister	Vice Chairperson	(via phone)
9	Austin Berns	Assistant Secretary	(via phone)
10	Alberto Viera	Assistant Secretary	
11	Ryan Motko	Assistant Secretary	

12  
13           Also present were:

14			
15	Jayna Cooper	District Manager	(via phone)
16	Rollamay Turkoane	District Manager	
17	Brooke Chapman	District Manager	(via phone)
18	Brian Lamb	VP Developer Services	(via phone)
19	John Vericker	District Counsel	(via phone)

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

24  
25 **FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

27  
28 **SECOND ORDER OF BUSINESS**

**Public Comments**

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

30  
31 **THIRD ORDER OF BUSINESS**

**Business Items**

32           **A. Consideration of Resolution 2026-02 Boundary Amendment**

33  
34           On MOTION by Mr. de la Ossa and seconded by Mr. Viera, with all in  
35 favor, Resolution 2026-02 Boundary Amendment, was adopted. 5-0

36  
37 **FOURTH ORDER OF BUSINESS**

**Consent Agenda**

38           **A. Approval of Meeting Minutes for January 28, 2026**

39           **B. Consideration of Operation and Maintenance Expenditures January 2026**

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

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

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**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. Motko seconded by Mr. de la Ossa, with all in favor,  
the meeting was adjourned at 1:06 p.m. 5-0

\_\_\_\_\_  
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
<b>Monthly Contract</b>						
INFRAMARK LLC	2/17/2026	171431	\$1.48			POSTAGE
STRALEY ROBIN VERICKER	2/12/2026	27927	\$664.50			PROFESSIONAL SERVICES
<b>Monthly Contract Subtotal</b>			<b>\$665.98</b>			
<b>Regular Services</b>						
ALBERTO VIERA	2/25/2026	AV-022526	\$200.00			BOARD 02/25/26
AUSTIN BERNS	2/25/2026	AB-022526	\$200.00			BOARD 02/25/26
CARLOS DE LA OSSA	2/25/2026	CO-022526	\$200.00			BOARD 02/25/26
NICHOLAS J. DISTER	2/25/2026	ND-022526	\$200.00			BOARD 02/25/26
RYAN MOTKO	2/25/2026	RM-022526	\$200.00			BOARD 02/25/26
<b>Regular Services Subtotal</b>			<b>\$1,000.00</b>			
<b>TOTAL</b>			<b>\$1,665.98</b>			



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

171431

**DATE**

2/17/2026

**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**

2/17/2026

Services provided for the Month of: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	0.74		1.48
<b>Subtotal</b>					<b>1.48</b>

<b>Subtotal</b>	\$1.48
<b>Tax</b>	\$0.00
<b>Total Due</b>	\$1.48

**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: February 25, 2026

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	x	\$200.00
2	Ryan Motko	x	\$200.00
3	Albert Viera	x	\$200.00
4	Nick Dister	x	\$200.00
5	Austin Berns	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 2/25/2026 14:41

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Buckhead Trails II

Board Meeting Date: February 25, 2026

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

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\_\_\_\_\_  
Date

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REVISED 2/25/2026 14:41

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BOARD OF SUPERVISORS

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REVISED 2/25/2026 14:41

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District Manager Signature

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Date

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REVISED 2/25/2026 14:41

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

***Financial Report***

***February 28, 2026***

**CLEAR PARTNERSHIPS**



**BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of February 28, 2026

*(In Whole Numbers)*

<u>ACCOUNT DESCRIPTION</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>	
Cash - Operating Account	\$ 14,610
Accounts Receivable	2,500
<b>TOTAL ASSETS</b>	<b>\$ 17,110</b>
<b><u>LIABILITIES</u></b>	
Accounts Payable	\$ -
Due To Other Districts	8,034
<b>TOTAL LIABILITIES</b>	<b>8,034</b>
<b><u>FUND BALANCES</u></b>	
Unassigned:	9,076
<b>TOTAL FUND BALANCES</b>	<b>9,076</b>
 <b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	 <b>\$ 17,110</b>

**BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 156	\$ 156	0.00%
Developer Estimated Contribution	305,625	27,000	(278,625)	8.83%
<b>TOTAL REVENUES</b>	<b>305,625</b>	<b>27,156</b>	<b>(278,469)</b>	<b>8.89%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	2,600	9,400	21.67%
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	7,577	(5,077)	303.08%
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	4	496	0.80%
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	1,060	(860)	530.00%
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%
<b>Total Administration</b>	<b>97,326</b>	<b>37,179</b>	<b>60,147</b>	<b>38.20%</b>
<b><u>Other Physical Environment</u></b>				
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%
<b>Total Other Physical Environment</b>	<b>172,000</b>	<b>-</b>	<b>172,000</b>	<b>0.00%</b>

**BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending February 28, 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
<b><u>Parks and Recreation</u></b>				
Misc-Contingency	36,299	-	36,299	0.00%
<b>Total Parks and Recreation</b>	<b>36,299</b>	<b>-</b>	<b>36,299</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>305,625</b>	<b>37,179</b>	<b>268,446</b>	<b>12.16%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(10,023)	(10,023)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>		<b>19,099</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 9,076</u></b>		

# Bank Account Statement

Buckhead Trails II CDD

Friday, March 6, 2026  
Page 1

**Bank Account No.** 9059  
**Statement No.** 02-26

**Statement Date** 02/28/2026

<b>G/L Account No. 101001 Balance</b>	14,610.16	<b>Statement Balance</b>	16,074.66
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	16,074.66
<b>Subtotal</b>	14,610.16	<b>Outstanding Checks</b>	-1,464.50
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	14,610.16
<b>Ending G/L Balance</b>	14,610.16		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
02/27/2026		JE000076	Interest - Investments	Interest Earned	19.48	19.48	0.00
02/03/2026		JE000078	Accounts Receivable	Deposit-Inframark Refund	10,000.08	10,000.08	0.00
<b>Total Deposits</b>					10,019.56	10,019.56	0.00
<b>Checks</b>							
							0.00
01/29/2026	Payment	1174	ALBERTO VIERA	Check for Vendor V00011	-200.00	-200.00	0.00
01/29/2026	Payment	1175	AUSTIN BERNIS	Check for Vendor V00015	-200.00	-200.00	0.00
01/29/2026	Payment	1177	CARLOS DE LA OSSA	Check for Vendor V00007	-200.00	-200.00	0.00
02/04/2026	Payment	1179	STRALEY ROBIN VERICKER	Check for Vendor V00005	-4,099.50	-4,099.50	0.00
02/26/2026	Payment	1180	INFRAMARK LLC	Check for Vendor V00006	-1.48	-1.48	0.00
02/26/2026	Payment	1182	ALBERTO VIERA	Check for Vendor V00011	-200.00	-200.00	0.00
02/26/2026	Payment	1187	CARLOS DE LA OSSA	Check for Vendor V00007	-200.00	-200.00	0.00
02/23/2026		JE000077	Bank Fees	Bank Fees	-204.15	-204.15	0.00
<b>Total Checks</b>					-5,305.13	-5,305.13	0.00
<b>Adjustments</b>							
<b>Total Adjustments</b>							
<b>Outstanding Checks</b>							
01/29/2026	Payment	1178	RYAN MOTKO	Check for Vendor V00009			-200.00
02/26/2026	Payment	1181	STRALEY ROBIN VERICKER	Check for Vendor V00005			-664.50
02/26/2026	Payment	1183	AUSTIN BERNIS	Check for Vendor V00015			-200.00
02/26/2026	Payment	1185	NICHOLAS J. DISTER	Check for Vendor V00008			-200.00
02/26/2026	Payment	1186	RYAN MOTKO	Check for Vendor V00009			-200.00
<b>Total Outstanding Checks</b>							-1,464.50

# Bank Account Statement

Friday, March 6, 2026

Page 2

Buckhead Trails II CDD

**Bank Account No.** 9059

**Statement No.** 02-26

**Statement Date** 02/28/2026

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## Outstanding Deposits

## Total Outstanding Deposits

**BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 2/01/2026 to 2/28/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	1179	02/04/26	STRALEY ROBIN VERICKER	27849	DEC 25-DISTRICIT COUNSEL THROUGH 12/31/25	District Counsel	531146-51301	\$4,099.50
001	1180	02/26/26	INFRAMARK LLC	171431	JAN 26-POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	\$1.48
001	1181	02/26/26	STRALEY ROBIN VERICKER	27927	JAN 26-DISTRICT COUNSEL THRU 01/31/26	District Counsel	531146-51301	\$664.50
001	1182	02/26/26	ALBERTO VIERA	AV-022526	BOARD 02/25/26	Supervisor Fees	511100-51301	\$200.00
001	1183	02/26/26	AUSTIN BERNS	AB-022526	BOARD 02/25/26	Supervisor Fees	511100-51301	\$200.00
001	1185	02/26/26	NICHOLAS J. DISTER	ND-022526	BOARD 02/25/26	Supervisor Fees	511100-51301	\$200.00
001	1186	02/26/26	RYAN MOTKO	RM-022526	BOARD 02/25/26	Supervisor Fees	511100-51301	\$200.00
001	1187	02/26/26	CARLOS DE LA OSSA	CO-022526	BOARD 02/25/26	Supervisor Fees	511100-51301	\$200.00
<b>Fund Total</b>								<b>\$5,765.48</b>

<b>Total Checks Paid</b>	<b>\$5,765.48</b>
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