

Buckhead Trails Community Development District

12051 Corporate Boulevard, Orlando, FL 32817; 407-382-3256

The following is the proposed agenda for the meeting of the Board of Supervisors for the Buckhead Trails Community Development District, scheduled to be held **Tuesday, August 22, 2017 at 11:00 a.m. at the 1651 Whitfield Avenue, Suite 200, Sarasota, FL 34243.**

If you would like to attend the Board Meeting by phone, you may do so by dialing:

Phone: 1-877-864-6450

Participant Code: 974058

BOARD OF SUPERVISORS' MEETING AGENDA

Business Matters

- Roll Call to Confirm Quorum
- Public Comment Period
- 1. Consideration of Minutes of the May 23, 2017 Board of Supervisors' Meeting
- 2. Consideration of Resolution 2017-05, Adopting the Fiscal Year 2018 Budget and Appropriating Funds
 - a. Public Comments and Testimony
 - b. Board Comments
 - c. Consideration of Resolution 2017-05
- 3. Consideration of Developer Funding Agreement for Fiscal Year 2018

Other Business

A. Staff Reports

- District Counsel
- District Engineer
- District Manager

B. Supervisor Requests and Audience Comments

Adjournment

**BUCKHEAD TRAILS
COMMUNITY DEVELOPMENT DISTRICT**

Minutes
May 23, 2017
Board of Supervisors' Meeting

MINUTES OF MEETING

*Buckhead Trails Community Development District
Board of Supervisors Meeting
Tuesday, May 23, 2017 at 11:00 a.m.
1651 Whitfield Avenue, Suite 200,
Sarasota, FL 34243*

Present and constituting a quorum:

Connor Chambers	Board Member
Margo Holeman	Board Member
Pete Logan	Board Member

Also present were:

Jill Burns	Fishkind & Associates
Andy Cohen	District Counsel

FIRST ORDER OF BUSINESS

Call to Order

The meeting was called to order at 11:00 a.m. and Ms. Burns proceeded with roll call. Board Members Margo Holeman, Connor Chambers, and Pete Logan were present, constituting a quorum.

SECOND ORDER OF BUSINESS

Organizational Matters

Public Comment Period

There were no public comments at this time.

**Consideration of the Minutes of the
August 16, 2016 Board of
Supervisors' Meeting**

The Board reviewed the minutes of the August 16, 2016 Board of Supervisors' Meeting. Ms. Holeman provided edits.

On MOTION by Mr. Logan, seconded by Mr. Chambers, with all in favor, the Board approved the minutes of the August 16, 2016 Board of Supervisors' Meeting, as amended.

**Consideration of the Minutes of the
January 11, 2017 Board of
Supervisors' Meeting**

The Board reviewed the minutes of the January 11, 2017 Board of Supervisors' Meeting.

On MOTION by Mr. Logan, seconded by Mr. Chambers, with all in favor, the Board approved the minutes of the January 11, 2017 Board of Supervisors' Meeting.

**Letter from Supervisor of
Elections- Manatee County**

The letter stated that there are no registered voters within the District and there is no action that needs to be taken by the Board.

**Consideration of Resolution 2017-
01, Appointing New Officers**

Ms. Burns explained that this resolution removes the previous DPFG officers and replaces them with staff from Fishkind & Associates.

On MOTION by Mr. Logan, seconded by Mr. Chambers, with all in favor, the Board approved Resolution 2017-01, Appointing New District Officers.

**Consideration of Resolution 2017-
02, Changing Registered Agent**

This resolution would change the current Registered Agent from DPFG to Fishkind & Associates so all state correspondence is sent to the Fishkind office.

On MOTION by Mr. Logan, seconded by Mr. Chambers, with all in favor, the Board approved Resolution 2017-02, Changing Registered Agent.

Consideration of Resolution 2017-03, Approving a Preliminary Budget for Fiscal Year 2018 and Setting a Public Hearing Date

Ms. Burns suggested August 22, 2017 at 11:00 a.m. at this location as the date of the public hearing. The budget is attached to the resolution as Exhibit A. It was approved by Mr. Tokarz and it is lower than the current year due to decreased District Management fees.

On MOTION by Mr. Logan, seconded by Mr. Chambers, with all in favor, the Board approved Resolution 2017-03, Approving a Preliminary Budget and setting the public hearing for August 22, 2017 at 11:00 a.m. at the current location.

Consideration of Resolution 2017-04, Setting Date, Time, and Location of Landowners' Election

Ms. Burns suggested that the Board set the Landowners' Election for November 7, 2017 at 11:00 a.m. at this location.

On MOTION by Mr. Logan, seconded by Mr. Chambers, with all in favor, the Board approved Resolution 2017-04, Setting November 7, 2017 at 11:00 a.m. at this Location as the Date, Time, and Location of the Landowners' election.

THIRD ORDER OF BUSINESS

Other Business

Staff Reports

Attorney- No Report

Engineer- Not Present

Manager- No Report

FOURTH ORDER OF BUSINESS

**Audience Comments and
Supervisors Requests**

There were no Supervisor requests or audience comments.

FIFTH ORDER OF BUSINESS

Adjournment

There were no further questions or comments. Ms. Burns requested a motion to adjourn.

On MOTION by Ms. Holeman, seconded by Mr. Chambers, with all in favor, the May 23, 2017 meeting for the Buckhead Trails Community Development District was adjourned.

Secretary/Assistant Secretary

Chairman

**BUCKHEAD TRAILS
COMMUNITY DEVELOPMENT DISTRICT**

Resolution 2017-05,
Adopting the Fiscal Year 2018 Budget and
Appropriating Funds

RESOLUTION 2017-05

THE ANNUAL APPROPRIATION RESOLUTION OF THE BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017, AND ENDING SEPTEMBER 30, 2018.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2017, submitted to the District's Board of Supervisors (the "Board") a proposed budget for the next ensuing budget year along with an explanatory and complete financial plan for each fund of the Buckhead Trails Community Development District, pursuant to the provisions of Section 190.008(2)(a), Florida Statutes; and

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

WHEREAS, on May 23, 2017, the Board adopted Resolution 2017-03, approving the Proposed Budget and set the public hearing thereon for August 22, 2017; and

WHEREAS, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1, of each year, the District Board by passage of the Annual Appropriation Resolution shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies, emergencies or other unanticipated expenditures during the fiscal year.

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

Section 1. Budget

- a. That the Board of Supervisors has reviewed the District Manager's Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager's Proposed Budget, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for Fiscal Year 2017 and/or revised projections for Fiscal Year 2018.
- c. That the adopted budget shall be maintained in the office of the District Manager and at the District's Records Office and identified as "The Budget for Buckhead Trails Community Development District for the Fiscal Year Ending September 30, 2018", as adopted by the Board of Supervisors on August 22, 2017.

Section 2. Appropriations

There is hereby appropriated out of the revenues of the Buckhead Trails Community Development District, for the fiscal year beginning October 1, 2017, and ending September 30, 2018, the sum of \$10,875 to be funded per the Developer Funding Agreement for Fiscal Year 2018, executed on August 22, 2017.

Section 3. Supplemental Appropriations

The Board may authorize by resolution, supplemental appropriations or revenue changes for any lawful purpose from funds on hand or estimated to be received within the fiscal year as follows:

- a. Board may authorize a transfer of the unexpended balance or portion thereof of any appropriation item.
- b. Board may authorize an appropriation from the unappropriated balance of any fund.
- c. Board may increase any revenue or income budget amount to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

The District Manager and Treasurer shall have the power within a given fund to authorize the transfer of any unexpected balance of any appropriation item or any portion thereof, provided such transfers do not exceed Ten Thousand (\$10,000) Dollars or have the effect of causing more than 10% of the total appropriation of a given program or project to be transferred previously approved transfers included. Such transfer shall not have the effect of causing a more than \$10,000 or 10% increase, previously approved transfers included, to the original budget appropriation for the receiving program. Transfers within a program or project may be approved by the Board of Supervisors. The District Manager or Treasurer must establish administrative procedures which require information on the request forms proving that such transfer requests comply with this section.

Introduced, considered favorably, and adopted this 22nd day of August, 2017.

ATTEST:

**BOARD OF SUPERVISORS OF THE
BUCKHEAD TRAILS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____

Its: _____

EXHIBIT A
 Buckhead Trails Community Development District
 Adopted Fiscal Year 2018 Annual Operations & Maintenance
 Budget

	Adopted FY 2018 Budget
<u>Revenues</u>	
Off Roll Assessments	\$10,875.00
Net Revenues	\$10,875.00
<u>Expenditures</u>	
Engineering Fees	\$ 2,000.00
District Counsel	4,000.00
District Management Fees	500.00
Telephone	100.00
Postage	100.00
Legal Advertising	2,000.00
Other Current Charges/ Misc	500.00
Bank Fees	300.00
Website Maintenance	1,200.00
Dues, Licenses & Fees	175.00
Operation & Maintenance Expenditures	\$10,875.00

**BUCKHEAD TRAILS
COMMUNITY DEVELOPMENT DISTRICT**

FY 2018 Funding Agreement

Buckhead Trails Community Development District
Fiscal Year 2017-2018 Funding Agreement

This Agreement is made and entered into this 22nd day of August, 2017, by and between:

Buckhead Trails Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in Manatee County, Florida (the "District"), and

Cargor Partners- VI Buckeye 928, LC, a Florida Limited Liability Company, whose mailing address is 1651 Whitfield Avenue, Suite 200, Sarasota, Florida 34243 (the "Developer").

Recitals

WHEREAS, the District was established by Ordinance No. 15-13 of the Board of County Commissioners for Manatee County, Florida (hereinafter "County"), for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure; and

WHEREAS, the District, pursuant to Chapter 190, Florida Statutes, is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

WHEREAS, Developer presently owns and/or is developing the majority of all real property described in **Exhibit A**, attached hereto and incorporated herein, (the "Property") within the District, which Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

WHEREAS, the District has adopted its general fund budget for the Fiscal Year 2017-2018, which year commenced on October 1, 2017, and concludes on September 30, 2018; and

WHEREAS, this general fund budget, which both parties recognize may be amended from time to time in the sole discretion of the District, is attached hereto and incorporated herein by reference as **Exhibit B**; and

WHEREAS, the District has the option of levying non-ad valorem assessments on all land, including the Property, that will benefit from the activities, operations and services set forth in the 2017-2018 Fiscal Year budget, or utilizing such other revenue sources as may be available to it; and

WHEREAS, in lieu of levying assessments on the Property, the Developer is willing to provide such funds as are necessary to allow the District to proceed with its operations as described in Exhibit B; and

WHEREAS, the Developer agrees that the activities, operations and services provide a special and peculiar benefit equal to or in excess of the costs reflected on Exhibit B to the Property; and

WHEREAS, the Developer has agreed to enter into this Agreement in lieu of having the District levy and collect any non-ad valorem assessments as authorized by law against the Property located within the District for the activities, operations and services set forth in Exhibit B; and

WHEREAS, Developer and District desire to secure such budget funding as provided herein.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. The Developer agrees to make available to the District the monies necessary for the operation of the District as called for in the budget attached hereto as Exhibit B, as may be amended from time to time in the District's sole discretion, within thirty (30) days of written request by the District. Amendments to the District's 2017-2018 Fiscal Year budget as shown on Exhibit B adopted by the District at a duly noticed meeting shall have the effect of amending this Agreement without further action of the parties. Funds provided hereunder shall be placed in the District's general checking account. These payments are made by the Developer in lieu of taxes, fees, or assessments which might otherwise be levied or imposed by the District.

2. The District hereby finds that the activities, operations and services set forth in Exhibit B provide a special and peculiar benefit to the Property, which benefit is initially allocated on an equal developable acreage basis. The Developer agrees that the activities, operations and services set forth in Exhibit B provide a special and peculiar benefit to the Property equal to or in excess of the costs set forth in Exhibit B, on an equal developable acreage basis. Therefore, in the alternative or in addition to the other methods of collection set forth in this Agreement, the District, in its sole discretion, may choose to certify amounts due hereunder as a non-ad valorem assessment on all or any part of the Property for collection, either through the Uniform Method of Collection set forth in Chapter 197 or under any method of direct bill and collection authorized by Florida law. Such assessment, if imposed, may be certified on the next available tax roll of the Manatee County property appraiser.

3. This instrument shall constitute the final and complete expression of the agreement between the parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

4. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

5. This Agreement may be assigned, in whole or in part, by the Developer only upon written consent of the District, which consent shall not be unreasonably withheld. The District may not assign its rights and benefits hereunder without the written consent of the Developer, which consent may be granted within the Developer's sole discretion.

6. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement in the manner described herein in Paragraph above.

7. This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns. In the event the Developer sells or otherwise disposes of its business or of all or substantially all of its assets relating to improvements, work product, or lands within the District, the Developer shall continue to be bound by the terms of this Agreement and additionally shall expressly require that the purchaser agree to be bound by the terms of this Agreement. The Developer shall give 90 days prior written notice to the District under this Agreement of any such sale or disposition.

8. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

9. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

10. The Agreement shall be effective after execution by both parties hereto. The enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

In witness whereof, the parties execute this agreement the day and year first written above.

[Signatures on Next Page]

Attest:

**Buckhead Trails Community
Development District**

Secretary/Assistant Secretary

By: _____
Its: _____

Cargor Partners- VI Buckeye 928, LC

Witness

By: _____
Its: _____

Exhibit A Property Description
Exhibit B Fiscal Year 2017-2018 General Fund Budget

Exhibit A

Property Description

EXHIBIT '2'

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
METES AND BOUNDS LEGAL DESCRIPTION**

LEGAL DESCRIPTION: (AS PREPARED BY THE CERTIFYING SURVEYOR AND MAPPER)

A PARCEL OF LAND LYING IN SECTIONS 1 AND 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA AS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 33 SOUTH, RANGE 18 EAST; THENCE S 89°53'24" W, A DISTANCE OF 21.87 FEET TO THE POINT OF BEGINNING; THENCE S 01°46'28" W, ALONG THE WESTERLY MAINTAINED RIGHT OF WAY OF BUCKEYE ROAD A DISTANCE OF 1241.54 FEET TO THE NORTHERLY DEEDED RIGHT OF WAY (OR# 1678 PAGE 328) OF SAID BUCKEYE ROAD; THENCE ALONG SAID DEEDED RIGHT OF WAY THE FOLLOWING FIVE COURSES; THENCE S 23°24'03" W, A DISTANCE OF 413.28 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 86°38'20" W, AT A DISTANCE OF 1640.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°20'53", A DISTANCE OF 353.44 FEET; THENCE N 54°20'21" W, A DISTANCE OF 10.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 54°15'56" W, AT A DISTANCE OF 1630.00 FEET; THENCE SOUTHWESTERLY, AND WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°08'58", A DISTANCE OF 1538.54 FEET; THENCE S 00°06'39" E, A DISTANCE OF 42.41 FEET; THENCE ALONG THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF SAID BUCKEYE ROAD THE FOLLOWING TWO COURSES; THENCE N 89°56'58" W, A DISTANCE OF 1214.12 FEET; THENCE S 89°58'35" W, A DISTANCE OF 36.73 FEET; THENCE N 00°35'29" E ALONG THE WEST LINE OF AN FP & L EASEMENT RECORDED IN OR# 1006 PAGE 2213, A DISTANCE OF 1648.21 FEET; THENCE S 58°52'52" E, A DISTANCE OF 800.08 FEET; THENCE N 22°19'06" E, A DISTANCE OF 99.31 FEET; THENCE N 23°47'09" W, A DISTANCE OF 289.73 FEET; THENCE N 18°23'51" W, A DISTANCE OF 236.71 FEET TO THE POINT OF CURVATURE OF A CURVE, TO THE RIGHT HAVING A RADIUS OF 200.00 FEET; THENCE NORTHERLY, NORTHEASTERLY, AND EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 113°18'46", A DISTANCE OF 514.20 FEET TO A POINT OF TANGENCY; THENCE S 83°05'05" E, A DISTANCE OF 168.11 FEET; THENCE N 43°20'27" E, A DISTANCE OF 188.27 FEET; THENCE N 03°00'31" W, A DISTANCE OF 198.61 FEET; THENCE N 00°05'43" E, A DISTANCE OF 237.23 FEET; THENCE N 03°59'38" E, A DISTANCE OF 267.50 FEET; THENCE N 13°51'58" W, A DISTANCE OF 226.27 FEET; THENCE N 11°12'17" E, A DISTANCE OF 188.84 FEET; THENCE N 00°23'19" E, A DISTANCE OF 307.54 FEET; THENCE N 33°45'57" E, A DISTANCE OF 58.20 FEET; THENCE N 65°49'11" E, A DISTANCE OF 52.88 FEET; THENCE N 42°48'52" E, A DISTANCE OF 80.00 FEET TO A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS S 42°16'52" W, AT A DISTANCE OF 540.01 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°08'20", A DISTANCE OF 39.01 FEET; THENCE N 67°35'27" E, A DISTANCE OF 14.30 FEET; THENCE N 75°09'06" E, A DISTANCE OF 304.81 FEET; THENCE N 65°51'25" E, A DISTANCE OF 151.88 FEET; THENCE N 47°22'08" E, A DISTANCE OF 183.41 FEET; THENCE N 28°32'45" W, A DISTANCE OF 55.48 FEET; THENCE N 83°27'15" E, A DISTANCE OF 111.58 FEET; THENCE N 55°21'57" E, A DISTANCE OF 61.35 FEET; THENCE N 64°56'56" E, A DISTANCE OF 188.98 FEET; THENCE N 37°15'14" E, A DISTANCE OF 322.24 FEET; THENCE N 22°33'00" E, A DISTANCE OF 248.12 FEET; THENCE N 56°01'03" E, A DISTANCE OF 73.96 FEET; THENCE S 63°54'10" E, A DISTANCE OF 82.37 FEET; THENCE S 45°51'52" E, A DISTANCE OF 280.74 FEET; THENCE S 31°12'30" E, A DISTANCE OF 158.73 FEET; THENCE S 15°49'02" E, A DISTANCE OF 53.90 FEET; THENCE S 63°49'27" E, A DISTANCE OF 89.38 FEET; THENCE S 00°27'35" E ALONG THE EAST LINE OF SECTION 1, TOWNSHIP 33 SOUTH, RANGE 18 EAST, A DISTANCE OF 1862.93 FEET TO THE AFOREMENTIONED MAINTAINED RIGHT OF WAY LINE OF BUCKEYE ROAD; THENCE ALONG THE MAINTAINED RIGHT OF WAY LINE THE FOLLOWING TWO COURSES; THENCE S 88°03'28" W, A DISTANCE OF 20.84 FEET; THENCE S 01°45'52" W, A DISTANCE OF 29.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 204.64 ACRES MORE OR LESS

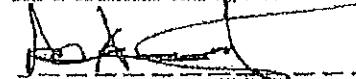
SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM (FLORIDA WEST ZONE, 1983 / 80 DATUM), DERIVED FROM THE NORTH RIGHT OF WAY LINE OF BUCKEYE ROAD, HAVING A BEARING OF N89°58'58"W.
- THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

SURVEYOR'S CERTIFICATE:


I, the undersigned Professional Land Surveyor, hereby certify that the sketch map(s) and metes and bounds description(s) as set forth in Exhibit '2' of the Petition for the establishment of BUCKHEAD TRAILS (Community Development District) are true and correct, were made under my direction and meet the minimum technical standard requirements of Chapter 5J-17 of the Florida Administrative Code as of the following date.

Date of Certification: JUNE 16, 2014



ALEXANDER G. DUCHART
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 8988

SHEET 1 OF 2 SHEETS

CLIENT <i>medation</i>	*UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS BOUNDARY SURVEY IS FOR INFORMATION ONLY AND IS NOT VALID.*	 A. DUCHART LAND SURVEYING, INC. 2403 VERMONT AVENUE EAST BRADENTON, FL 34208 aduchart1@gmail.com 1-800-402-8768 Website: On-File Surveys www.duchartlandsurveying.com	<ul style="list-style-type: none"> • Boundary • Construction • Platting • ALTA • Topographic
JOB NO. 08-24-14			
ACAD FILE CDD-LEGAL			
FIELD DATE			
DRAWN BY: SD			
REVISIONS			

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
METES AND BOUNDS LEGAL DESCRIPTION**

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM (FLORIDA WEST ZONE, 1983 / 80 DATUM), DERIVED FROM THE NORTH RIGHT OF WAY LINE OF BUCKEYE ROAD, HAVING A BEARING OF N89°38'39"W

2. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.



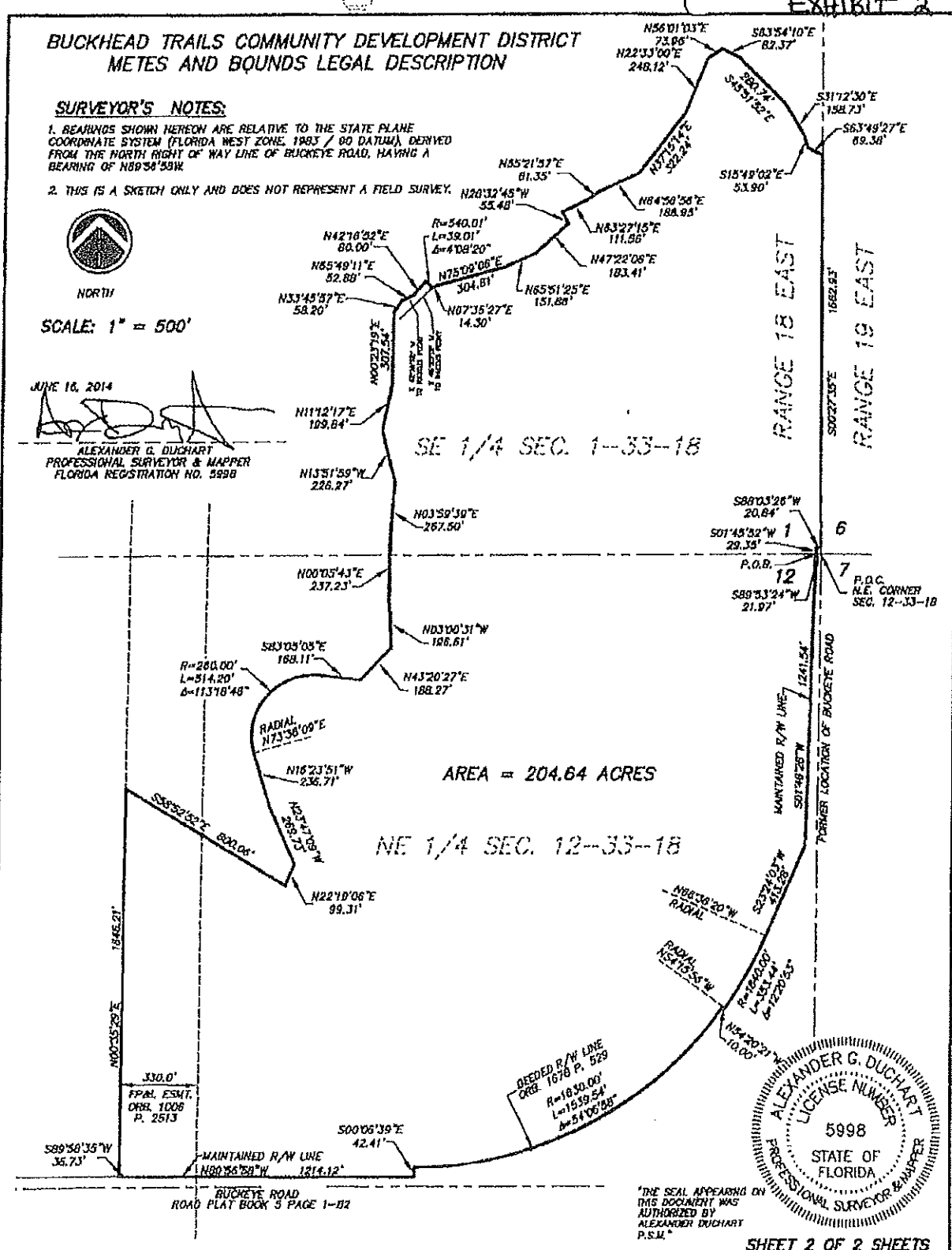
NORTH

SCALE: 1" = 500'

JUNE 16, 2014

(Signature)

ALEXANDER G. DUCHART
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5998

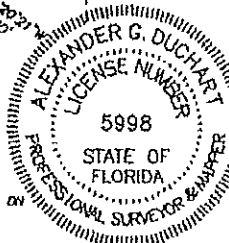


SE 1/4 SEC. 1-33-18

AREA = 204.64 ACRES

NE 1/4 SEC. 12-33-18

RANGE 18 EAST
RANGE 19 EAST



"THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ALEXANDER DUCHART P.S.M."

Exhibit B

Fiscal Year 2017-2018 General Fund Budget

Buckhead Trails Community Development District
Adopted Fiscal Year 2018 Annual Operations & Maintenance
Budget

	Adopted FY 2018 Budget
<u>Revenues</u>	
Off Roll Assessments	\$10,875.00
Net Revenues	<hr/> \$10,875.00
<u>Expenditures</u>	
Engineering Fees	\$ 2,000.00
District Counsel	4,000.00
District Management Fees	500.00
Telephone	100.00
Postage	100.00
Legal Advertising	2,000.00
Other Current Charges/ Misc	500.00
Bank Fees	300.00
Website Maintenance	1,200.00
Dues, Licenses & Fees	175.00
Operation & Maintenance Expenditures	<hr/> \$10,875.00