

BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT



AGENDA

FEBRUARY 2, 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT

January 26, 2023

Board of Supervisors

Buckeye Park Community Development District

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Buckeye Park Community Development District (the “**District**”) will be held on **Thursday, February 2, 2023, at 11:30 A.M.** at **Holiday Inn Express & Suites Bradenton East Lakewood Ranch, 5464 Lena Rd, Bradenton, FL 34211.**

The following WebEx link and telephone number are provided to join/watch the meeting.

<https://districts.webex.com/districts/j.php?MTID=m5ecfb5a9e0cf394c1b5501c61e58e85f>

Access Code: **2330 358 0191**, Event password: **Jpward**

Phone: **408-418-9388** and enter the access code **2330 358 0191** to join the meeting.

Agenda

1. Call to Order & Roll Call.
2. Consideration of Minutes:
 - I. November 3, 2022 – Landowners Meeting.
 - II. November 3, 2022 - Regular Meeting.
3. Consideration of **Resolution 2023-5**, approving the proposed budget for Fiscal Year 2024 and setting a Public Hearing for Thursday, May 4, 2023, at 11:30 a.m. at the Country Inn and Suites Bradenton-Lakewood Ranch 5610 Manor Hill Lane, Bradenton, Florida 34203.
4. Staff Reports.
 - I. District Attorney.
 - II. District Engineer.
 - III. District Manager.
 - a) **Important Board Meeting Dates for Balance of Fiscal Year 2023.**
 1. Public Hearing Fiscal Year 2024 Budget Adoption – **May 4, 2023, 11:30 A.M.**
 - b) Financial Statement for period ending October 31, 2022 (unaudited).
 - c) Financial Statement for period ending November 30, 2022 (unaudited).
 - d) Financial Statement for period ending December 31, 2022 (unaudited).

5. Supervisor's Requests and Audience Comments.

6. Adjournment.

The first order of business is to call the meeting to order and conduct the roll call.

The second order of business is consideration of the Minutes from the November 3, 2022, Landowners Meeting and Regular Meeting.

The third order of business is consideration and acceptance of the Audited Financial Statements for Fiscal Year 2022, covering the period October 1, 2021, through September 30, 2022. A representative of the Audit Firm Berger, Toombs, Elam, Gaines & Frank will join the meeting to fully review the audit with the Board. The Audited Financial Statements will be transmitted under separate cover.

The fourth order of business is the consideration of **Resolution 2023-5**, The District's enabling legislation requires the District Manager to submit a Proposed Budget to the Board by June 15th of each year for your review and approval. The approval of the budget is only intended to permit the District to move through the process towards adopting the budget at a Public Hearing at a meeting of the Board of Supervisors.

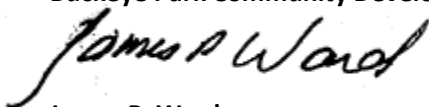
The approval of the Budget does not bind the Board to any of the costs contained in the budget, any of the programs contained in the Budget and most importantly it does not bind the Board to any of the Assessment Rates contemplated as a result of the preparation of the Budget. It does however set the maximum assessment rate for the general fund and is intended to permit the District to move through the process towards adopting the budget at a Public Hearing scheduled for **Tuesday, May 4, 2023, at 11:30 a.m.**, at the **Country Inn and Suites Bradenton-Lakewood Ranch 5610 Manor Hill Lane, Bradenton, Florida 34203**.

The fifth order of business are staff reports by the District Attorney, District Engineer and the District Manager. The District Manager will report on important meeting dates for the Fiscal Year 2023 Calendar and financial statements (unaudited) for the period(s) ending October 31, 2022, November 30, 2022, and December 31, 2022.

The remainder of the agenda is general in nature and if you have any questions and/or comments before the meeting, please do not hesitate to contact me directly at (954) 658-4900.

Sincerely,

Buckeye Park Community Development District



James P. Ward
District Manager

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**MINUTES OF MEETING
BUCKEYE PARK
COMMUNITY DEVELOPMENT DISTRICT**

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The Landowners Meeting of the Board of Supervisors of the Buckeye Park Community Development District was held on Thursday, November 3, 2022, at 11:30 a.m., at the Palmetto Library, 923 6th Street W., Palmetto, FL 34221.

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Landowners Present:

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Gary Kompothecras

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Also present were:

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Andrew Gill

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JPWard & Associates

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Audience:

All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

**PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE
TRANSCRIBED IN *ITALICS*.**

FIRST ORDER OF BUSINESS

Call to Order

Mr. Andrew Gill called the meeting to order at approximately 11:51 a.m.

SECOND ORDER OF BUSINESS

Election of a Chairperson

Election of a Chairperson for the purpose of Conducting the Landowner's Meeting

Mr. Gill: The purpose of today's landowner's meeting is to elect three individuals to serve on the Board of Supervisors, Seats 1, 2, and 5. The first thing we will do to start this process is elect a Chairperson for purposes of conducting the landowner's meeting. I have a proxy here on behalf of 3303 S. Trail LLC., appointing you, Gary Kompothecras as Proxy Holder and authorizing you to cast their 22 votes. You can select a person to be chairperson, yourself, or me as you choose.

Mr. Kompothecras asked Mr. Gill to continue as Chair.

THIRD ORDER OF BUSINESS

Election of Supervisors

Election of Supervisors

- a) Determination of the Number of Voting Units Represented or Assigned by Proxy
- b) Nominations of Supervisors (Three Positions)
- c) Casting of Ballots
- d) Ballot Tabulations and Results

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Mr. Gill: You have been authorized to cast the 22 votes on behalf of 3303 S. Trail, LLC. He asked if there were any members of the public present; there were none. He indicated the next item was the nomination of Supervisors. He noted three seats were available and asked Mr. Kompothecras for his nominations.

Mr. Kompothecras nominated Richard Fischer, Gary Kompothecras, and Robert Bishop.

Mr. Gill explained next was the casting of ballots. He provided Mr. Kompothecras a ballot to fill out, sign and return upon completion. Mr. Kompothecras complied.

Mr. Gill read the results into the record: Mr. Fischer received 22 votes, Mr. Kompothecras received 22 votes, and Mr. Bishop received 20 votes indicating Richard Fischer and Gary Kompothecras would serve four-year terms while Robert Bishop would serve a two-year term.

FOURTH ORDER OF BUSINESS

Landowner’s Questions or Comments

Mr. Gill asked if there were any questions or comments; there were none.

FIFTH ORDER OF BUSINESS

Adjournment

Mr. Gill adjourned the meeting at approximately 11:55 a.m.

Buckeye Park Community Development District

James P. Ward, Secretary

Gary Kompothecras, Chairman

OFFICIAL BALLOT

BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT
MANATEE COUNTY, FLORIDA
LANDOWNERS MEETING – NOVEMBER 3, 2022

For Election (3 Supervisors): The two (2) candidates receiving the highest number of votes will each receive a four (4) year term, and the remaining candidate shall receive a two (2) year term, with the term of office for each successful candidate commencing upon election.

The undersigned certifies that the undersigned is executing this Official Ballot in his or her individual capacity as landowner, or in his or her capacity as an authorized representative of the entity named below as landowner, (hereinafter, "Landowner") and that Landowner is the fee simple owner of land, or the proxy holder for the fee simple owner of land, located within the Buckeye Park Community Development District and described as follows:

Property Description _____ Acreage

SEE ATTACHED EXHIBIT A _____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

The number of authorized votes for this ballot is: 22

I, GARY KOMPOTHECIS in my individual capacity as Landowner; or in my capacity as an authorized representative of Landowner, an entity; or as the proxy holder pursuant to the Landowners Proxy attached hereto, do cast my votes as follows:

SEAT	NAME OF CANDIDATE	NUMBER OF VOTES
1.	<u>Richard Fisher</u>	<u>22</u>
2.	<u>Gary Kompothecis</u>	<u>22</u>
5.	<u>Bob Bishop</u>	<u>20</u>
	<u>Bob Bishop</u>	<u>20</u>

Date: November 3, 2022

Signed: [Signature]
Printed Name: GARY KOMPOTHECIS

NOTE: If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.).

LANDOWNER PROXY

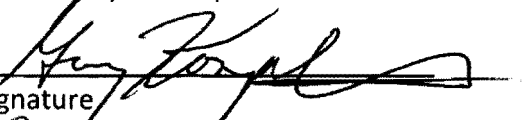
**BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT
LANDOWNERS MEETING – NOVEMBER 3, 2022**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned hereby constitutes and appoints:

Gary Kompothecras

Proxy holder

For and on behalf of the undersigned to vote as proxy at the meeting of the Landowners of the Buckeye Park Development District to be held at the **Palmetto Library, 923 6th St. W., Palmetto, FL. 34221**, on November 3, 2022, at 11:30 am, said meeting published in a newspaper in Manatee County; and at any adjournments thereof, according to the number of acres of unplatted land and/or platted lots owned by the undersigned landowner which the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing which may come before said meeting including, but not limited to, the election of members of the Board of Supervisors and may vote in accordance with their discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally come before the meeting. Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in force from the date hereof until the conclusion of the landowners meeting and any adjournment or adjournments thereof, but may be revoked at any time by notice thereof, in writing, filed with the Secretary of the Buckeye Park Community Development District.


Signature

GARY KOMPOTHECRAS
Print Name

Oct 27 2020
Date

Property Description

Acreage

See Attached Exhibit

[Insert above the street address of each parcel, the legal description of each parcel, or the tax identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

The number of authorized votes for this proxy is: 22

NOTE: If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto. (e.g., bylaws, corporate resolution, etc.).

**Buckeye Park Community Development District
Landowners' Meeting, November 3, 2022**

Exhibit A:

Lots Owned by 3303 S Trail LLC

Parcel ID	Owner	Legal Description	Acres	Votes
603200409	3303 S TRAIL LLC 3939 N WASHINGTON BLVD SARASOTA, FL 34234	LOT 6 BUCKEYE INDUSTRIAL PARK PI#6032.0040/9	2.3914	3
603200459	3303 S TRAIL LLC 3935 N WASHINGTON BLVD SARASOTA, FL 34234	LOT 7 BUCKEYE INDUSTRIAL PARK PI#6032.0045/9	1.3063	2
603200759	3303 S TRAIL LLC c/o KOMPOTHECRAS, GARY 3939 N WASHINGTON BLVD SARASOTA, FL 34234	LOT 13 BUCKEYE INDUSTRIAL PARK PI#6032.0075/9	16.8532	17

Total Votes:

22

**Buckeye Park Community Development District
Landowners' Meeting, November 3, 2022**

Exhibit A:

Lots Owned by 3303 S Trail LLC

Parcel ID	Owner	Legal Description	Acres	Votes
603200409	3303 S TRAIL LLC 3939 N WASHINGTON BLVD SARASOTA, FL 34234	LOT 6 BUCKEYE INDUSTRIAL PARK PI#6032.0040/9	2.3914	3
603200459	3303 S TRAIL LLC 3935 N WASHINGTON BLVD SARASOTA, FL 34234	LOT 7 BUCKEYE INDUSTRIAL PARK PI#6032.0045/9	1.3063	2
603200759	3303 S TRAIL LLC c/o KOMPOTHECRAS, GARY 3939 N WASHINGTON BLVD SARASOTA, FL 34234	LOT 13 BUCKEYE INDUSTRIAL PARK PI#6032.0075/9	16.8532	17

Total Votes:

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**MINUTES OF MEETING
BUCKEYE PARK
COMMUNITY DEVELOPMENT DISTRICT**

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The Regular Meeting of the Board of Supervisors of the Buckeye Park Community Development District was held on Thursday, November 3, 2022, at 11:30 a.m., at the Palmetto Library, 923 6th Street W., Palmetto, FL 34221.

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Present and constituting a quorum:

Gary Kompothecras	Chairperson
Vince Payne	Vice Chairperson
Anthony Sansone	Assistant Secretary
Robert Bishop	Assistant Secretary
Richard Fischer	Assistant Secretary

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Also present were:

James P. Ward	District Manager
Scott Steady	District Attorney
Andrew Gill	JPWard and Associates

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Audience:

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All resident's names were not included with the minutes. If a resident did not identify themselves or the audio file did not pick up the name, the name was not recorded in these minutes.

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PORTIONS OF THIS MEETING WERE TRANSCRIBED VERBATIM. ALL VERBATIM PORTIONS WERE TRANSCRIBED IN *ITALICS*.

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FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Mr. Andrew Gill called the meeting to order at approximately 11:55 a.m. He conducted roll call; all Members of the Board were present, constituting a quorum. Supervisor Bishop was present via audio/video.

SECOND ORDER OF BUSINESS

Oath of Office

Administration of Oath of Office for the Board of Supervisors of the Buckeye Park Community Development District

- I. Oath of Office
- II. Guide to the Sunshine Law and Code of Ethics for Public Employees
- III. Form 1 – Statement of Financial Interests

Mr. Ward indicated Mr. Robert Bishop was present via audio/video, so would not be taking the Oath of Office during today's meeting.

49 Mr. Gill, as a notary public, administered the Oath of Office to Richard Fischer and Gary
50 Kompothecras who signed and returned the Oath for purposes of inclusion in the record.

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52 **THIRD ORDER OF BUSINESS** **Consideration of Resolution 2023-1**

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54 **Consideration of Resolution 2023-1, a resolution of the Board of Supervisors of Buckeye Park**
55 **Community Development District amending resolution 2022-9 to memorialize the change in the**
56 **location of the Landowners' Meeting and Election; ratifying the action of the District Manager to**
57 **provide notice thereof; providing for a severability clause; and providing an effective date**

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59 Mr. Gill asked if there were any questions; hearing none, he called for a motion.

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61 **On MOTION made by Mr. Gary Kompothecras, seconded by Mr.**
62 **Richard Fischer, and with all in favor, Resolution 2023-1 was adopted,**
63 **and the Chair was authorized to sign.**

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65 **FOURTH ORDER OF BUSINESS** **Consideration of Resolution 2023-2**

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67 **Consideration of Resolution 2023-2, a resolution of the Board of Supervisors of the Buckeye Park**
68 **Community Development District canvassing and certifying the results of the Landowners' election of**
69 **Supervisors held pursuant to Section 190.006(2), Florida Statutes**

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71 *Mr. Gill: We have Richard Fischer with 22 votes, Gary Kompothecras with 22 votes, and Robert Bishop*
72 *with 20 votes. What this means is Ricard Fischer and Gary Kompothecras will serve four-year terms*
73 *which expire in November in 2026, and Robert Bishop will serve a two-year term expiring November*
74 *2024. He asked if there were any questions; hearing none, he called for a motion.*

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76 **On MOTION made by Mr. Gary Kompothecras, seconded by Mr.**
77 **Richard Fischer, and with all in favor, Resolution 2023-2 was adopted,**
78 **and the Chair was authorized to sign.**

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80 **FIFTH ORDER OF BUSINESS** **Consideration of Resolution 2023-3**

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82 **Consideration of Resolution 2023-3, a resolution of the Board of Supervisors of the Buckeye Park**
83 **Community Development District Re-Designating Certain Officers of the Buckeye Park Community**
84 **Development District following the Landowners' Election**

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86 Mr. Gill indicated the Board should determine who would serve as Chair, Vice Chair, and Assistant
87 Secretaries. He noted Mr. James Ward would serve as Secretary and Treasure.

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89 The Board chose Gary Kompothecras to serve as Chairperson, Vince Payne to serve as Vice Chairperson
90 and the remaining Board members to serve as Assistant Secretaries with James Ward as Secretary and
91 Treasurer.

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93 **On MOTION made by Mr. Gary Kompothecras, seconded by Mr.**
94 **Richard Fischer, and with all in favor, Resolution 2023-3 was adopted,**
95 **and the Chair was authorized to sign.**

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SIXTH ORDER OF BUSINESS **Consideration of Minutes**

April 12, 2022 – Regular Meeting Minutes

Mr. Gill asked if there were any corrections or deletions; hearing none, he called for a motion.

On MOTION made by Mr. Gary Kompothecras, seconded by Mr. Richard Fischer, and with all in favor, the April 12, 2022 Regular Meeting Minutes were approved.

SEVENTH ORDER OF BUSINESS **Consideration of Resolution 2023-4**

Consideration of Resolution 2023-4, a resolution of the Board of Supervisors of the Buckeye Park Community Development District a resolution designating the Registered Agent; designating the Office and Location of the Registered Office; and providing for conflicts and invalid provisions and providing for an effective date

Mr. Gill indicated this Resolution set James Ward as the Registered Agent, and the Office was the District’s Office. He asked if there were any questions; hearing none, he called for a motion.

On MOTION made by Mr. Gary Kompothecras, seconded by Mr. Anthony Sansone, and with all in favor, Resolution 2023-4 was adopted, and the Chair was authorized to sign.

EIGHTH ORDER OF BUSINESS **Consideration of Restoration Plan**

Consideration and discussion of Lake/Pond Bank Restoration Plan with K. Johnson Lawn & Landscaping, Inc

Mr. Gill: The current landscaper, Kerry Johnson, has been doing landscaping for the District. We would like to get some of the overgrown areas so we can access the lake bank there. Kerry will provide us with a proposal, some pictures that describe the area --

Discussion ensued regarding K. Johnson Lawn and Landscaping; whether a less expensive option for clearing the overgrowth was possible to find; the difficulty accessing the area; clearing the land being more than just mowing; how best to clear the land; needing to clear this area in order to restore the lake banks; the SWFMD, Army Corps, and County requirements regarding how the lakes and littoral shelves should be maintained; tilapia eating the good plants in the lakes; companies who remove tilapia from lakes for free; the depth of the lake; pepper trees around the lake; spraying the lakes; having Jim Henslick with Environmental Services review the lakes; Foley not being able to review and properly maintain the lake due to its overgrown state; and Foley being able to maintain the lake once access was restored. Portions of the discussion were (indecipherable) due to Board Members speaking over one another.

Mr. Scott Steady: There are two different things, let’s move on guys, one is more of a landscaping issue, but we do have a company that’s supposed to be Foley making sure that the ponds themselves are

143 *functioning and don't have bad weeds in them, so we don't have SWFMD coming out charging us that*
144 *we are not maintaining them. So, it's important that we get rid of this so we can get our pond guy to*
145 *make sure he is properly maintaining the pond. Now that we are back in charge, you guys need to know*
146 *that we, the District, are doing what we need to do to maintain the ponds.*

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148 *Mr. Fischer: Everybody knows that Mr. Foley has retired, right?*

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150 *Mr. Gill: But his company is still working.*

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152 Discussion continued regarding Foley's retirement.

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154 *Mr. Ward: As I understand it, he sold his company to someone else. We changed our agreement to the*
155 *new company. That's done. We are all good with that. This is step one, cleaning these lake banks up.*
156 *You want to have at it? Go at it. You need to get with Andrew because we need a fixed price to do it*
157 *before you can start the work.*

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159 Discussion continued about clearing the overgrowth. Portions of the conversation were
160 (indecipherable).

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162 *Mr. Gill: Based on that we are going to hold off on the proposal for now.*

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164 **NINTH ORDER OF BUSINESS** **Staff Reports**

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166 **I. District Attorney**

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168 *Mr. Scott Steady: Earlier this year, we agreed to give the County a permanent utility easement.*
169 *With that utility easement they gave an affidavit that the Chairman signed. I modified that affidavit*
170 *of all sorts of issues. The County had originally asked for 18 representations, and I said, I didn't want*
171 *to over-lawyer it, but I brought it down to 11. And you signed it, and I sent it to them and said we*
172 *are giving it to you for free, here's your 11 representations. They've been bugging me ever since. I*
173 *don't want the County to be a problem for your development, so I don't want to ignore them. So,*
174 *she came back with 11, cut it back from 18, it's still asking us to say things that I don't think we need*
175 *to, but there is no risk. So, Gary, I'm going to ask you to sign a revised affidavit as Chair.*

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177 Mr. Kompothecras signed the revised affidavit as requested.

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179 Discussion ensued regarding the easement donated to the County; the County maintaining the
180 easement; and where the easement was located.

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182 **II. District Engineer**

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184 No report.

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186 **III. District Manager**

187 **a) Tentative Board Meeting Dates for Balance of Fiscal Year 2023**

188 **1. Presentation of Proposed FY 2024 Budget, and Setting of the Budget Adoption Public**
189 **Hearing – February 2, 2023, 11:30 A.M.**

190 **2. Public Hearings: F2024 Budget Adoption – May 4, 2023, 11:30 A.M.**

- 191 **b) Form 8B Reminder**
- 192 **c) Financial Statement for period ending April 30, 2022 (unaudited)**
- 193 **d) Financial Statement for period ending May 31, 2022 (unaudited)**
- 194 **e) Financial Statement for period ending June 30, 2022 (unaudited)**
- 195 **f) Financial Statement for period ending July 31, 2022 (unaudited)**
- 196 **g) Financial Statement for period ending August 30, 2022 (unaudited)**
- 197 **h) Financial Statement for period ending September 30, 2022 (unaudited)**

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199 No report.

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201 **TENTH ORDER OF BUSINESS** **Supervisor’s Requests and Audience Comments**

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203 Mr. Gill asked if there were any Supervisor’s requests; there were none. He asked if there were any
204 audience members present in person, or via audio/video, with any questions or comments; there were
205 none.

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207 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

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209 Mr. Gill adjourned the meeting at approximately 12:20 p.m.

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211 **On MOTION made by Mr. Gary Kompothecras, seconded by Mr.**
212 **Richard Fischer, and with all in favor, the meeting was adjourned.**

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215 Buckeye Park Community Development District

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218 _____
219 James P. Ward, Secretary Gary Kompothecras, Chairman

RESOLUTION 2023-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of Buckeye Park Community Development District (the "Board"), a proposed Budget for Fiscal Year 2024; and

WHEREAS, the Board has considered the proposed Budget and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. That the foregoing whereas clauses are true and correct and incorporated herein as if written into this Section.

SECTION 2. The proposed Budget submitted by the District Manager for Fiscal Year 2024 and attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said budget.

SECTION 3. A public hearing on said approved budget is hereby declared and set for the following date, hour and location:

DATE: Tuesday, May 4, 2023
HOUR: 11:30 A.M.
LOCATION: Country Inn and Suites
Bradenton-Lakewood Ranch
5610 Manor Hill Lane
Bradenton, Florida 34203

SECTION 4. The District Manager is hereby directed to submit a copy of the proposed budget to Collier County at least 60 days prior to the hearing set above.

SECTION 5. Notice of this public hearing on the budget shall be published in a newspaper of general circulation in the area of the district once a week for two (2) consecutive weeks, except that the first publication shall not be fewer than 15 days prior to the date of the hearing. The notice shall further contain a designation of the day, time, and place of the public hearing. At the time and place designated in the notice, the Board shall hear all objections to the budget as proposed and may make such changes as the board deems necessary.

SECTION 6. If any one of the covenants, agreements or provisions herein contained shall be held contrary to any express provision of law or contract to the policy of express law, but not expressly prohibited or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be deemed separable from the remaining covenants, agreements or provisions and shall in no way effect the validity of the other provisions hereof.

SECTION 7. That all Sections or parts of Sections of any Resolutions, Agreements, or actions of the Board of Supervisors in conflict are hereby repealed to the extent of such conflict.

RESOLUTION 2023-5

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICT AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 8. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 2nd day of February 2023.

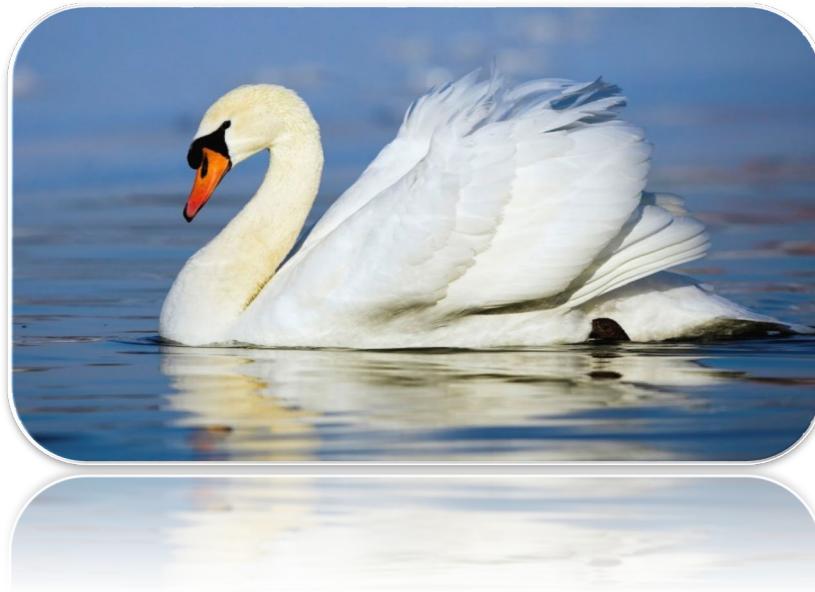
ATTEST:

**BUCKEYE PARK COMMUNITY DEVELOPMENT
DISTRICT**

James P. Ward, Secretary

Gary Kompothecras, Chairperson

BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT



PROPOSED BUDGET

FISCAL YEAR 2024

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37 STREET, FT. LAUDERDALE, FL 33308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Buckeye Park Community Development District
General Fund - Budget
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 11/30/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Notes
Revenues and Other Sources					
Carryforward	\$ -	\$ -	\$ -	\$ 41,959	Cash from FY 23 to fund FY 24 Budget
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	
Assessment Revenue					
Assessments - On-Roll	\$ 126,683	\$ 59,689	\$ 126,683	\$ 79,124	Assessments from Property Owners
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	
Contributions - Private Sources					
Bondholder Contributions on behalf of SPE	\$ -	\$ -	\$ -	\$ -	
Total Revenue & Other Sources	\$ 126,683	\$ 59,689	\$ 126,683	\$ 121,083	
Appropriations					
Legislative					
Board of Supervisor's Fees	\$ 2,400	\$ 1,000	\$ 2,000	\$ 3,000	Statutory Required Fees (3 Board Meetings)
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	
Executive					
Professional - Management	\$ 25,000	\$ 6,250	\$ 25,000	\$ 25,000	District Manager
Financial and Administrative					
Audit Services	\$ 5,150	\$ -	\$ 5,000	\$ 5,000	Statutory Required Audit - Yearly
Accounting Services	\$ -	\$ -	\$ -	\$ -	
Assessment Roll Preparation	\$ -	\$ -	\$ -	\$ -	
Arbitrage Rebate Fees	\$ 500	\$ -	\$ 500	\$ 500	IRS Required Calculation to insure interest on bond funds does not exceed interest paid on bonds
Other Contractual Services					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	- Transcription of Board Meetings
Legal Advertising	\$ 1,000	\$ 238	\$ 1,000	\$ 1,000	Statutory Required Legal Advertising
Trustee Services	\$ 7,500	\$ -	\$ 4,032	\$ 4,032	Trust Fees on Bonds
Dissemination Agent Services	\$ 1,500	\$ -	\$ 1,500	\$ 1,500	Required Reporting for Bonds
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	- Fees to place assessments on Tax Bills
Bank Service Fees	\$ 250	\$ 39	\$ 150	\$ 250	Bank Fees - Governmental Accopunts
Travel and Per Diem	\$ -	\$ -	\$ -	\$ -	
Communications and Freight Services					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 150	\$ 7	\$ 50	\$ 50	Agenda Mailings and other Misc Mailings
Rentals and Leases					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 750	\$ -	\$ 750	\$ 750	Statutory Maintenance of District Web Site
Insurance					
	\$ 5,500	\$ 5,729	\$ 5,729	\$ 6,000	General Liability and D&O Liability Insurance
Subscriptions and Memberships					
	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
Printing and Binding					
	\$ 200	\$ -	\$ 50	\$ 50	Agenda books and copies
Rentals and Leases - Meeting Room					
	\$ 320	\$ 38	\$ 100	\$ 200	Meeting Room Rental
Office Supplies					
	\$ -	\$ -	\$ -	\$ -	
Legal Services					
General Counsel	\$ 4,000	\$ -	\$ 4,000	\$ 4,000	District Attorney
Other General Government Services					
Engineering Services	\$ 3,000	\$ -	\$ -	\$ 3,000	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	

Buckeye Park Community Development District
General Fund - Budget
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 11/30/2022	Anticipated Year End 09/30/2023	Fiscal Year 2024 Budget	Notes
Stormwater Management Services					
Repairs and Maintenance					
Aquatic Weed Control	\$ 12,000	\$ -	\$ -	\$ 12,000	Aquatic Spraying of Lakes
Landscaping Services					
Utility Services					
Electric	\$ -	\$ -	\$ -	\$ -	No Electric Service
Repairs and Maintenance					
Public Area Landscaping	\$ 19,500	\$ 5,275	\$ 19,900	\$ 19,900	Lake Bank Mowing and misc. public area maint.
Irrigation System	\$ -	\$ -	\$ -	\$ -	
Plant Replacement	\$ -	\$ -	\$ -	\$ -	
Contingencies	\$ -	\$ -	\$ -	\$ -	
Road and Street Services					
Repairs and Maintenance					
Street Lights	\$ -	\$ -	\$ -	\$ -	
Pavement & Signage	\$ 500	\$ -	\$ -	\$ 500	Misc Repairs
Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	
Parks and Recreation					
Security Patrol	\$ 6,500	\$ -	\$ 6,500	\$ 6,500	Misc Patrols
Contingencies	\$ 22,500	\$ -	\$ -	\$ 22,500	For unforeseen expenditures
Other Fees and Charges					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 8,288	\$ -	\$ 8,288	\$ 5,176	Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessment on Tax Bills
Total Appropriations	\$ 126,683	\$ 18,751	\$ 84,724	\$ 121,083	

Fund Balances:

Change from Current Year Operations	\$ -	\$ 41,959	\$ -	Cash Over (Short) at Fiscal Year End
Fund Balance - Beginning				
Extraordinary Capital/Operations	\$ 25,912	\$ 25,912	\$ 25,912	
1st Three (3) Months of Operations	\$ 31,671	\$ 31,671	\$ 30,271	
Total Fund Balance	\$ 57,583	\$ 99,542	\$ 56,183	

Landowner	Assessment	Assessment
Manatee County (41.901 Acres)	N/A	N/A
Lot 1 - Realty Income Properties (Fed Ex)	\$ 37,240.85	\$ 23,260.16
Lot 2 - DTI Holdings 2 LLC	\$ 4,012.30	\$ 2,506.03
Lot 3 - Dynamic Manufacturing Group	\$ 16,150.50	\$ 10,087.40
Lot 4 - Dynamic Manufacturing Group	\$ 5,286.20	\$ 3,301.69
Lot 5 - Bucy Industrial Group	\$ 5,267.16	\$ 3,289.80
Lot 6 - 3303 S. Trail, LLC	\$ 5,057.74	\$ 3,159.00
Lot 7 - 3303 S. Trail, LLC	\$ 2,762.61	\$ 1,725.49
Lot 8 - Urzua, Sergio Francisco Lathrop	\$ 3,001.65	\$ 1,874.79
Lot 9 - JSI Rentals, LLC	\$ 2,766.84	\$ 1,728.14
Lot 10 - Buckeye Yards, LLC	\$ 3,183.56	\$ 1,988.41
Lot 11 - Buckeye Yards, LLC	\$ 3,170.87	\$ 1,980.49
Lot 12 - Buckeye Yards, LLC	\$ 3,170.87	\$ 1,980.49
Lot 13 - Gary Kompothecras	\$ 35,611.49	\$ 22,242.48
Total Assessment:	\$ 126,682.65	\$ 79,124.36

Buckeye Park Community Development District
Debt Service Fund - Series 2007 Bonds - Budget
Fiscal Year 2024

Description	Fiscal Year 2023 Budget	Actual at 11/30/2022	Year End 09/30/2023	Fiscal Year 2024 Budget
Revenues and Other Sources				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 1	\$ 5	\$ -
Reserve Account	\$ -	\$ 2	\$ 4	\$ -
Interest Account	\$ -	\$ 0	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue				
Special Assessment - On-Roll				
Series 2008	\$ 199,598	\$ 168,503	\$ 199,598	\$ 200,705
Special Assessment - Off-Roll				
Series 2008	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment				
Series 2008	\$ -	\$ -	\$ -	\$ -
Total Revenue & Other Sources	\$ 199,598	\$ 168,505	\$ 199,607	\$ 200,705
Expenditures and Other Uses				
Debt Service				
Principal Debt Service - Mandatory				
Series 2008	\$ 55,000	\$ -	\$ 55,000	\$ 60,000
Principal Debt Service - Early Redemptions				
Series 2008	\$ -	\$ -	\$ -	\$ -
Interest Expense				
Series 2008	\$ 131,540	\$ 65,953	\$ 131,540	\$ 127,575
Fees/Discounts for Early Payment				
Series 2008	\$ 13,058	\$ -	\$ -	\$ 13,130
Total Expenditures and Other Uses	\$ 199,598	\$ 65,953	\$ 186,540	\$ 200,705
Net Increase/(Decrease) in Fund Balance	\$ -	\$ 102,552	\$ 13,067	\$ -
Fund Balance - Beginning	\$ 219,574	\$ 219,574	\$ 219,574	\$ 232,641
Fund Balance - Ending	N/A	\$ 322,126	\$ 232,641	\$ 232,641

Restricted Fund Balance:

Reserve Account	\$ 146,043
Amount Required for November 1, 2024 Interest Payment	\$ 61,425
Total - Restricted Fund Balance:	\$ 207,468

Landowner	Assessment	Assessment
Manatee County (41.901 Acres)	None	None
Lot 1 - Realty Income Properties (Fed Ex)	\$ 180,184.67	\$ 181,184.56
Lot 2 - DTI Holdings 2 LLC	\$ 19,412.97	\$ 19,520.69
Lot 3 - Dynamic Manufacturing Group	\$ -	\$ -
Lot 4 - Dynamic Manufacturing Group	\$ -	\$ -
Lot 5 - Bucy Industrial Group	\$ -	\$ -
Lot 6 - 3303 S. Trail, LLC	\$ -	\$ -
Lot 7 - 3303 S. Trail, LLC	\$ -	\$ -
Lot 8 - Urzua, Sergio Francisco Lathrop	\$ -	\$ -
Lot 9 - JSI Rentals, LLC	\$ -	\$ -
Lot 10 - Buckeye Yards, LLC	\$ -	\$ -
Lot 11 - Buckeye Yards, LLC	\$ -	\$ -
Lot 12 - Buckeye Yards, LLC	\$ -	\$ -
Lot 13 - Gary Kompothecras	\$ -	\$ -
Total Assessment:	\$ 199,597.64	\$ 200,705.25

**Buckeye Park Community Development District
Debt Service Fund - Series 2008
Fiscal Year 2024**

Description	Principal	Coupon Rate	Interest	Annual Debt Service	Par Debt Outstanding
Par Amount Outstanding;	\$ 1,675,000	7.875%			
11/1/2022			\$ 65,586.72		
5/1/2023	\$ 55,000	7.875%	\$ 65,953.13	\$ 391,540	\$ 1,620,000
11/1/2023			\$ 63,787.50		
5/1/2024	\$ 60,000	7.875%	\$ 63,787.50	\$ 182,575	\$ 1,560,000
11/1/2024			\$ 61,425.00		
5/1/2025	\$ 65,000	7.875%	\$ 61,425.00	\$ 182,850	\$ 1,495,000
11/1/2025			\$ 58,865.63		
5/1/2026	\$ 70,000	7.875%	\$ 58,865.63	\$ 182,731	\$ 1,425,000
11/1/2026			\$ 56,109.38		
5/1/2027	\$ 75,000	7.875%	\$ 56,109.38	\$ 182,219	\$ 1,350,000
11/1/2027			\$ 53,156.25		
5/1/2028	\$ 80,000	7.875%	\$ 53,156.25	\$ 181,313	\$ 1,270,000
11/1/2028			\$ 50,006.25		
5/1/2029	\$ 85,000	7.875%	\$ 50,006.25	\$ 180,013	\$ 1,185,000
11/1/2029			\$ 46,659.38		
5/1/2030	\$ 95,000	7.875%	\$ 46,659.38	\$ 178,319	\$ 1,090,000
11/1/2030			\$ 42,918.75		
5/1/2031	\$ 100,000	7.875%	\$ 42,918.75	\$ 180,838	\$ 990,000
11/1/2031			\$ 38,981.25		
5/1/2032	\$ 110,000	7.875%	\$ 38,981.25	\$ 177,963	\$ 880,000
11/1/2032			\$ 34,650.00		
5/1/2033	\$ 120,000	7.875%	\$ 34,650.00	\$ 179,300	\$ 760,000
11/1/2033			\$ 29,925.00		
5/1/2034	\$ 130,000	7.875%	\$ 29,925.00	\$ 179,850	\$ 630,000
11/1/2034			\$ 24,806.25		
5/1/2035	\$ 140,000	7.875%	\$ 24,806.25	\$ 179,613	\$ 490,000
11/1/2035			\$ 19,293.75		
5/1/2036	\$ 150,000	7.875%	\$ 19,293.75	\$ 178,588	\$ 340,000
11/1/2036			\$ 13,387.50		
5/1/2037	\$ 165,000	7.875%	\$ 13,387.50	\$ 176,775	\$ 175,000
11/1/2037			\$ 6,890.63		
5/1/2038	\$ 175,000	7.875%	\$ 6,890.63	\$ 178,781	\$ -

**Buckeye Park Community Development District
Assessment Comparison - Budget
Fiscal Year 2024**

Landowner	DEBT SERVICE	GENERAL FUND	General Fund - Percentage Ownership	Debt Service - Percentage Ownership	General Fund Assessment			Debt Service Fund Assessment			Total Assessment - All Funds
	Equivalent Benefit Unit - 1 EBU = 1,000 Sq Ft Net Developable Land	Equivalent Benefit Unit - 1 EBU = 1,000 Sq Ft Net Developable Land			Assessment without Discounts/Collection Costs	Discounts and Collection Costs	Total General Fund Assessment	Assessment without Discounts/Collection Costs	Discounts and Collection Costs	Total Debt Service Fund Assessment	
Manatee County (41.901 Acres)	1709.93	N/A	N/A	N/a	Manatee County is not assessed for the General Fund nor the Debt Service Fund						
Lot 1 - Realty Income Properties (Fed Ex)	717.38	717.38	29.40%	90.27%	\$ 21,738.47	\$ 1,521.69	\$ 23,260.16	\$ 169,331.36	\$ 11,853.20	\$ 181,184.56	\$ 204,444.72
Lot 2 - DTI Holdings 2 LLC	77.29	77.29	3.17%	9.73%	\$ 2,342.09	\$ 163.95	\$ 2,506.03	\$ 18,243.64	\$ 1,277.05	\$ 19,520.69	\$ 22,026.73
Lot 3 - Dynamic Manufacturing Group	311.11	311.11	12.75%	N/A	\$ 9,427.47	\$ 659.92	\$ 10,087.40	No Debt on this Lot			\$ 10,087.40
Lot 4 - Dynamic Manufacturing Group	101.83	101.83	4.17%	N/A	\$ 3,085.69	\$ 216.00	\$ 3,301.69	No Debt on this Lot			\$ 3,301.69
Lot 5 - Bucy Industrial Group	101.46	101.46	4.16%	N/A	\$ 3,074.58	\$ 215.22	\$ 3,289.80	No Debt on this Lot			\$ 3,289.80
Lot 6 - 3303 S. Trail, LLC	97.43	97.43	3.99%	N/A	\$ 2,952.34	\$ 206.66	\$ 3,159.00	No Debt on this Lot			\$ 3,159.00
Lot 7 - 3303 S. Trail, LLC	53.22	53.22	2.18%	N/A	\$ 1,612.61	\$ 112.88	\$ 1,725.49	No Debt on this Lot			\$ 1,725.49
Lot 8 - Urzua, Sergio Francisco Lathrop	57.82	57.82	2.37%	N/A	\$ 1,752.14	\$ 122.65	\$ 1,874.79	No Debt on this Lot			\$ 1,874.79
Lot 9 - JSI Rentals, LLC	53.30	53.30	2.18%	N/A	\$ 1,615.08	\$ 113.06	\$ 1,728.14	No Debt on this Lot			\$ 1,728.14
Lot 10 - Buckeye Yards, LLC	61.33	61.33	2.51%	N/A	\$ 1,858.33	\$ 130.08	\$ 1,988.41	No Debt on this Lot			\$ 1,988.41
Lot 11 - Buckeye Yards, LLC	61.08	61.08	2.50%	N/A	\$ 1,850.92	\$ 129.56	\$ 1,980.49	No Debt on this Lot			\$ 1,980.49
Lot 12 - Buckeye Yards, LLC	61.08	61.08	2.50%	N/A	\$ 1,850.92	\$ 129.56	\$ 1,980.49	No Debt on this Lot			\$ 1,980.49
Lot 13 - Gary Kompothecras	685.99	685.99	28.11%	N/A	\$ 20,787.36	\$ 1,455.12	\$ 22,242.48	No Debt on this Lot			\$ 22,242.48
Total:	4150.25	2440.32	100.00%	100.00%	\$ 73,948.00	\$ 5,176.36	\$ 79,124.36	\$ 187,575.00	\$ 13,130.25	\$ 200,705.25	\$ 236,558.84

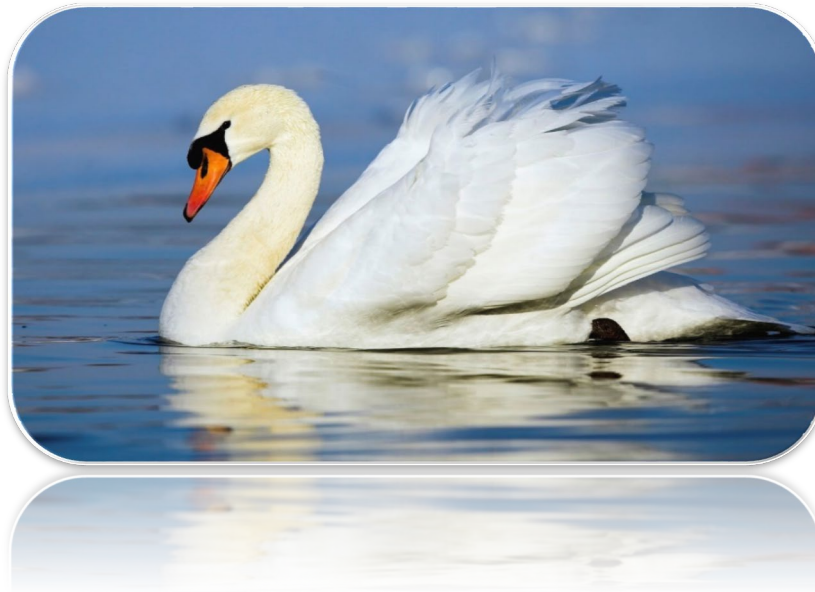
NOTES

- (1) - District is not longer in foreclosure - Lots 1 and 2 are the only lots subject to the Series 2008 Bonds
- (2) - Landowner Ownership is as shown on Property Appraiser as of July, 2022

Ownership of Property by Buckeye Park Community Development District

- Track 400
- Track 401 (Open Space)
- Track 500 (Lake/Drainage/Utility/Landscape)
- Track 501 (Lake/Drainage/Utility/Landscape)
- Track 600 (Conservation)
- Track 601 (Conservation)
- Track 700 (Flood Plain Compensation)

BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - OCTOBER 2022

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Buckeye Park Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Buckeye Park Community Development District
Balance Sheet
for the Period Ending October 31, 2022**

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Series 2008	General Long Term Debt	General Fixed Assets	
Assets					
Cash and Investments					
General Fund - Invested Cash	\$ 66,748	\$ -		\$ -	\$ 66,748
Debt Service Fund					
Interest Account		65,953			65,953
Sinking Account					-
Reserve Account		146,043			146,043
Revenue Account		7,579			7,579
Prepayment Account	-	-		-	-
Construction	-	-		-	-
Due from Other Funds					-
General Fund	-	715		-	715
Debt Service Fund(s)	-	-		-	-
Prepaid Expenses	-				-
Due from Other Governments	825				825
Market Valuation Adjustments					
Assessments Receivable					
On-Roll	159,398	1,828,466			1,987,864
Off-Roll	77,051	2,649,902			2,726,952
Allowance for Uncollectable Assessments	(236,449)	(4,416,656)			(4,653,105)
Land				6,317,127	6,317,127
Improvements Other Than Buildings				4,862,861	4,862,861
Amount Available in Debt Service Funds	-	-	282,002		282,002
Amount to be Provided by Debt Service Funds	-	-	8,457,998		8,457,998
Total Assets	\$ 67,573	\$ 282,002	\$ 8,740,000	\$ 11,179,988	\$ 20,269,563

**Buckeye Park Community Development District
Balance Sheet
for the Period Ending October 31, 2022**

Governmental Funds					
	Account Groups				Totals (Memorandum Only)
	General Fund	Series 2008	General Long Term Debt	General Fixed Assets	
Liabilities					
Accounts Payable & Payroll Liabilities	\$ -	\$ -		\$ -	\$ -
Due to Other Funds	-				-
General Fund	-	-		-	-
Debt Service Fund	715	-		-	715
Matured Interest Payable		2,798,449			2,798,449
Matured Bonds Payable		1,745,000			1,745,000
Deferred Revenue	\$ -	\$ -			-
Bonds Payable					-
Current Portion	-	-	260,000		260,000
Long Term	-	-	8,480,000		8,480,000
Total Liabilities	\$ 715	\$ 4,543,449	\$ 8,740,000	\$ -	\$ 13,284,164
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-		11,179,988	11,179,988
Fund Balance					
Restricted					
Beginning: October 1, 2021 (Audited)	-	(4,262,164)		-	(4,262,164)
Results from Current Operations	-	716		-	716
Unassigned					
Beginning: October 1, 2021 (Audited)	70,435	-		-	70,435
Results from Current Operations	(3,577)	-		-	(3,577)
Total Fund Equity and Other Credits	\$ 66,858	\$ (4,261,448)	\$ -	\$ 11,179,988	\$ 6,985,398
Total Liabilities, Fund Equity and Other Credits	\$ 67,573	\$ 282,002	\$ 8,740,000	\$ 11,179,988	\$ 20,269,563

Buckeye Park Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	Year to Date	Total Annual Budget	% of Budget
Property Appraiser Fees	-	-	-	N/A
Bank Service Fees	12	12	250	5%
Communication and Freight Services				
Postage, Freight and Messenger	-	-	150	0%
Computer Services - Website Development	-	-	750	0%
Insurance	-	-	5,500	0%
Subscription & Memberships	-	-	175	0%
Printing & Binding	-	-	200	0%
Rentals & Leases - Meeting Room	-	-	320	0%
Financial-Other Current Charges	-	-	-	N/A
Legal Services				
Legal - General Counsel	-	-	4,000	0%
Other General Government Services				
Engineering Services	-	-	3,000	0%
Contingencies	-	-	-	N/A
Capital Outlay	-	-	-	N/A
Stormwater Management Services				
Repairs & Maintenance				
Aquatic Weed Control	-	-	12,000	0%
Landscaping Services				
Utility Services				
Electric	-	-	-	N/A
Repairs & Maintenance				
Public Area Landscaping	1,625	1,625.00	19,500	8%
Irrigation System	-	-	-	N/A
Plant Replacement	-	-	-	N/A
Contingencies	-	-	-	N/A
Road and Street Services				
Repairs & Maintenance				

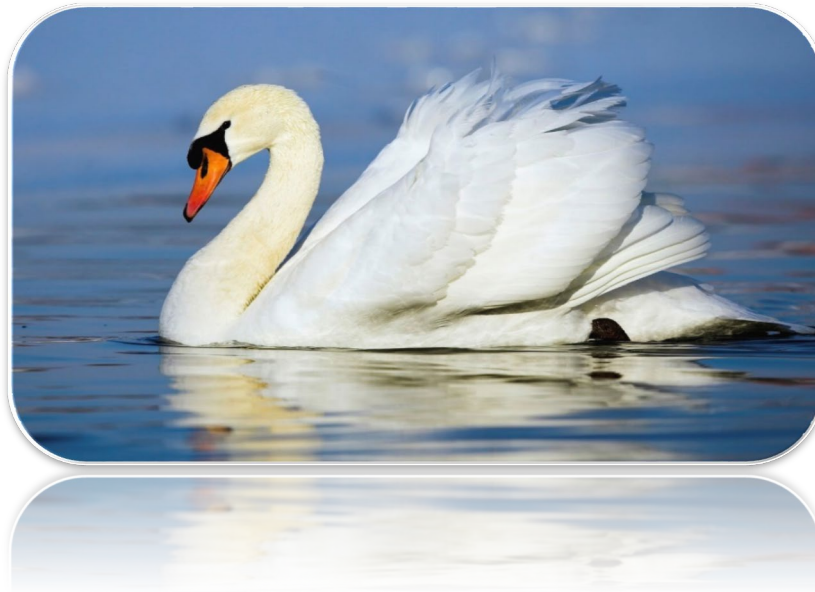
Buckeye Park Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	Year to Date	Total Annual Budget	% of Budget
Street Lights	-	-	-	N/A
Pavement & Signage	-	-	500	0%
Repairs and Maintenance	-	-	-	N/A
Parks & Recreation				
Security Patrol	-	-	6,500	0%
Contingencies	-	-	22,500	0%
Other Fees and Charges				
Discounts/Collection Fees	-	-	-	N/A
Sub-Total:	3,721	3,721	118,395	3%
Total Expenditures and Other Uses:	\$ 3,721	\$ 3,721	\$ 118,395	3%
Net Increase/ (Decrease) in Fund Balance	(3,577)	(3,577)	-	
Fund Balance - Beginning	70,435	70,435	70,435	
Fund Balance - Ending	\$ 66,858	66,858	\$ 70,435	

Buckeye Park Community Development District
Debt Service Fund - Series 2008
Statement of Revenues, Expenditures and Changes in Fund Balance
Through October 31, 2022

Description	October	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources				
Carryforward	\$ -	-	\$ -	N/A
Interest Income				
Revenue Account	0	0	-	N/A
Reserve Account	1	1	-	N/A
Interest Account	-	-	-	N/A
Prepayment Account	-	-	-	N/A
Special Assessment Revenue				
Special Assessments - On-Roll	715	715	186,540	0%
Special Assessments - Off-Roll	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	N/A
Contributions - Bondholder				
	-	-	-	N/A
Other Miscellaneous Revenue-Sale of Lots				
	-	-	-	N/A
Intragovernmental Transfer In				
	-	-	-	N/A
Total Revenue and Other Sources:	\$ 716	716	\$ 186,540	N/A
Expenditures and Other Uses				
Financial and Administrative				
Professional Management	-	-	-	N/A
Accounting Services	-	-	-	N/A
Other Contractual Services				
Trustee Services	-	-	-	N/A
Property Appraiser & Tax Coll. Fees	-	-	-	N/A
Insurance				
	-	-	-	N/A
Legal Services				
General Counsel	-	-	-	N/A
Litigation Counsel	-	-	-	N/A
Other General Government Services				
Engineering Services	-	-	-	N/A
Landscaping Services				
Repairs & Maintenance	-	-	-	N/A
Debt Service				
Principal Debt Service - Mandatory				
Series 2008 Bonds	-	-	\$ 55,000	0%
Principal Debt Service - Early Redemptions				
Series 2008 Bonds	-	-	-	N/A
Interest Expense				
Series 2008 Bonds	-	-	131,540	0%
Operating Transfers Out (To Other Funds)				
	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ -	\$ 186,540	N/A
Net Increase/ (Decrease) in Fund Balance	716	716	-	
Fund Balance - Beginning	(4,262,164)	(4,262,164)	(4,262,164)	
Fund Balance - Ending	\$ (4,261,448)	\$ (4,261,448)	\$ (4,262,164)	

BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - NOVEMBER 2022

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

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Buckeye Park Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

Buckeye Park Community Development District
Balance Sheet
for the Period Ending November 30, 2022

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Series 2008	General Long Term Debt	General Fixed Assets	
Assets					
Cash and Investments					
General Fund - Invested Cash	\$ 57,473	\$ -		\$ -	\$ 57,473
Debt Service Fund					
Interest Account		0			0
Sinking Account					-
Reserve Account		146,043			146,043
Revenue Account		7,580			7,580
Prepayment Account	-	-		-	-
Construction	-	-		-	-
Due from Other Funds					-
General Fund	-	715		-	715
Debt Service Fund(s)	-	-		-	-
Prepaid Expenses	-				-
Due from Other Governments	825				825
Market Valuation Adjustments					
Assessments Receivable					
On-Roll	159,398	1,828,466			1,987,864
Off-Roll	77,051	2,649,902			2,726,952
Allowance for Uncollectable Assessments	(236,449)	(4,416,656)			(4,653,105)
Land				6,317,127	6,317,127
Improvements Other Than Buildings				4,862,861	4,862,861
Amount Available in Debt Service Funds	-	-	216,049		216,049
Amount to be Provided by Debt Service Funds	-	-	8,523,951		8,523,951
Total Assets	\$ 58,298	\$ 216,049	\$ 8,740,000	\$ 11,179,988	\$ 20,194,335

Buckeye Park Community Development District
Balance Sheet
for the Period Ending November 30, 2022

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Series 2008	General Long Term Debt	General Fixed Assets	
Liabilities					
Accounts Payable & Payroll Liabilities	\$ -	\$ -		\$ -	\$ -
Due to Other Funds	-				-
General Fund	-	-		-	-
Debt Service Fund	715	-		-	715
Matured Interest Payable		2,798,449			2,798,449
Matured Bonds Payable		1,745,000			1,745,000
Deferred Revenue	\$ -	\$ -			-
Bonds Payable					-
Current Portion	-	-	260,000		260,000
Long Term	-	-	8,480,000		8,480,000
Total Liabilities	<u>\$ 715</u>	<u>\$ 4,543,449</u>	<u>\$ 8,740,000</u>	<u>\$ -</u>	<u>\$ 13,284,164</u>
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-		11,179,988	11,179,988
Fund Balance					
Restricted					
Beginning: October 1, 2021 (Unaudited)	-	(4,262,164)		-	(4,262,164)
Results from Current Operations	-	(65,236)		-	(65,236)
Unassigned					
Beginning: October 1, 2021 (Unaudited)	70,435	-		-	70,435
Results from Current Operations	(12,853)	-		-	(12,853)
Total Fund Equity and Other Credits	<u>\$ 57,583</u>	<u>\$ (4,327,400)</u>	<u>\$ -</u>	<u>\$ 11,179,988</u>	<u>\$ 6,910,171</u>
Total Liabilities, Fund Equity and Other Credits	<u>\$ 58,298</u>	<u>\$ 216,049</u>	<u>\$ 8,740,000</u>	<u>\$ 11,179,988</u>	<u>\$ 20,194,335</u>

Buckeye Park Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2022

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward				\$ -	N/A
Interest					
Interest - General Checking	-	-	-	-	N/A
Special Assessment Revenue					
Special Assessments - On-Roll	144	-	144	118,395	0%
Special Assessments - Off-Roll	-	-	-	-	N/A
Bondholder Contribution on behalf of SPE	-	-	-	-	N/A
Miscellaneous Revenue	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 144	\$ -	144	\$ 118,395	0%

Expenditures and Other Uses					
Legislative					
Board of Supervisor's Fees	-	1,000	1,000	2,400	42%
Executive					
Professional Management	2,083	2,083	4,167	25,000	17%
Financial and Administrative					
Audit Services	-	-	-	5,150	0%
Accounting Services	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	500	0%
Other Contractual Services					
Legal Advertising	-	238	238	1,000	24%
Trustee Services	-	-	-	7,500	0%
Dissemination Agent Services	-	-	-	1,500	0%

Prepared by:

JWARD and Associates, LLC

Buckeye Park Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2022

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Property Appraiser Fees	-	-	-	-	N/A
Bank Service Fees	12	13	25	250	10%
Communication and Freight Services					
Postage, Freight and Messenger	-	-	-	150	0%
Computer Services - Website Development	-	-	-	750	0%
Insurance	-	5,729	5,729	5,500	104%
Subscription & Memberships	-	175	175	175	100%
Printing & Binding	-	-	-	200	0%
Rentals & Leases - Meeting Room	-	38	38	320	12%
Financial-Other Current Charges	-	-	-	-	N/A
Legal Services					
Legal - General Counsel	-	-	-	4,000	0%
Other General Government Services					
Engineering Services	-	-	-	3,000	0%
Contingencies	-	-	-	-	N/A
Capital Outlay	-	-	-	-	N/A
Stormwater Management Services					
Repairs & Maintenance					
Aquatic Weed Control	-	-	-	12,000	0%
Landscaping Services					
Utility Services					
Electric	-	-	-	-	N/A
Repairs & Maintenance					
Public Area Landscaping	1,625	-	1,625.00	19,500	8%
Irrigation System	-	-	-	-	N/A
Plant Replacement	-	-	-	-	N/A
Contingencies	-	-	-	-	N/A
Road and Street Services					
Repairs & Maintenance					

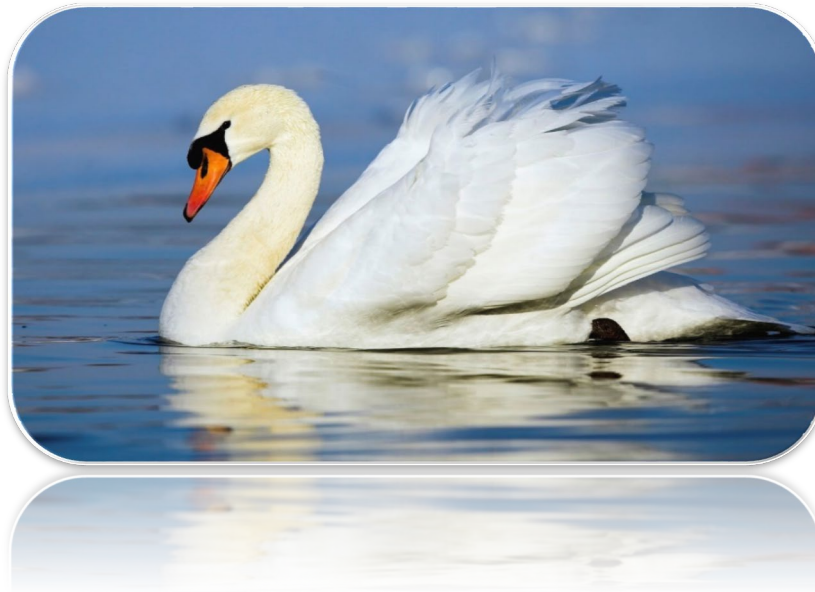
Buckeye Park Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2022

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Street Lights	-	-	-	-	N/A
Pavement & Signage	-	-	-	500	0%
Repairs and Maintenance	-	-	-	-	N/A
Parks & Recreation					
Security Patrol	-	-	-	6,500	0%
Contingencies	-	-	-	22,500	0%
Other Fees and Charges					
Discounts/Collection Fees	-	-	-	-	N/A
Sub-Total:	3,721	9,276	12,996	118,395	11%
Total Expenditures and Other Uses:	\$ 3,721	\$ 9,276	\$ 12,996	\$ 118,395	11%
Net Increase/ (Decrease) in Fund Balance	(3,577)	(9,276)	(12,853)	-	
Fund Balance - Beginning	70,435	66,858	70,435	70,435	
Fund Balance - Ending	\$ 66,858	\$ 57,583	57,583	\$ 70,435	

Buckeye Park Community Development District
Debt Service Fund - Series 2008
Statement of Revenues, Expenditures and Changes in Fund Balance
Through November 30, 2022

Description	October	November	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources					
Carryforward	\$ -	\$ -	-	\$ -	N/A
Interest Income					
Revenue Account	0	0	1	-	N/A
Reserve Account	1	1	1	-	N/A
Interest Account	-	0	0	-	N/A
Prepayment Account	-	-	-	-	N/A
Special Assessment Revenue					
Special Assessments - On-Roll	715	-	715	186,540	0%
Special Assessments - Off-Roll	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	N/A
Contributions - Bondholder					
	-	-	-	-	N/A
Other Miscellaneous Revenue-Sale of Lots					
	-	-	-	-	N/A
Intragovernmental Transfer In					
	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 716	\$ 1	717	\$ 186,540	N/A
Expenditures and Other Uses					
Financial and Administrative					
Professional Management	-	-	-	-	N/A
Accounting Services	-	-	-	-	N/A
Other Contractual Services					
Trustee Services	-	-	-	-	N/A
Property Appraiser & Tax Coll. Fees	-	-	-	-	N/A
Insurance					
	-	-	-	-	N/A
Legal Services					
General Counsel	-	-	-	-	N/A
Litigation Counsel	-	-	-	-	N/A
Other General Government Services					
Engineering Services	-	-	-	-	N/A
Landscaping Services					
Repairs & Maintenance	-	-	-	-	N/A
Debt Service					
Principal Debt Service - Mandatory					
Series 2008 Bonds	-	-	-	\$ 55,000	0%
Principal Debt Service - Early Redemptions					
Series 2008 Bonds	-	-	-	-	N/A
Interest Expense					
Series 2008 Bonds	-	65,953	65,953	131,540	50%
Operating Transfers Out (To Other Funds)					
	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 65,953	\$ 65,953	\$ 186,540	N/A
Net Increase/ (Decrease) in Fund Balance	716	(65,952)	(65,236)	-	
Fund Balance - Beginning	(4,262,164)	(4,261,448)	(4,262,164)	(4,262,164)	
Fund Balance - Ending	\$ (4,261,448)	\$ (4,327,400)	\$ (4,327,400)	\$ (4,262,164)	

BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT



FINANCIAL STATEMENTS - DECEMBER 2022

FISCAL YEAR 2023

PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37TH STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: JimWard@JPWardAssociates.com

Buckeye Park Community Development District

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JPWard & Associates, LLC

2301 NORTHEAST 37 STREET
FORT LAUDERDALE,
FLORIDA 33308

**Buckeye Park Community Development District
Balance Sheet
for the Period Ending December 31, 2022**

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Series 2008	General Long Term Debt	General Fixed Assets	
Assets					
Cash and Investments					
General Fund - Invested Cash	\$ 279,051	\$ -		\$ -	\$ 279,051
Debt Service Fund					
Interest Account		0			0
Sinking Account					-
Reserve Account		146,043			146,043
Revenue Account		7,580			7,580
Prepayment Account	-	-		-	-
Construction	-	-		-	-
Due from Other Funds					-
General Fund	-	168,503		-	168,503
Debt Service Fund(s)	-	-		-	-
Prepaid Expenses	-				-
Due from Other Governments	825				825
Market Valuation Adjustments					
Assessments Receivable					
On-Roll	159,398	1,828,466			1,987,864
Off-Roll	77,051	2,649,902			2,726,952
Allowance for Uncollectable Assessments	(236,449)	(4,416,656)			(4,653,105)
Land				6,317,127	6,317,127
Improvements Other Than Buildings				4,862,861	4,862,861
Amount Available in Debt Service Funds	-	-	383,838		383,838
Amount to be Provided by Debt Service Funds	-	-	8,356,162		8,356,162
Total Assets	\$ 279,876	\$ 383,838	\$ 8,740,000	\$ 11,179,988	\$ 20,583,702

**Buckeye Park Community Development District
Balance Sheet
for the Period Ending December 31, 2022**

Governmental Funds					
	Account Groups				Totals (Memorandum Only)
	General Fund	Series 2008	General Long Term Debt	General Fixed Assets	
Liabilities					
Accounts Payable & Payroll Liabilities	\$ -	\$ -		\$ -	\$ -
Due to Other Funds	-				-
General Fund	-			-	-
Debt Service Fund	168,503			-	168,503
Matured Interest Payable		2,798,449			2,798,449
Matured Bonds Payable		1,745,000			1,745,000
Deferred Revenue	\$ -	\$ -			-
Bonds Payable					-
Current Portion	-	-	55,000		55,000
Long Term	-	-	8,685,000		8,685,000
Total Liabilities	\$ 168,503	\$ 4,543,449	\$ 8,740,000	\$ -	\$ 13,451,952
Fund Equity and Other Credits					
Investment in General Fixed Assets	-	-		11,179,988	11,179,988
Fund Balance					
Restricted					
Beginning: October 1, 2022 (Unaudited)	-	(4,262,164)		-	(4,262,164)
Results from Current Operations	-	102,552		-	102,552
Unassigned					
Beginning: October 1, 2022 (Unaudited)	70,435	-		-	70,435
Results from Current Operations	40,938	-		-	40,938
Total Fund Equity and Other Credits	\$ 111,373	\$ (4,159,611)	\$ -	\$ 11,179,988	\$ 7,131,750
Total Liabilities, Fund Equity and Other Credits	\$ 279,876	\$ 383,838	\$ 8,740,000	\$ 11,179,988	\$ 20,583,702

Buckeye Park Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2022

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward					\$ -	N/A
Interest						
Interest - General Checking	-	-	-	-	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	144	-	59,545	59,689	118,395	50%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Bondholder Contribution on behalf of SPE	-	-	-	-	-	N/A
Miscellaneous Revenue	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 144	\$ -	\$ 59,545	59,689	\$ 118,395	50%

Expenditures and Other Uses

Legislative

Board of Supervisor's Fees	-	1,000	-	1,000	2,400	42%
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Executive

Professional Management	2,083	2,083	2,083	6,250	25,000	25%
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Financial and Administrative

Audit Services	-	-	-	-	5,150	0%
Accounting Services	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	500	0%

Other Contractual Services

Legal Advertising	-	238	-	238	1,000	24%
Trustee Services	-	-	-	-	7,500	0%
Dissemination Agent Services	-	-	-	-	1,500	0%

Prepared by:

JWARD and Associates, LLC

Buckeye Park Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2022

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Property Appraiser Fees	-	-	-	-	-	N/A
Bank Service Fees	12	13	14	39	250	16%
Communication and Freight Services						
Postage, Freight and Messenger	-	-	7	7	150	5%
Computer Services - Website Development	-	-	-	-	750	0%
Insurance	-	5,729	-	5,729	5,500	104%
Subscription & Memberships	-	175	-	175	175	100%
Printing & Binding	-	-	-	-	200	0%
Rentals & Leases - Meeting Room	-	38	-	38	320	12%
Financial-Other Current Charges	-	-	-	-	-	N/A
Legal Services						
Legal - General Counsel	-	-	-	-	4,000	0%
Other General Government Services						
Engineering Services	-	-	-	-	3,000	0%
Contingencies	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	N/A
Stormwater Management Services						
Repairs & Maintenance						
Aquatic Weed Control	-	-	-	-	12,000	0%
Landscaping Services						
Utility Services						
Electric	-	-	-	-	-	N/A
Repairs & Maintenance						
Public Area Landscaping	1,625	-	3,650	5,275.00	19,500	27%
Irrigation System	-	-	-	-	-	N/A
Plant Replacement	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	N/A
Road and Street Services						
Repairs & Maintenance						

Buckeye Park Community Development District
General Fund
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2022

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Street Lights	-	-	-	-	-	N/A
Pavement & Signage	-	-	-	-	500	0%
Repairs and Maintenance	-	-	-	-	-	N/A
Parks & Recreation						
Security Patrol	-	-	-	-	6,500	0%
Contingencies	-	-	-	-	22,500	0%
Other Fees and Charges						
Discounts/Collection Fees	-	-	-	-	-	N/A
Sub-Total:	3,721	9,276	5,755	18,751	118,395	16%
Total Expenditures and Other Uses:	\$ 3,721	\$ 9,276	\$ 5,755	\$ 18,751	\$ 118,395	16%
Net Increase/ (Decrease) in Fund Balance	(3,577)	(9,276)	53,791	40,938	-	
Fund Balance - Beginning	70,435	66,858	57,583	70,435	70,435	
Fund Balance - Ending	\$ 66,858	\$ 57,583	\$ 111,373	111,373	\$ 70,435	

Buckeye Park Community Development District
Debt Service Fund - Series 2008
Statement of Revenues, Expenditures and Changes in Fund Balance
Through December 31, 2022

Description	October	November	December	Year to Date	Total Annual Budget	% of Budget
Revenue and Other Sources						
Carryforward	\$ -	\$ -	\$ -	-	\$ -	N/A
Interest Income						
Revenue Account	0	0	0	1	-	N/A
Reserve Account	1	1	1	2	-	N/A
Interest Account	-	0	-	0	-	N/A
Prepayment Account	-	-	-	-	-	N/A
Special Assessment Revenue						
Special Assessments - On-Roll	715		167,788	168,503	186,540	90%
Special Assessments - Off-Roll	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	N/A
Contributions - Bondholder						
	-	-	-	-	-	N/A
Other Miscellaneous Revenue-Sale of Lots						
	-	-	-	-	-	N/A
Intragovernmental Transfer In						
	-	-	-	-	-	N/A
Total Revenue and Other Sources:	\$ 716	\$ 1	\$ 167,789	168,505	\$ 186,540	N/A
Expenditures and Other Uses						
Financial and Administrative						
Professional Management	-	-	-	-	-	N/A
Accounting Services	-	-	-	-	-	N/A
Other Contractual Services						
Trustee Services	-	-	-	-	-	N/A
Property Appraiser & Tax Coll. Fees	-	-	-	-	-	N/A
Insurance						
	-	-	-	-	-	N/A
Legal Services						
General Counsel	-	-	-	-	-	N/A
Litigation Counsel	-	-	-	-	-	N/A
Other General Government Services						
Engineering Services	-	-	-	-	-	N/A
Landscaping Services						
Repairs & Maintenance	-	-	-	-	-	N/A
Debt Service						
Principal Debt Service - Mandatory						
Series 2008 Bonds	-	-	-	-	\$ 55,000	0%
Principal Debt Service - Early Redemptions						
Series 2008 Bonds	-	-	-	-	-	N/A
Interest Expense						
Series 2008 Bonds	-	65,953	-	65,953	131,540	50%
Operating Transfers Out (To Other Funds)						
	-	-	-	-	-	N/A
Total Expenditures and Other Uses:	\$ -	\$ 65,953	\$ -	\$ 65,953	\$ 186,540	N/A
Net Increase/ (Decrease) in Fund Balance	716	(65,952)	167,789	102,552	-	
Fund Balance - Beginning	(4,262,164)	(4,261,448)	(4,327,400)	(4,262,164)	(4,262,164)	
Fund Balance - Ending	\$ (4,261,448)	\$ (4,327,400)	\$ (4,159,611)	\$ (4,159,611)	\$ (4,262,164)	