

# **BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT**

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## **MEETING AGENDA**

**MAY 1, 2025**

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**PREPARED BY:**

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 33308

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# BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT

April 24, 2025

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, May 1, 2025**, at **11:00 A.M.** at the **Country Inn and Suites, Bradenton-Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203.**

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

<https://districts.webex.com/districts/j.php?MTID=me0ea0e8e03d7e1712c93c57d16464685>

Access Code: **2341 687 6742**, Event password: **Jpward**

Or Phone: **408-418-9388** and enter the access code **2341 687 6742** to join the meeting.

*The Public is provided two opportunities to speak during the meeting. The first time is on each agenda item, and the second time is at the end of the agenda, on any other matter not on the agenda. These are limited to three (3) minutes and individuals are permitted to speak on items not included in the agenda.*

## **Agenda**

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1. Call to Order & Roll Call.
2. Notice of Advertisement of Public Hearings.
3. Consideration of Minutes:
  - I. February 6, 2025 – Regular Meeting.
4. Consideration and Acceptance of the Audited Financial Statements for the Fiscal Year 2024, which ended September 30, 2024.
5. **PUBLIC HEARINGS**
  - a) **FISCAL YEAR 2026 BUDGET.**
    - I. Public Comment and Testimony.
    - II. Board Comment and Consideration.

- III. Consideration of **Resolution 2025-5**, a Resolution of the Board adopting the annual appropriation and Budget for Fiscal Year 2026.
- b) **FISCAL YEAR 2026 IMPOSING SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL.**
  - I. Public Comment and Testimony.
  - II. Board Comment and Consideration.
  - III. Consideration of **Resolution 2025-6**, a Resolution of the Board of Supervisors imposing special assessments, adopting and assessment roll.
- 6. Consideration of **Resolution 2025-7**, a Resolution of the Board of Supervisors designating dates, time, and location for regular meeting of the Board of Supervisor's for Fiscal Year 2026.
- 7. Staff Reports.
  - I. District Attorney.
  - II. District Engineer.
  - III. District Manager.
    - a. Supervisor of Elections Qualified Elector Report as of April 15, 2025.
    - b. Special District Reporting: Goals and Objectives for Fiscal Year 2025.
    - c. Financial Statement for the period ending January 31, 2025 (unaudited).
    - d. Financial Statement for the period ending February 28, 2025 (unaudited).
    - e. Financial Statement for the period ending March 31, 2025 (unaudited).
- 8. Supervisor's Requests.
- 9. Public Comments.

*The public comment period is for items not listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes.*
- 10. Adjournment.

### ***Staff Review***

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

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The second order of business is the Notice of Advertisement of the Public Hearings.

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The third order of business is the consideration of the Minutes from the February 6, 2025, Regular Meeting.

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The fourth order of business is acceptance of the Audited Financial Statements for Fiscal Year 2024, covering the period October 1, 2023, through September 30, 2024. A representative of the Audit Firm Berger, Toombs, Elam, Gaines & Frank will join the meeting to fully review the audit with the Board.

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The fifth order of business deals with two (2) required Public Hearings to consider the adoption of the District's Fiscal Year 2026 Budget, Assessments, General Fund Special Assessment Methodology, and adoption of a cap rate for the operations and maintenance activities of the District for notice purposes only.

The first Public Hearing deals with the adoption of the Fiscal Year 2026 Budget which includes both the General Fund operations and the Debt Service Fund for the Series 2007 Bonds. At the conclusion of the hearing, will be consideration of **Resolution 2025-5** which adopts the Fiscal Year 2026 Budget. The budget has not changed since approval by the Board at the February 2, 2026, meeting. As is usual, the enclosed budget has now split the amounts that will be billed on-roll and direct billed.

After the adoption of the budget, the resolution provides the Manager's office to continue to update the roll if property is sold, until the District is required to certify the roll to the Manatee County Property Appraiser, which is generally in early September of each year.

This second Public Hearing is a consequence of the Budget Adoption process and sets in place the required documents that are all contained in the Fiscal Year 2026 Budget. **Resolution 2025-6** does essentially two (2) things. First, it imposes the special assessments for the general fund and the debt service fund; second, it arranges for the certification of an assessment roll by the Chairman or his designee, which in this case is the District Manager, to the Manatee County Tax Collector and permits the District Manager to update the roll as it may be modified as limited by law subsequent to the adoption date of **Resolution 2025-6**.

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The sixth item is consideration of **Resolution 2025-7**, a Resolution of the Board setting the proposed meeting schedule for Fiscal Year 2026. As you may recall, to the extent that the District has a regular meeting schedule the District is required to advertise this schedule (legal advertisement) on a periodic basis at the beginning of the Fiscal Year.

The proposed meeting schedule is the first Thursday of the Month at **11:00 a.m.** at the **Country Inn and Suites, Bradenton-Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203**.

October 2, 2025	November 6, 2025
December 4, 2025	January 1, 2026 – No Meeting
February 5, 2026	March 5, 2026
April 2, 2026	May 7, 2026
June 4, 2026	July 2, 2026 – No Meeting
August 6, 2026	September 3, 2026

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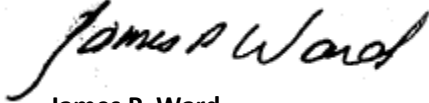
The seventh order of business are staff reports by the District Attorney, District Engineer, and the District Manager. The District Manager will report on important meeting dates for Fiscal Year 2025, and Financial Statements (unaudited) for the period(s) ending January 31, 2025, February 28, 2025, and March 31, 2025.

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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 by phoning (954) 658-4900.

Sincerely,

Buckeye Park Community Development District



James P. Ward  
District Manager

**The Fiscal Year 2025 schedule is as follows:**

June 5, 2025	July 3, 2025 – No Meeting
August 7, 2025	September 4, 2025

# BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGETS; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION AND LEVY OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS; ADOPTION OF AN ASSESSMENT ROLL, AND THE USE OF THE UNIFORM COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for Buckeye Park Community Development District will hold two public hearings and a regular meeting on May 1, 2025, at 11:00 a.m. in the Conference Room at the Country Inn and Suites, Bradenton-Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203. The meeting is being held for the necessary public purpose of considering such business as more fully identified in the meeting agenda, a copy of which will be posted on the District's website at [www.BuckeyeParkcdd.org](http://www.BuckeyeParkcdd.org).

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2026 Proposed Budgets. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed operation and maintenance budget for Fiscal Year 2026 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments to fund the operation and maintenance budget as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Ph: (954) 658-4900, during normal business hours or on the District's website at least seven (7) days in advance of the meeting. In addition, you may obtain a copy of the proposed budget on the District's web site: [www.BuckeyeParkcdd.org](http://www.BuckeyeParkcdd.org) immediately.

The special assessments are annually recurring assessments and are in addition to previously levied capital debt assessments. The table below presents the proposed schedule of operation and maintenance assessments for Fiscal Year 2026. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by the uniform collection law. Note that the operations and maintenance assessments stated below do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2026.

Fiscal Year 2026 Proposed Schedule of Assessments

Name of Property	Equivalent Benefit Units	FY 2024 Rate
Lot 1	717.38	\$ 21,252.72
Lot 2	77.29	\$ 2,289.75
Lot 3	311.11	\$ 9,216.82
Lot 4	101.83	\$ 3,016.74
Lot 5	101.46	\$ 3,005.88
Lot 6	97.43	\$ 2,886.37
Lot 7	53.22	\$ 1,576.58
Lot 8	57.82	\$ 1,712.99
Lot 9	53.30	\$ 1,578.99
Lot 10	61.33	\$ 1,816.81
Lot 11	61.08	\$ 1,809.56
Lot 12	61.08	\$ 1,809.56
Lot 13	685.99	\$ 20,322.87
<b>Total:</b>	<b>2440.32</b>	<b>\$ 72,295.62</b>

The tax collector will collect the assessments for certain property using the uniform method, as more specifically identified in the District's Fiscal Year 2026 Proposed Budgets. The District will collect the assessments for certain land not pursuant to the uniform method. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on next year's county tax bill.

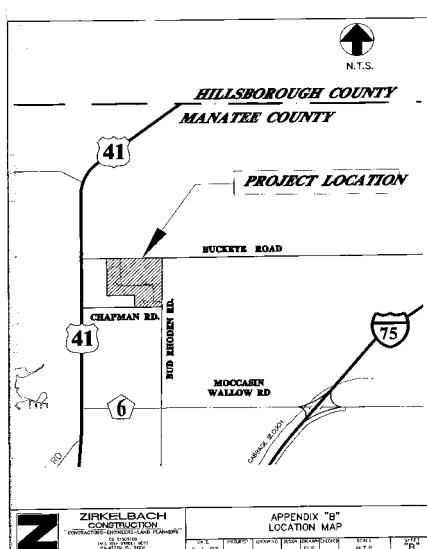
Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 658-4900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Buckeye Park Community Development District  
James P. Ward  
District Manager



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

The Regular Meeting of the Board of Supervisors of the Buckeye Park Community Development District was held on Thursday, February 6, 2025, at 11:30 A.M. at the Country Inn and Suites, Bradenton-Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203.

**Present and constituting a quorum:**

Gary Kompothecras	Chairperson
Michael Nole	Vice Chairperson
Anthony Sansone	Assistant Secretary
Dale Bucy	Assistant Secretary

**Absent:**

Richard Fischer	Assistant Secretary
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**Also present were:**

James P. Ward	District Manager
Scott Steady	District Attorney

**Audience:**

All residents' 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/Roll Call**

Mr. James Ward called the meeting to order at approximately 11:30 a.m. He conducted roll call; all Members of the Board were present, with the exception of Supervisor Fischer, constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Consideration of Minutes**

- I. November 7, 2024 – Landowner Meeting**  
**II. November 7, 2024 – Regular Meeting**

Mr. Ward asked if there were any corrections or deletions to the Minutes; hearing none, he called for a motion.

On MOTION made by Gary Kompothecras, seconded by Michael Nole, and with all in favor, the November 7, 2024 Landowner Meeting and November 7, 2024 Regular Meeting Minutes were approved.

Mr. Ward noted Seat 5 was vacant and Dale Bucy, owner of lot 5, expressed an interest to serve on the Board. He stated the Board could appoint Mr. Bucy to the Board by simple motion and second.

On MOTION made by Gary Kompothecras, seconded by Michael Nole, and with all in favor, Mr. Dale Bucy was appointed to Seat 5.

As a notary public, Mr. Ward administered the Oath of Office to Mr. Dale Bucy. Mr. Bucy signed and returned the Oath to Mr. Ward for notarization and inclusion in the record. He stated Staff would send Mr. Bucy the Form 1 and ethics training links.

### THIRD ORDER OF BUSINESS

### Consideration of Resolution 2025-4

**Consideration of Resolution 2025-4, a Resolution of the Board of Supervisors approving the proposed budget for Fiscal Year 2026 and setting a Public Hearing for Thursday, May 1, 2025, at 11:00 a.m. at the Country Inn and Suites, Bradenton-Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203**

Mr. Ward noted the Board wished to try to dissolve the CDD.

*Mr. Fischer: There are barriers to making that happen.*

*Mr. Kompothecras: Basically, there was a debt.*

*Mr. Ward: Two of the lots, lots 1 and 2, have debt on them from the original development. The original development went into foreclosure, etc., so there is debt on those lots. To the extent that there is debt on those lots, the only way to go through the process that Gary wants to, which is to try to dissolve the District, would be if those two lot owners pay off their debt. To the extent that they don't want to do that then we are stuck with having the CDD in place. That's the very short version.*

*Mr. Fischer: What kind of pressure can we put on those two?*

*Mr. Ward: As a District there is no pressure.*

*Mr. Nole: So, when the gentleman at BTI bought that lot, he assumed the debt?*

*Mr. Kompothecras: Whoever owns the lot owns the debt, exactly. However, if we are the association, what do we control?*

*Mr. Ward: A CDD is a governmental agency, so it has pretty limited authority. We don't have HOA authority, so you don't have land use control or zoning control.*

*Mr. Fischer: Can we form an HOA?*



94  
95 *Mr. Ward: I'm not an HOA guy, but if I remember correctly, you can, as long as you have 100% owner*  
96 *agreement, which would include lots 1 and 2.*  
97

98 *Mr. Kompothecras: If we could put some pressure on them to pay their debt, we could do this which*  
99 *would save us money. It would save everyone money, including them.*  
100

101 Discussion continued regarding getting lots 1 and 2 to pay their debt.  
102

103 Mr. Ward stated lot 1 owed approximately \$1.3 million dollars and lot 2 owed approximately \$139,000  
104 dollars.  
105

106 Discussion continued regarding lots 1 and 2; contacting the owners of lots 1 and 2; what kind of power  
107 the CDD had as a governmental entity.  
108

109 Mr. Ward explained the CDD had the power to assess property for purposes of capital assessment,  
110 operations and maintenance of facilities owned by the CDD, but did not have the power to enforce  
111 anything over a property owner.  
112

113 *Mr. Scott Steady: Originally, all of the property had debt and assessments, but on the downturn your*  
114 *properties came into a special purpose entity which sold the property to you and that money was used to*  
115 *pay the bond holders whatever they got for that property. The bond holders basically got whatever the*  
116 *property was then sold for. Unfortunately, you ask what power we have, the reality is, because of the*  
117 *documents, you actually have a fiduciary duty as board members to make sure that they pay their*  
118 *assessments. The only thing I can see, and I've been through this before, is to convince them that they*  
119 *save money, and/or offer them some money to pay it off. That's the only thing that you can do. Get to*  
120 *somebody and say, hey, if we extinguish the district, you can save money on the O and M, and if it's in*  
121 *everyone's interest you could say, hey, we'll throw in \$50,000 dollars if you pay your \$1.3 million. I'm not*  
122 *suggesting you do it, but that's it.*  
123

124 *Mr. Nole: It would benefit all of us to take the cumulative fees that we all have and say we'll kick in the*  
125 *amount of fees if you'll pay it off.*  
126

127 *Mr. Steady: You've got to convince them it's a business decision.*  
128

129 Discussion ensued regarding the possibility of offering a 10% discount to lot 1 if they pay off their \$1.3  
130 million dollar debt using the CDD funds; contacting the property owner regarding the 10% incentive; and  
131 figuring out who the lot 1 property owner was.  
132

133 *Mr. Ward: We are approving your proposed budget today. I backed off the number, but if you don't*  
134 *want to back off the number because you want more cash, then we can just leave it at the \$126,000*  
135 *dollar number. What I did was, I took things out of the budget to reduce it. I reduced it from \$126,000*  
136 *to \$73,000 dollars. That leaves you, by the end of next year, \$195,000 dollars.*  
137

138 Mr. Kompothecras noted the new budget still left enough cash to pay a 10% incentive for lot 1. He  
139 asked what was removed from the budget to lower the budget.  
140

141 *Mr. Ward: What I took out was, there was a line item for Aquatic Weed Control for \$12,000 dollars. I*  
142 *checked; we haven't paid a bill for spraying the lakes for a while. Public area landscaping, there is a*  
143 *budget line item for \$20,000 dollars. I left that in because I guess somebody does do the mowing out*  
144 *there. I took out a contingency of \$23,000 dollars. We used to have security patrols there, I took all of*  
145 *that out. I took out the stuff that we clearly did not need. And I lowered my fee from \$25,000 to \$20,000*  
146 *dollars this year.*

147  
148 The Board thanked Mr. Ward.

149  
150 *Mr. Nole: As a CDD we are limited in our power, but we can control parking, sidewalks, and easements.*  
151 *Do we have control over that?*

152  
153 *Mr. Ward: Parking, no. You can't control parking. But to the extent that a CDD owns a sidewalk or the*  
154 *road right-of-way or –*

155  
156 *Mr. Nole: Here's where I'm going. My issue with FedEx is they are parking on the sidewalk, the easement*  
157 *and the street. And then their trucks are coming out onto the road, stopping and (indecipherable). So, if*  
158 *we can't get them to cooperate with us, then we need to make it a little more difficult for them. Once*  
159 *you start towing their cars away there is going to be an issue.*

160  
161 Discussion ensued regarding FedEx parking in inappropriate areas and forcing FedEx to park only in  
162 appropriate areas.

163  
164 *Mr. Ward: If you want to tow something on District property it has to be posted as a no trespassing sign*  
165 *and then I can call the police and ask them – but if it's on a roadway that the District owns, a public*  
166 *roadway, then I can't put a no trespassing sign. To the extent of posting a no trespassing sign, we have*  
167 *to make sure we actually own it. This particular district, half the stuff I don't know what we did, because*  
168 *it was in foreclosure when I came on; so those roadways, I don't have any idea whether we own any of*  
169 *that stuff. We are going to have to figure it out.*

170  
171 *Mr. Nole: I'm not talking about the roadway. I'm talking about the easement, the sidewalk and the*  
172 *easement from the sidewalk to the road and then they do park also sometimes on the road.*

173  
174 *Mr. Ward: We need to figure out who actually owns that area. It might be an easement to the CDD for*  
175 *maintenance, or they actually own it, I don't have a clue. If it's only an easement over the grass area,*  
176 *that's a different story also; we have no rights of trespass on an easement and couldn't post a sign if it's*  
177 *an easement. We could post it if we have fee title to the underlying land.*

178  
179 *Mr. Kompothecras: What we could do is we could call code enforcement with Manatee County and have*  
180 *them address the parking issues.*

181  
182 *Mr. Ward: That's actually a better idea than the no trespassing sign. That's a great idea.*

183  
184 *Mr. Kompothecras: I need to send them a letter so they know who to call so we can get them to the*  
185 *table.*

186  
187 *Mr. Fischer: They might just comply.*  
188

Mr. Nole: They are not going to be able to comply. I counted over 40 cars.

Mr. Ward: I think you should try the code enforcement idea first. The thing we've got to be careful of is, if it's a code violation on a property we own, we are going to get the violation, so I do need to figure out who owns what. Scott and I will do that. Clearly on the sidewalk, my gut is, that's probably an easement, and if it's an easement, it's a better idea for the code enforcement violation.

**On MOTION made by Gary Kompothecras, seconded by Michael Nole, and with all in favor, Resolution 2025-4 was adopted, and the Chair was authorized to sign.**

#### **FOURTH ORDER OF BUSINESS**

#### **Staff Reports**

##### **I. District Attorney**

No report.

##### **II. District Engineer**

No report.

##### **III. District Manager**

- a) Important Board Meeting Dates for Balance of Fiscal Year 2025
  - 1) May 1, 2025 – Public Hearings Fiscal Year 2026 Budget
- b) Financial Statement for period ending October 31, 2024 (unaudited)
- c) Financial Statement for period ending November 30, 2024 (unaudited)
- d) Financial Statement for period ending December 31, 2024 (unaudited)

No report.

#### **FIFTH ORDER OF BUSINESS**

#### **Supervisor's Requests**

Mr. Ward asked if there were any Supervisor's requests.

Mr. Kompothecras asked if Mr. Ward would have the ownership and easement information for the next meeting.

Mr. Ward responded in the affirmative.

Discussion ensued regarding the water treatment facility which was not owned by the CDD.

Mr. Steady stated none of the CDD infrastructure was being used for water treatment.

Discussion continued regarding what the CDD owned, what the County owned, and what the property owners owned; and what could be done to coerce lot 1 to pay its debt.

Mr. Ward: The question was, can the District sell property?

Mr. Steady: My understanding is whatever we owned we could convey to an HOA if the CDD went away. The game plan we've always talked about, if and when we can get rid of the District, whatever we owned, you would have to create an HOA to take.

Mr. Ward: The other problem with that, to the extent that you have bonds outstanding, you can't sell it. You can't do anything unless lots 1 and 2 clear the bond debt. He explained why lots 1 and 2 were the only lots with remaining debt.

Mr. Steady: The reason the County wound up with the property that they have for the police station is there was so much debt on the property in taxes, that the taxes were never paid, the bond holder was not going to pay them, so after 7 years of no one paying taxes, it is cheated, which is the term, and it basically went to the County. The County got that big parcel that had a big debt assessment on it for free because when it was cheated to the County everything was wiped out. The District's debt, the taxes, and anything else. So, there are three stories; there are two properties that still have debt because they've never gone away, there are the properties that went into default that were sold to you guys that came out clean, and then the County ended up with a property for free.

#### SIXTH ORDER OF BUSINESS

#### Audience Comments

**Public Comments:** - Public comment period is for items NOT listed on the Agenda, and comments are limited to three (3) minutes per person and assignment of speaking time is not permitted; however, the Presiding Officer may extend or reduce the time for the public comment period consistent with Section 286.0114, Florida Statutes

There were no members of the public present.

#### SEVENTH ORDER OF BUSINESS

#### Adjournment

Mr. Ward adjourned the meeting at approximately 12:03 p.m.

**On MOTION made by Gary Kompothecras, seconded by Michael Nole, and with all in favor, the meeting was adjourned.**

Buckeye Park Community Development District

James P. Ward, Secretary

Gary Kompothecras, Chairman

**Buckeye Park Community  
Development District**

**ANNUAL FINANCIAL REPORT**

**September 30, 2024**

**Buckeye Park Community Development District**

**ANNUAL FINANCIAL REPORT**

**Fiscal Year Ended September 30, 2024**

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# Berger, Toombs, Elam, Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120 // 461-1155  
FAX: 772/468-9278

## REPORT OF INDEPENDENT AUDITORS

To the Board of Supervisors  
Buckeye Park Community Development District  
Manatee County, Florida

### Report on Audit of the Financial Statements

#### ***Opinion***

We have audited the financial statements of the governmental activities and each major fund of Buckeye Park Community Development District (the "District"), as of and for the year ended September 30, 2024, and the related notes to financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of Buckeye Park Community Development District as of September 30, 2024, and the respective changes in financial position and the budgetary comparison for the General Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinion***

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS), and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States (*Government Auditing Standards*). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

#### ***Responsibilities of Management for the Financial Statements***

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.



To the Board of Supervisors  
Buckeye Park Community Development District

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for one year beyond the financial statement date, including currently known information that may raise substantial doubt thereafter.

### ***Auditor's Responsibility for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore, is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgement and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining on a test basis, evidence regarding the amounts, and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.





To the Board of Supervisors  
Buckeye Park Community Development District

***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that Management's Discussion and Analysis be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the *Governmental Accounting Standards Board* who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

**Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued a report dated March 21, 2025 on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations and contracts.

The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Buckeye Park Community Development District's internal control over financial reporting and compliance.

*Berger Toombs Elam  
Gaines + Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

March 21, 2025

**Buckeye Park Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2024**

Management's discussion and analysis of Buckeye Park Community Development District (the "District") financial performance provides an objective and easily readable analysis of the District's financial activities. The analysis provides summary financial information for the District and should be read in conjunction with the District's financial statements.

**OVERVIEW OF THE FINANCIAL STATEMENTS**

The District's basic financial statements comprise three components: 1) *Government-wide financial statements*, 2) *Fund financial statements*, and 3) *Notes to financial statements*. The *Government-wide financial statements* present an overall picture of the District's financial position and results of operations. The *Fund financial statements* present financial information for the District's major funds. The *Notes to financial statements* provide additional information concerning the District's finances.

The *Government-wide financial statements* are the **statement of net position** and the **statement of activities**. These statements use accounting methods similar to those used by private-sector companies. Emphasis is placed on the net position of governmental activities and the change in net position. Governmental activities are primarily supported by special assessments.

The **statement of net position** presents information on all assets and liabilities of the District, with the difference between assets and liabilities reported as net position. Net position is reported in three categories; 1) net investment in capital assets, 2) restricted, and 3) unrestricted. Assets, liabilities, and net position are reported for all Governmental activities.

The **statement of activities** presents information on all revenues and expenses of the District and the change in net position. Expenses are reported by major function and program revenues relating to those functions are reported, providing the net cost of all functions provided by the District. To assist in understanding the District's operations, expenses have been reported as governmental activities. Governmental activities financed by the District include general government, physical environment and debt service.

*Fund financial statements* present financial information for governmental funds. These statements provide financial information for the major funds of the District. Governmental fund financial statements provide information on the current assets and liabilities of the funds, changes in current financial resources (revenues and expenditures), and current available resources.

**Buckeye Park Community Development District**  
**MANAGEMENT'S DISCUSSION AND ANALYSIS**  
**For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

*Fund financial statements* include a **balance sheet** and a **statement of revenues, expenditures and changes in fund balances** for all governmental funds. A **statement of revenues, expenditures, and changes in fund balances – budget and actual** is provided for the District's General Fund. *Fund financial statements* provide more detailed information about the District's activities. Individual funds are established by the District to track revenues that are restricted to certain uses or to comply with legal requirements.

The *government-wide financial statements* and the *fund financial statements* provide different pictures of the District. The *government-wide financial statements* provide an overall picture of the District's financial standing. These statements are comparable to private-sector companies and give a good understanding of the District's overall financial health and how the District paid for the various activities, or functions, provided by the District. All assets of the District, including land and infrastructure are reported in the **statement of net position**. All liabilities, including principal outstanding on bonds are included. The **statement of activities** includes depreciation on all long-lived assets of the District, but transactions between the different functions of the District have been eliminated in order to avoid "doubling up" the revenues and expenses. The *fund financial statements* provide a picture of the major funds of the District. In the case of governmental activities, outlays for long lived assets are reported as expenditures and long-term liabilities, such as capital improvement bonds, are not included in the fund financial statements. To provide a link from the *fund financial statements* to the *government-wide financial statements*, a reconciliation is provided from the *fund financial statements* to the *government-wide financial statements*.

*Notes to financial statements* provide additional detail concerning the financial activities and financial balances of the District. Additional information about the accounting practices of the District, investments of the District, capital assets and long-term debt are some of the items included in the *notes to financial statements*.

**Financial Highlights**

The following are the highlights of financial activity for the year ended September 30, 2024.

- ◆ The District's total assets exceeded total liabilities by \$7,205,221 (net position). Net investment in capital assets for the District was \$7,001,038, restricted net position was \$48,458, and unrestricted net position was \$155,725.
- ◆ Governmental activities revenues totaled \$323,588 while governmental activities expenses totaled \$385,686.

**Buckeye Park Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District**

The following schedule provides a summary of the assets, liabilities and net position of the District and is presented by category for comparison purposes.

**Net Position**

	<b>Governmental Activities</b>	
	<b><u>2024</u></b>	<b><u>2023</u></b>
Current assets	\$ 160,725	\$ 120,655
Restricted assets	229,696	220,424
Capital assets	<u>8,425,823</u>	<u>8,601,621</u>
 Total Assets	 <u>8,816,244</u>	 <u>8,942,700</u>
 Current liabilities	 121,023	 115,381
Non-current liabilities	<u>1,490,000</u>	<u>1,560,000</u>
 Total Liabilities	 <u>1,611,023</u>	 <u>1,675,381</u>
 Net investment in capital assets	 7,001,038	 7,122,723
Net position - restricted	48,458	26,166
Net position - unrestricted	<u>155,725</u>	<u>118,430</u>
 Total Net Position	 <u><u>\$ 7,205,221</u></u>	 <u><u>\$ 7,267,319</u></u>

The increase in current assets is related to revenues exceeding expenditures in the General Fund in the current year.

The decrease in capital assets is related to depreciation in the current year.

The decrease in non-current liabilities is primarily related to principal payments in the current year.

**Buckeye Park Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Financial Analysis of the District (Continued)**

The following schedule provides a summary of the changes in net position of the District and is presented by category for comparison purposes.

**Financial Activity**

	<b>Governmental Activities</b>	
	<b>2024</b>	<b>2023</b>
Program Revenues		
Charges for services	\$ 310,261	\$ 306,558
General Revenues		
Investment earnings	13,327	1,193
Total Revenues	<u>323,588</u>	<u>307,751</u>
Expenses		
General government	46,690	51,275
Physical environment	213,554	195,698
Interest and other charges	125,442	130,406
Total Expenses	<u>385,686</u>	<u>377,379</u>
Change in Net Position	(62,098)	(69,628)
Net Position - Beginning of Year	<u>7,267,319</u>	<u>7,336,947</u>
Net Position - End of Year	<u><u>\$ 7,205,221</u></u>	<u><u>\$ 7,267,319</u></u>

The increase in physical environment is related to pavement and signage repairs in the current year.

**Buckeye Park Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Capital Assets Activity**

The following schedule provides a summary of the District's capital assets activity as of September 30, 2024 and 2023:

Description	Governmental Activities	
	2024	2023
Land	\$ 6,317,127	\$ 6,317,127
Infrastructure	4,862,861	4,862,861
Accumulated depreciation	(2,754,165)	(2,578,367)
Total Capital Assets	<u>\$ 8,425,823</u>	<u>\$ 8,601,621</u>

Depreciation of \$175,798 was the only capital asset activity during the year.

**General Fund Budgetary Highlights**

The budget exceeded actual expenditures mostly because repairs and maintenance expenditures were less than anticipated.

There were no amendments to the September 30, 2024 budget.

**Debt Management**

Governmental Activities debt includes the following:

In April 2008, the District issued \$11,050,000 Series 2008A Capital Improvement Revenue Bonds. These bonds were issued to finance a portion of the cost of acquisition, construction, installation, and equipping assessable improvements of the Series 2008 Project. A substantial portion of the Series 2008A Bonds were forgiven during the year ended September 30, 2022. The balance outstanding was \$1,555,000 at September 30, 2024.

**Buckeye Park Community Development District  
MANAGEMENT'S DISCUSSION AND ANALYSIS  
For the Year Ended September 30, 2024**

**OVERVIEW OF THE FINANCIAL STATEMENTS (CONTINUED)**

**Economic Factors and Next Year's Budget**

Buckeye Park Community Development District is an independent special district that is established pursuant to and governed by the provisions of Chapter 190, Florida Statutes. The District is governed by an elected Board of Supervisors which establishes policy and sets assessment rates. Assessment rates for fiscal year 2025 were established to provide for the operations of the District. Buckeye Park Community Development District does not expect any economic factors to have a significant effect on the financial position or result of operations of the District in fiscal year 2025.

**Request for Information**

The financial report is designed to provide a general overview of the District's finances. If you have questions about this report or need additional financial information, contact the Buckeye Park Community Development District's management company, J P Ward and Associates, LLC, at 2301 Northeast 37<sup>th</sup> Street, Fort Lauderdale, Florida 33308, (954-658-4900), Jim Ward [jimward@jpwardassociates.com](mailto:jimward@jpwardassociates.com).

**Buckeye Park Community Development District**  
**STATEMENT OF NET POSITION**  
**September 30, 2024**

	<u>Governmental Activities</u>
<b>ASSETS</b>	
Current Assets:	
Cash	<u>\$ 160,725</u>
Non-current Assets:	
Restricted assets:	
Investments	229,696
Capital assets not being depreciated:	
Land	6,317,127
Capital assets, being depreciated	
Infrastructure	4,862,861
Less: accumulated depreciation	<u>(2,754,165)</u>
Total Non-Current Assets	<u>8,655,519</u>
Total Assets	<u>8,816,244</u>
<b>LIABILITIES</b>	
Current Liabilities:	
Accounts payable and accrued expenses	5,000
Accrued interest payable	51,023
Bonds payable	<u>65,000</u>
Total Current Liabilities	<u>121,023</u>
Non-current liabilities:	
Bonds payable	<u>1,490,000</u>
Total Liabilities	<u>1,611,023</u>
<b>NET POSITION</b>	
Net investment in capital assets	7,001,038
Restricted for debt service	48,458
Unrestricted	<u>155,725</u>
Total Net Position	<u><u>\$ 7,205,221</u></u>

*See accompanying notes to financial statements.*



**Buckeye Park Community Development District**  
**STATEMENT OF ACTIVITIES**  
**For the Year Ended September 30, 2024**

Functions/Programs	Expenses	Program Revenues Charges for Services	Net (Expense) Revenues and Changes in Net Position
Governmental Activities			Governmental Activities
General government	\$ (46,690)	\$ 67,310	\$ 20,620
Physical environment	(213,554)	54,431	(159,123)
Interest and other charges	(125,442)	188,520	63,078
Total Governmental Activities	<u>\$ (385,686)</u>	<u>\$ 310,261</u>	<u>(75,425)</u>
General revenues:			
Investment earnings			<u>13,327</u>
Change in Net Position			(62,098)
Net Position - October 1, 2023			<u>7,267,319</u>
Net Position - September 30, 2024			<u>\$ 7,205,221</u>

*See accompanying notes to financial statements.*

**Buckeye Park Community Development District**  
**BALANCE SHEET -**  
**GOVERNMENTAL FUNDS**  
**September 30, 2024**

	General Fund	Debt Service	Total Governmental Funds
<b>ASSETS</b>			
Cash	\$ 160,725	\$ -	\$ 160,725
Restricted Assets			
Investments	-	229,696	229,696
Total Assets	<u>\$ 160,725</u>	<u>\$ 229,696</u>	<u>\$ 390,421</u>
<b>LIABILITIES AND FUND BALANCES</b>			
<b>LIABILITIES</b>			
Accounts payable and accrued expenses	<u>\$ 5,000</u>	<u>\$ -</u>	<u>\$ 5,000</u>
<b>FUND BALANCES</b>			
Restricted for debt service	-	229,696	229,696
Unassigned	<u>155,725</u>	<u>-</u>	<u>155,725</u>
Total Fund Balances	<u>155,725</u>	<u>229,696</u>	<u>385,421</u>
 Total Liabilities and Fund Balances	 <u>\$ 160,725</u>	 <u>\$ 229,696</u>	 <u>\$ 390,421</u>

*See accompanying notes to financial statements.*

**Buckeye Park Community Development District**  
**RECONCILIATION OF TOTAL GOVERNMENTAL FUND BALANCES**  
**TO NET POSITION OF GOVERNMENTAL ACTIVITIES**  
**September 30, 2024**

Total Governmental Fund Balances	\$ 385,421
Amounts reported for governmental activities in the Statement of Net Position are different because:	
Capital assets, not being depreciated, land, used in governmental activities are not current financial resources and therefore, are not reported at the fund level.	6,317,127
Capital assets, being depreciated, infrastructure, \$4,862,861, net of accumulated depreciation, \$(2,754,165), are not current financial resources and therefore, are not reported at the fund level.	2,108,696
Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore, are not reported at the fund level.	(1,555,000)
Accrued interest expense for long-term debt is not a current financial use and; therefore, is not reported at the fund level.	<u>(51,023)</u>
Net Position of Governmental Activities	<u><u>\$ 7,205,221</u></u>

*See accompanying notes to financial statements.*

**Buckeye Park Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES -**  
**GOVERNMENTAL FUNDS**  
**For the Year Ended September 30, 2024**

	General	Debt Service	Total Governmental Funds
Revenues			
Special assessments	\$ 121,741	\$ 188,520	\$ 310,261
Investment earnings	-	13,327	13,327
Total Revenues	<u>121,741</u>	<u>201,847</u>	<u>323,588</u>
Expenditures			
Current			
General government	46,690	-	46,690
Physical environment	37,756	-	37,756
Debt service			
Principal	-	65,000	65,000
Interest	-	127,575	127,575
Total Expenditures	<u>84,446</u>	<u>192,575</u>	<u>277,021</u>
Net Change in Fund Balances	37,295	9,272	46,567
Fund Balances - October 1, 2023	<u>118,430</u>	<u>220,424</u>	<u>338,854</u>
Fund Balances - September 30, 2024	<u><u>\$ 155,725</u></u>	<u><u>\$ 229,696</u></u>	<u><u>\$ 385,421</u></u>

*See accompanying notes to financial statements.*

**Buckeye Park Community Development District**  
**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE**  
**STATEMENT OF ACTIVITIES**  
**For The Year Ended September 30, 2024**

Net Change in Fund Balances - Total Governmental Funds	\$ 46,567
Amounts reported for governmental activities in the Statement of Activities are different because:	
Governmental funds report capital outlay as expenditures, however, at the government-wide level, the cost of those assets is allocated over their estimated useful lives as depreciation. This is the depreciation in the current period.	(175,798)
Repayment of long-term liabilities are reported as expenditures at the fund level but such repayments reduce liabilities at the government-wide level.	65,000
At the government-wide level, interest is accrued on outstanding bonds; whereas at the fund level, interest expenditures are reported when due. This is the change in accrued interest from the prior year.	<u>2,133</u>
Change in Net Position of Governmental Activities	<u>\$ (62,098)</u>

*See accompanying notes to financial statements.*

**Buckeye Park Community Development District**  
**STATEMENT OF REVENUES, EXPENDITURES AND**  
**CHANGES IN FUND BALANCES - BUDGET AND ACTUAL -**  
**GENERAL FUND**  
**For The Year Ended September 30, 2024**

	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	<b>Variance with Final Budget Positive (Negative)</b>
Revenues				
Special assessments	<u>\$ 126,683</u>	<u>\$ 126,683</u>	<u>\$ 121,741</u>	<u>\$ (4,942)</u>
Expenditures				
Current				
General government	62,795	62,795	46,690	16,105
Public safety	6,500	6,500	-	6,500
Physical environment	<u>57,388</u>	<u>57,388</u>	<u>37,756</u>	<u>19,632</u>
Total Expenditures	<u>126,683</u>	<u>126,683</u>	<u>84,446</u>	<u>42,237</u>
Net change in fund balances	-	-	37,295	37,295
Fund Balances - October 1, 2023	<u>57,583</u>	<u>57,583</u>	<u>118,430</u>	<u>60,847</u>
Fund Balances - September 30, 2024	<u><u>\$ 57,583</u></u>	<u><u>\$ 57,583</u></u>	<u><u>\$ 155,725</u></u>	<u><u>\$ 98,142</u></u>

*See accompanying notes to financial statements.*

**Buckeye Park Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The financial statements of the District have been prepared in conformity with Generally Accepted Accounting Principles (GAAP) as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The District's more significant accounting policies are described below.

**1. Reporting Entity**

The Buckeye Park Community Development District (the "District") was established on June 19, 2007 pursuant to Chapter 190, Florida Statutes (the "Act"), and by Manatee County Ordinance 07-52. The Act provides among other things, the power to manage basic services for community development, the power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by a Board of Supervisors ("Board"), which is comprised of five members. The Supervisors are elected on an at large basis by the owners of the property within the District. The Board of Supervisors of the District exercises all powers granted to the District pursuant to Chapter 190, Florida Statutes.

As required by GAAP, these financial statements present the Buckeye Park Community Development District (the primary government) as a stand-alone government. The reporting entity for the District includes all functions of government in which the District's Board exercises oversight responsibility including, but not limited to, financial interdependency, selection of governing authority, designation of management, significant ability to influence operations and accountability for fiscal matters.

Based upon the application of the above-mentioned criteria as set forth by the Governmental Accounting Standards Board, the District has identified no component units.

**2. Measurement Focus and Basis of Accounting**

The basic financial statements of the District are composed of the following:

- Government-wide financial statements
- Fund financial statements
- Notes to financial statements

**Buckeye Park Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**a. Government-wide Financial Statements**

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting.

Government-wide financial statements report all non-fiduciary information about the reporting government as a whole. These statements include all the governmental activities of the primary government. The effect of interfund activity has been removed from these statements.

Governmental activities are supported by special assessments. Program revenues include charges for services and payments made by parties outside of the reporting government's citizenry if that money is restricted to a particular program. Program revenues are netted with program expenses in the Statement of Activities to present the net cost of each program.

Amounts paid to acquire capital assets are capitalized as assets, rather than reported as an expenditure. Proceeds of long-term debt are recorded as liabilities in the government-wide financial statements, rather than as an other financing source.

Amounts paid to reduce long-term indebtedness of the reporting government are reported as a reduction of the related liability, rather than as an expenditure.

**b. Fund Financial Statements**

The underlying accounting system of the District is organized and operated on the basis of separate funds, each of which is considered to be a separate accounting entity. The operations of each fund are accounted for with a separate set of self-balancing accounts that comprise its assets, liabilities, fund equity, revenues and expenditures or expenses, as appropriate. Governmental resources are allocated to and accounted for in individual funds based upon the purposes for which they are to be spent and the means by which spending activities are controlled.

Fund financial statements for the primary government's governmental funds are presented after the government-wide financial statements. These statements display information about major funds individually.

**Governmental Funds**

The District classifies fund balance according to Governmental Accounting Standards Board Statement 54 – Fund Balance Reporting and Governmental Fund Type Definitions. The Statement requires the fund balance for governmental funds to be reported in classifications that comprise a hierarchy based primarily on the extent to which the government is bound to honor constraints on the specific purposes for which amounts in those funds can be spent.



**Buckeye Park Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

The District has various policies governing the fund balance classifications.

**Nonspendable Fund Balance** – This classification consists of amounts that cannot be spent because they are either not in spendable form or are legally or contractually required to be maintained intact.

**Assigned Fund Balance** – This classification consists of the Board of Supervisors' intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balances can also be assigned by the District's management company.

**Fund Balance Spending Hierarchy** – For all governmental funds except special revenue funds, when restricted, committed, assigned, and unassigned fund balances are combined in a fund, qualified expenditures are paid first from restricted or committed fund balance, as appropriate, then assigned and finally unassigned fund balances.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are considered to be available when they are collected within the current period or soon thereafter, to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. Interest associated with the current fiscal period is considered to be an accrual item and so has been recognized as revenue of the current fiscal period.

Under the current financial resources measurement focus, only current assets and current liabilities are generally included on the balance sheet. The reported fund balance is considered to be a measure of "available spendable resources". Governmental fund operating statements present increases (revenues and other financing sources) and decreases (expenditures and other financing uses) in net current assets. Accordingly, they are said to present a summary of sources and uses of "available spendable resources" during a period.

Because of their spending measurement focus, expenditure recognition for governmental fund types excludes amounts represented by non-current liabilities. Since they do not affect net current assets, such long-term amounts are not recognized as governmental fund type expenditures or fund liabilities.

**Buckeye Park Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**2. Measurement Focus and Basis of Accounting (Continued)**

**b. Fund Financial Statements (Continued)**

**Governmental Funds (Continued)**

Amounts expended to acquire capital assets are recorded as expenditures in the year that resources are expended, rather than as fund assets. The proceeds of long-term debt are recorded as an other financing source rather than as a fund liability.

Debt service expenditures are recorded only when payment is due.

**3. Basis of Presentation**

**a. Governmental Major Funds**

General Fund – The General Fund is the primary operating fund of the District. It is used to account for all financial resources except those required to be accounted for in other funds.

Debt Service Fund – The Debt Service Fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt for the Series 2008A Bonds.

**b. Non-current Governmental Assets/Liabilities**

GASB Statement 34 requires that non-current governmental assets, such as land and buildings, and non-current governmental liabilities, such as general obligation bonds, be reported in the governmental activities column in the government-wide Statement of Net Position.

**4. Assets, Liabilities, and Net Position or Equity**

**a. Cash and Investments**

Florida Statutes require state and local governmental units to deposit monies with financial institutions classified as "Qualified Public Depositories," a multiple financial institution pool whereby groups of securities pledged by the various financial institutions provide common collateral from their deposits of public funds. This pool is provided as additional insurance to the federal depository insurance and allows for additional assessments against the member institutions, providing full insurance for public deposits.

**Buckeye Park Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**a. Cash and Investments (Continued)**

The District maintains deposits with “Qualified Public Depositories” as defined in Chapter 280, Florida Statutes. All Qualified Public Depositories must place with the Treasurer of the State of Florida Securities in accordance with collateral requirements determined by the State’s Chief Financial Officer. In the event of default by a Qualified Public Depository, the State Treasurer will pay public depositors all losses. Losses in excess of insurance and collateral will be paid through assessments between all Qualified Public Depositories.

The District is authorized to invest in those financial instruments as established by Section 218.415, Florida Statutes. The authorized investments consist of:

1. Direct obligations of the United States Treasury;
2. The Local Government Surplus Funds Trust or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperative Act of 1969;
3. Interest-bearing time deposits or savings accounts in authorized qualified public depositories;
4. Securities and Exchange Commission, registered money market funds with the highest credit quality rating from a nationally recognized rating agency.

**b. Restricted Assets**

Certain net positions of the District will be classified as restricted on the statement of net position because their use is limited either by law through constitutional provisions or enabling legislation; or by restrictions imposed externally by creditors. In a fund with both restricted and unrestricted net position, qualified expenses are considered to be paid first from restricted net position and then from unrestricted net position.

**c. Capital Assets**

Capital assets, which include land and infrastructure, are reported in governmental activities.

The District defines capital assets as assets with an initial, individual cost of \$5,000 or more and an estimated useful life in excess of one year. The valuation basis for all assets is historical cost.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend its useful life are not capitalized.

**Buckeye Park Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE A – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

**4. Assets, Liabilities, and Net Position or Equity (Continued)**

**c. Capital Assets (Continued)**

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Depreciation of capital assets is computed and recorded by utilizing the straight-line method. Estimated useful lives of the various classes of depreciable capital assets are as follows:

Infrastructure	20-40 years
----------------	-------------

**d. Long-term Obligations**

In the government-wide financial statements, long-term debt and other long-term obligations are reported as liabilities in the Statement of Net Position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line or effective interest method. Bonds payable are reported net of these premiums or discounts. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as current period expenses.

In the fund financial statements, governmental fund types recognize bond premiums and discounts during the current period. The face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses.

**e. Budgets**

Budgets are prepared and adopted after public hearings for the governmental funds, pursuant to Chapter 190, Florida Statutes. The District utilizes the same basis of accounting for budgets as it does for revenues and expenditures in its various funds. Formal budgets are adopted for the general fund. The legal level of budgetary control is at the fund level. As a result, deficits in the budget columns of the accompanying financial statements may occur. All budgeted appropriations lapse at year end.

**Buckeye Park Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS**

**1. Explanation of Differences Between the Governmental Fund Balance Sheet and the Government-wide Statement of Net Position**

“Total fund balances” of the District’s governmental funds, \$385,421, differs from “net position” of governmental activities, \$7,205,221, reported in the Statement of Net Position. This difference primarily results from the long-term economic focus of the Statement of Net Position versus the current financial resources focus of the Governmental Fund Balance Sheet. The effect of the differences is illustrated below.

**Capital related items**

When capital assets (land and infrastructure that are to be used in governmental activities) are purchased or constructed, the cost of those assets is reported as expenditures in governmental funds. However, the Statement of Net Position included those capital assets among the assets of the District as a whole.

Land	\$ 6,317,127
Infrastructure	4,862,861
Accumulated depreciation	<u>(2,754,165)</u>
Total	<u>\$ 8,425,823</u>

**Long-term debt transactions**

Long-term liabilities applicable to the District’s governmental activities are not due and payable in the current period and accordingly are not reported as fund liabilities. All liabilities (both current and long-term) are reported in the Statement of Net Position. Balances at September 30, 2024 were:

Bonds payable	<u>\$ (1,555,000)</u>
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**Accrued interest**

Accrued liabilities in the Statement of Net Position differ from the amount reported at the fund level due to the accrued interest on bonds.

Accrued interest	<u>\$ (51,023)</u>
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**Buckeye Park Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE B – RECONCILIATION OF GOVERNMENT-WIDE AND FUND FINANCIAL STATEMENTS (CONTINUED)**

**2. Explanation of Differences Between the Governmental Fund Operating Statements and the Statement of Activities**

The “net change in fund balances” for government funds, \$46,567, differs from the “change in net position” for governmental activities, \$(62,098), reported in the Statement of Activities. The differences arise primarily from the long-term economic focus of the Statement of Activities versus the current financial resources focus of the governmental funds. The effect of the differences is illustrated below.

**Capital related transactions**

Governmental funds report capital outlays as expenditures, however, at the government-wide level, the cost of these assets is allocated over their estimated useful lives and reported as depreciation. As a result net position decreases by the amount of depreciation charged for the current year.

Depreciation	<u>\$ (175,798)</u>
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**Long-term debt transactions**

Repayment of long-term liabilities are reported as expenditures at the fund level but such repayments reduce liabilities at the government-wide level.

Bond principal payments	<u>\$ 65,000</u>
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**Other debt transactions**

Some expenses reported at the government-wide level do not require the use of current financial resources, therefore, are not reported as expenditures at the fund level.

Net decrease in accrued interest payable	<u>\$ 2,133</u>
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**Buckeye Park Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE C – CASH AND INVESTMENTS**

All deposits are held in qualified public depositories and are included on the accompanying balance sheet as cash and investments.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the District's deposits may not be returned to it. The District does not have a formal deposit policy for custodial credit risk; however, they follow the provisions of Chapter 280, Florida Statutes regarding deposits and investments. As of September 30, 2024, the District's bank balance was \$163,735 and the carrying value was \$160,725. Exposure to custodial credit risk was as follows. The District maintains all deposits in a qualified public depository in accordance with the provisions of Chapter 280, Florida Statutes, which means that all deposits are fully insured by Federal Depositors Insurance or collateralized under Chapter 280, Florida Statutes.

Investments

As of September 30, 2024, the District had the following investments and maturities:

<u>Investment</u>	<u>Maturities</u>	<u>Fair Value</u>
Managed Money Market	N/A	<u>\$ 229,696</u>

The District categorizes its fair value measurements within the fair value hierarchy recently established by generally accepted accounting principles. The fair value is the price that would be received to sell an asset, or paid to transfer a liability, in an orderly transaction between market participants at the measurement date. The hierarchy is based on the valuation inputs used to measure the fair value of the asset. The District uses a market approach in measuring fair value that uses prices and other relevant information generated by market transactions involving identical or similar assets, liabilities, or groups of assets and liabilities.

Assets or liabilities are classified into one of three levels. Level 1 is the most reliable and is based on quoted price for identical assets, or liabilities, in an active market. Level 2 uses significant other observable inputs when obtaining quoted prices for identical or similar assets, or liabilities, in markets that are not active. Level 3 is the least reliable and uses significant unobservable inputs that uses the best information available under the circumstances, which includes the District's own data in measuring unobservable inputs.

The Managed Money Market is considered a mutual fund asset type for applying the criteria noted in the paragraph above and is considered a level 1 asset.

The District's investment policy allows management to invest funds in investments permitted under Section 218.415, Florida Statutes.

**Buckeye Park Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE C – CASH AND INVESTMENTS (CONTINUED)**

Interest Rate Risk

The bond indenture determines the allowable investments and maturities, while any surplus funds are covered by the alternative guidelines and are generally of a short duration thus limiting the District's exposure to interest rate risk.

Credit Risk

The District's investments are limited by State statutory and bond compliance requirements. As of September 30, 2024, the District did not own any investments which were rated.

Concentration of Credit Risk

The District places no limit on the amount it may invest in any one issuer. As of September 30, 2024, 100% of the District's investments are invested in Managed Money Market.

The types of deposits and investments and their level of risk exposure as of September 30, 2024 were typical of these items during the fiscal year then ended. The District considers any decline in fair value for certain investments to be temporary. In addition, the District has the ability to hold investments until its maturity date if the fair value is less than cost. The District's investments are recorded at fair value.

**NOTE D – CAPITAL ASSETS**

The following is a summary of changes in the capital assets for the year ended September 30, 2024:

	October 1, 2023	Additions	Deletions	September 30, 2024
<u>Governmental Activities:</u>				
Capital assets not being depreciated				
Land	\$ 6,317,127	\$ -	\$ -	\$ 6,317,127
Capital assets being depreciated				
Infrastructure	4,862,861	-	-	4,862,861
Accumulated depreciation	(2,578,367)	(175,798)	-	(2,754,165)
Total Capital assets being depreciated	2,284,494	(175,798)	-	2,108,696
Total Governmental Activities Capital Assets	<u>\$ 8,601,621</u>	<u>\$ (175,798)</u>	<u>\$ -</u>	<u>\$ 8,425,823</u>

Depreciation of \$175,798 was charged to physical environment.



**Buckeye Park Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE E – LONG-TERM DEBT**

Governmental Activities

The following is a summary of activity for long-term debt of the Governmental Activities for the year ended September 30, 2024:

Long-term debt at October 1, 2023	\$ 1,620,000
Principal maturities	<u>(65,000)</u>
Long-term debt at September 30, 2024	<u>\$ 1,555,000</u>

Long-term debt for Governmental Activities is comprised of the following:

Capital Improvement Revenue Bonds

\$11,050,000 Series 2008A Capital Improvement Revenue Bonds due in annual principal installments maturing May 2038. Interest is due semi-annually on May 1 and November 1, at a fixed interest rate of 7.875%. Current portion is \$65,000. \$ 1,555,000

The annual requirements to amortize the principal and interest of bonded debt outstanding as of September 30, 2024 are as follows:

Year Ending September 30,	Principal	Interest	Total
2025	\$ 65,000	\$ 122,456	\$ 187,456
2026	70,000	117,338	187,338
2027	75,000	111,825	186,825
2028	80,000	105,919	185,919
2029	85,000	99,619	184,619
2030-2034	555,000	384,300	939,300
2035-2038	625,000	127,574	752,574
Totals	<u>\$ 1,555,000</u>	<u>\$ 1,069,031</u>	<u>\$ 2,624,031</u>

**Buckeye Park Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE E – LONG-TERM DEBT (CONTINUED)**

**Capital Improvement Revenue Bonds Series 2008A**

Significant Bond Provisions

The Series 2008A Bonds are subject to redemption at the option of the District prior to their maturity, in whole or in part, at any time after May 1, 2018 at a redemption price equal to the principal amount of the Series 2008A Bonds to be redeemed, together with accrued interest to the date of redemption. The Series 2008A Bonds are subject to extraordinary mandatory redemption prior to maturity in the manner determined by the Bond Registrar if certain events occurred as outlined in the Trust Indenture.

The Trust Indenture established certain amounts be maintained in a reserve account. In addition, the Trust Indenture has certain restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements.

Depository Funds

The bond resolution establishes certain funds and determines the order in which revenues are to be deposited into these funds. A description of the significant funds, including their purposes, is as follows:

Reserve Fund – The 2008A Reserve Account was funded from the proceeds of the Series 2008A Bonds in amounts equal to 8.71 percent of the outstanding Series 2008A Bonds. Monies held in the reserve accounts will be used only for the purposes established in the Trust Indenture.

The following is a schedule of required reserve deposits as of September 30, 2024:

	<u>Reserve Balance</u>	<u>Reserve Requirement</u>
Series 2008 Capital Improvement Revenue Bonds	\$ 135,556	\$ 129,779

**Buckeye Park Community Development District**  
**NOTES TO FINANCIAL STATEMENTS**  
**September 30, 2024**

**NOTE F – SPECIAL ASSESSMENT REVENUES**

Special assessment revenues recognized for the 2023-2024 fiscal year were levied in May 2023. All assessments are collected by the Tax Collector and are due and payable on November 1. Per Section 197.162, Florida Statutes discounts are allowed for early payment at the rate of 4% in November, 3% in December, 2% in January and 1% in February. Assessments paid in March are without discount.

All unpaid assessments become delinquent as of April 1. Virtually all unpaid assessments are collected via the sale of tax certificates on, or prior to, June 1; therefore, there were no material assessments receivable at fiscal year end.

**NOTE G – RISK MANAGEMENT**

The government is exposed to various risks of loss related to torts; theft of, damage to and destruction of assets; errors and omissions; and natural disasters for which the government carries commercial insurance. Settled claims from these risks have not exceeded commercial insurance coverage over the past three years.



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## **INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Buckeye Park Community Development District  
Manatee County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements, as listed in the table of contents, of Buckeye Park Community Development District, as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the basic financial statements and have issued our report thereon dated March 21, 2025.

### **Report on Internal Control Over Financial Reporting**

In planning and performing our audit, we considered Buckeye Park Community Development District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of Buckeye Park Community Development District's internal control. Accordingly, we do not express an opinion on the effectiveness of Buckeye Park Community Development District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that have not been identified.



To the Board of Supervisors  
Buckeye Park Community Development District

### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether Buckeye Park Community Development District's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

### **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

March 21, 2025



# Berger, Toombs, Elam, Gaines & Frank

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## MANAGEMENT LETTER

To the Board of Supervisors  
Buckeye Park Community Development District  
Manatee County, Florida

### Report on the Financial Statements

We have audited the financial statements of the Buckeye Park Community Development District as of and for the year ended September 30, 2024, and have issued our report thereon dated March 21, 2025.

### Auditor's Responsibility

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States and Chapter 10.550, Rules of the Florida Auditor General.

### Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with *Government Auditing Standards* and our Independent Auditor's Report on an examination conducted in accordance with AICPA Professionals Standards, AT-C Section 315 regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in that report, which is dated March 21, 2025, should be considered in conjunction with this management letter.

### Prior Audit Findings

Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been made to address findings and recommendations made in the preceding financial audit report. There were no findings or recommendations in the preceding financial audit report.



To the Board of Supervisors  
Buckeye Park Community Development District

### **Financial Condition and Management**

Section 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, requires us to apply appropriate procedures and communicate the results of our determination as to whether or not Buckeye Park Community Development District has met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific conditions met. In connection with our audit, we determined that the Buckeye Park Community Development District did not meet one of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial conditions assessment procedures as of September 30, 2024 for the Buckeye Park Community Development District. It is management's responsibility to monitor the Buckeye Park Community Development District's financial condition; our financial condition assessment was based in part on the representations made by management and the review of the financial information provided by the same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. In connection with our audit, we did not have any such recommendations.

### **Specific Information**

The information provided below was provided by management and has not been audited; therefore, we do not express an opinion or provide any assurance on the information.

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)7, Rules of the Auditor General, the Buckeye Park Community Development District reported:

- 1) The total number of District employees compensated in the last pay period of the District's fiscal year: 0
- 2) The total number of independent contractors to whom nonemployee compensation was paid in the last month of the District's fiscal year: 6
- 3) All compensation earned by or awarded to employees, whether paid or accrued, regardless of contingency: \$0
- 4) All compensation earned by or awarded to nonemployee independent contractors, whether paid or accrued, regardless of contingency: \$84,445
- 5) Each construction project with a total cost of at least \$65,000 approved by the District that is scheduled to begin on or after October 1, 2023, together with the total expenditures for such project: N/A
- 6) A budget variance based on the budget adopted under Section 189.016(4), Florida Statutes, before the beginning of the fiscal year being reported if the District amends a final adopted budget under Section 189.016(6), Florida Statutes: There were no amendments to the FY 2024 budget.



Berger, Toombs, Elam,  
Gaines & Frank  
Certified Public Accountants PL

To the Board of Supervisors  
Buckeye Park Community Development District

As required by Section 218.39(3)(c), Florida Statutes, and Section 10.554(1)(i)9, Rules of the Auditor General, the Buckeye Park Community Development District reported:

- 1) The rate or rates of non-ad valorem special assessments imposed by the District: General Fund \$2,762.61 – \$37,240.85, and Debt Service Fund \$19,520.69 – \$181,184.56.
- 2) The amount of special assessments collected by or on behalf of the District as: Total special assessments collected was \$310,261.
- 3) The total amount of outstanding bonds issued by the District and the terms of such bonds as: Series 2008A Bonds, \$1,555,000, matures May 2038.

#### **Additional Matters**

Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste or abuse, that has occurred, or are likely to have occurred, that has an effect on the financial statements that is less than material, but which warrants the attention of those charged with governance. In connection with our audit, we did not note any such findings.

#### **Purpose of this Letter**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, the Board of Supervisors, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

March 21, 2025





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**INDEPENDENT ACCOUNTANTS' REPORT/COMPLIANCE  
WITH SECTION 218.415, FLORIDA STATUTES**

To the Board of Supervisors  
Buckeye Park Community Development District  
Manatee County, Florida

We have examined Buckeye Park Community Development District's compliance with Section 218.415, Florida Statutes during the year ended September 30, 2024. Management is responsible for Buckeye Park Community Development District's compliance with those requirements. Our responsibility is to express an opinion on Buckeye Park Community Development District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about Buckeye Park Community Development District's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on Buckeye Park Community Development District's compliance with the specified requirements.

In our opinion, Buckeye Park Community Development District complied, in all material respects, with the aforementioned requirements during the year ended September 30, 2024.

*Berger Toombs Elam  
Gaines & Frank*

Berger, Toombs, Elam, Gaines & Frank  
Certified Public Accountants PL  
Fort Pierce, Florida

March 21, 2025

## **RESOLUTION 2025-5**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR 2026, BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.**

#### **RECITALS**

**WHEREAS**, the District Manager has, submitted to the 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 Buckeye Park 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**, the Board set May 1, 2025, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, Section 190.008(2)(a), Florida Statutes, requires that, prior to October 1<sup>st</sup> 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 period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

#### **SECTION 1. BUDGET.**

- a. That the Board of Supervisors has reviewed the District Manager’s Proposed Budget, and hereby approves the Proposed Budget, subject to certain amendments thereto, as shown in Section 2 below.
- b. That the District Manager’s Proposed Budget, attached hereto as Exhibit “A”, as amended by the Board pursuant to the adoption of this Resolution (and as

## RESOLUTION 2025-5

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT (THE “DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR 2026, BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.**

amended by the District Manager, as permitted), 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 and/or revised projections.

- c. That the adopted budget, as amended, shall be maintained by the District Manager and identified as “The Budget for Buckeye Park Community Development District for the Fiscal Year Ending September 30, 2026,” as adopted by the Board of Supervisors on May 1, 2025.

**SECTION 2. APPROPRIATIONS.** There is hereby appropriated out of the revenues of the Buckeye Park Community Development District, for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of **\$281,883.00** to be raised by the levy of assessments and otherwise, which sum is deemed by the Board of Supervisors to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

<b>TOTAL GENERAL FUND</b>	<b>\$ 72,296.00</b>
<b><u>DEBT SERVICE FUND – SERIES 2008</u></b>	<b><u>\$ 209,587.00</u></b>
<b>TOTAL ALL FUNDS</b>	<b>\$ 281,883.00</b>

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

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by the Board approving the expenditure.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation within a fund so long as it does not exceed \$15,000 previously approved transfers included, to the original budget appropriation for the receiving program.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida Law.

**RESOLUTION 2025-5**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR 2026, BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026.**

**SECTION 4. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 5. CONFLICT.** 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.

**SECTION 6. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Buckeye Park Community Development District.

**PASSED AND ADOPTED** by the Board of Supervisors of the Buckeye Park Community Development District, Manatee County, Florida, this 1<sup>st</sup> day of May 2025.

**ATTEST:**

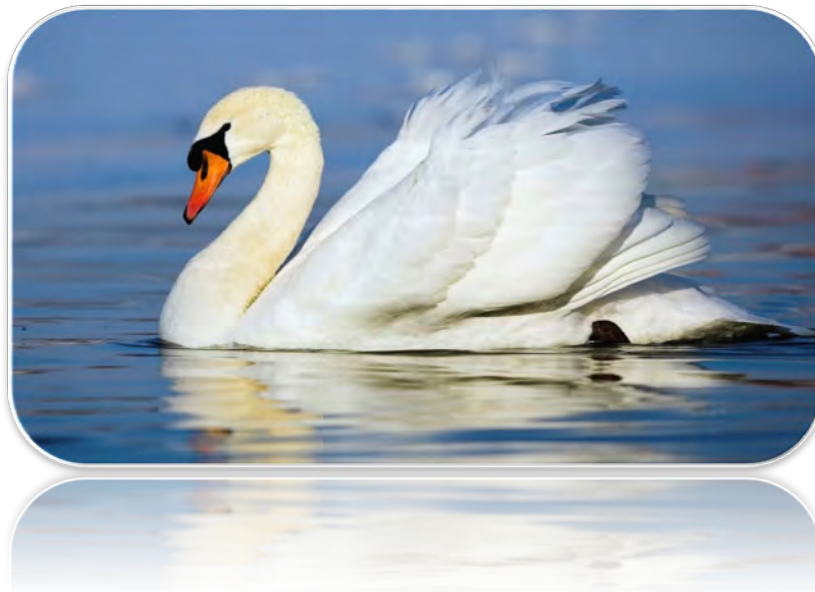
**BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Gary Kompothecras, Chairperson

# BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT

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## PROPOSED BUDGET

FISCAL YEAR 2026

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PREPARED BY:

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

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

**Buckeye Park Community Development District  
General Fund - Budget  
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 01/26/25	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
<b>Revenues and Other Sources</b>					
Carryforward	\$ -	\$ -	\$ -	\$ -	
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	
<b>Assessment Revenue</b>					
Assessments - On-Roll	\$ 126,683	\$ 67,289	\$ 126,683	\$ 72,296	Assessments from Property Owners
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	
<b>Contributions - Private Sources</b>					
Bondholder Contributions on behalf of SPE	\$ -	\$ -	\$ -	\$ -	
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 126,683</b>	<b>\$ 67,289</b>	<b>\$ 126,683</b>	<b>\$ 72,296</b>	
<b>Appropriations</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	\$ 3,000	\$ 400	\$ 3,000	\$ 3,000	Statutry Required Fees (3 Board Meetings)
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	
<b>Executive</b>					
Professional - Management	\$ 25,000	\$ 8,333	\$ 25,000	\$ 20,000	District Manager
<b>Financial and Administrative</b>					
Audit Services	\$ 5,275	\$ -	\$ 5,275	\$ 5,275	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
<b>Other Contractual Services</b>					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	Transcription of Board Meetings
Legal Advertising	\$ 1,000	\$ 359	\$ 1,000	\$ 1,000	Statutory Required Legal Advertising
Trustee Services	\$ 4,032	\$ -	\$ 3,709	\$ 3,709	Trust Fees on Bonds
Dissemination Agent Services	\$ 1,500	\$ 1,600	\$ 1,600	\$ 1,600	Required Reporting for Bonds
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	Fees to place assessments on Tax Bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Accopunts
<b>Travel and Per Diem</b>	\$ -			\$ -	
<b>Communications and Freight Services</b>					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 300	\$ 32	\$ 60	\$ 60	Agenda Mailings and other Misc Mailings
<b>Rentals and Leases</b>					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 750	\$ 300	\$ 1,800	\$ 2,400	Statutory Maintenance of District Web Site
<b>Insurance</b>	\$ 6,700	\$ 6,197	\$ 6,197	\$ 6,397	General Liability and D&O Liability Insurance
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
<b>Printing and Binding</b>	\$ 50	\$ 200	\$ 200	\$ 50	Agenda books and copies
<b>Rentals and Leases - Meeting Room</b>	\$ 500	\$ 50	\$ 250	\$ 250	Meeting Room Rental
<b>Office Supplies</b>	\$ -	\$ -	\$ -	\$ -	
<b>Legal Services</b>					
General Counsel	\$ 4,500	\$ -	\$ 3,000	\$ 3,000	District Attorney
<b>Other General Government Services</b>					
Engineering Services	\$ 3,000	\$ -	\$ 2,500	\$ -	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	

**Buckeye Park Community Development District  
General Fund - Budget  
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 01/26/25	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
<b>Stormwater Management Services</b>					
Repairs and Maintenance					
Aquatic Weed Control	\$ 12,000	\$ -	\$ -	\$ -	Aquatic Spraying of Lakes
<b>Landscaping Services</b>					
Utility Services					
Electric	\$ -	\$ -	\$ -	\$ -	No Electric Service
Repairs and Maintenance					
Public Area Landscaping	\$ 19,900	\$ 4,875	\$ 19,900	\$ 19,900	Lake Bank Mowing and misc. public area maint.
Irrigation System	\$ -	\$ -	\$ -	\$ -	
Plant Replacement	\$ -	\$ -	\$ -	\$ -	
Contingencies	\$ -	\$ -	\$ -	\$ -	
<b>Road and Street Services</b>					
Repairs and Maintenance					
Street Lights	\$ -	\$ -	\$ -	\$ -	
Pavement & Signage	\$ 500	\$ -	\$ -	\$ -	Misc Repairs
Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	
<b>Parks and Recreation</b>					
Security Patrol	\$ 6,500	\$ -	\$ -	\$ -	Misc Patrols
<b>Contingencies</b>	\$ 22,963	\$ -	\$ -	\$ -	For unforeseen expenditures
<b>Other Fees and Charges</b>					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 8,288	\$ -	\$ 8,288	\$ 4,730	Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessment on Tax Bills
<b>Total Appropriations</b>	<b>\$ 126,683</b>	<b>\$ 22,521</b>	<b>\$ 82,704</b>	<b>\$ 72,296</b>	
<b>Fund Balances:</b>					
<b>Change from Current Year Operations</b>	\$ -	\$ 44,769	\$ 43,979	\$ -	Cash Over (Short) at Fiscal Year End
<b>Fund Balance - Beginning</b>	<b>\$ 155,725</b>		<b>\$ 155,725</b>	<b>\$ 199,705</b>	
Extraordinary Capital/Operations	\$ 124,055		\$ 124,055	\$ 186,450	
1st Three (3) Months of Operations	\$ 31,671		\$ 31,671	\$ 13,254	
<b>Total Fund Balance</b>	<b>\$ 155,725</b>		<b>\$ 199,705</b>	<b>\$ 199,705</b>	
<b>Landowner</b>	<b>Assessment</b>	<b>Assessment</b>			
Manatee County (41.901 Acres)	N/A	N/A			
Lot 1	\$ 37,240.85	\$ 21,252.72			
Lot 2	\$ 4,012.30	\$ 2,289.75			
Lot 3	\$ 16,150.50	\$ 9,216.82			
Lot 4	\$ 5,286.20	\$ 3,016.74			
Lot 5	\$ 5,267.16	\$ 3,005.88			
Lot 6	\$ 5,057.74	\$ 2,886.37			
Lot 7	\$ 2,762.61	\$ 1,576.58			
Lot 8	\$ 3,001.65	\$ 1,712.99			
Lot 9	\$ 2,766.84	\$ 1,578.99			
Lot 10	\$ 3,183.56	\$ 1,816.81			
Lot 11	\$ 3,170.87	\$ 1,809.56			
Lot 12	\$ 3,170.87	\$ 1,809.56			
Lot 13	\$ 35,611.49	\$ 20,322.87			
<b>Total Assessment:</b>	<b>\$ 126,682.65</b>	<b>\$ 72,295.62</b>			

**Buckeye Park Community Development District**  
**Debt Service Fund - Series 2007 Bonds - Budget**  
**Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 01/26/25	Year End 09/30/2025	Fiscal Year 2026 Budget
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 1,225	\$ 3,676	\$ 3,492
Reserve Account	\$ -	\$ 2,128	\$ 6,385	\$ 6,065
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue	-			-
Special Assessment - On-Roll				
Series 2008	\$ 201,000	\$ 187,999	\$ 201,000	\$ 200,030
Special Assessment - Off-Roll				
Series 2008	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment				
Series 2008	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 201,000</b>	<b>\$ 191,353</b>	<b>\$ 211,060</b>	<b>\$ 209,587</b>
<b>Expenditures and Other Uses</b>				
Debt Service				
Principal Debt Service - Mandatory				
Series 2008	\$ 65,000	\$ -	\$ 65,000	\$ 70,000
Principal Debt Service - Early Redemptions				
Series 2008	\$ -	\$ 5,000	\$ 5,000	\$ -
Interest Expense				
Series 2008	\$ 122,850	\$ 61,228	\$ 122,850	\$ 116,944
Fees/Discounts for Early Payment	\$ 13,150	\$ -	\$ 13,130	\$ 13,086
<b>Total Expenditures and Other Uses</b>	<b>\$ 201,000</b>	<b>\$ 66,228</b>	<b>\$ 205,980</b>	<b>\$ 200,030</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	<b>\$ -</b>	<b>\$ 125,124</b>	<b>\$ 5,080</b>	<b>\$ 9,557</b>
<b>Fund Balance - Beginning</b>	<b>\$ 229,696</b>	<b>\$ 229,696</b>	<b>\$ 229,696</b>	<b>\$ 234,776</b>
<b>Fund Balance - Ending</b>	<b>\$ 229,696</b>	<b>\$ 354,820</b>	<b>\$ 234,776</b>	<b>\$ 244,333</b>
<b>Restricted Fund Balance:</b>				
Reserve Account			\$ 146,043	
Amount Required for November 1, 2026 Interest Payment			\$ 55,716	
<b>Total - Restricted Fund Balance:</b>			<b>\$ 201,759</b>	

Landowner	Assessment	Assessment
Manatee County (41.901 Acres)	None	None
Lot 1	\$ 181,450.19	\$ 180,574.82
Lot 2	\$ 19,549.31	\$ 19,455.00
Lot 3	\$ -	\$ -
Lot 4	\$ -	\$ -
Lot 5	\$ -	\$ -
Lot 6	\$ -	\$ -
Lot 7	\$ -	\$ -
Lot 8	\$ -	\$ -
Lot 9	\$ -	\$ -
Lot 10	\$ -	\$ -
Lot 11	\$ -	\$ -
Lot 12	\$ -	\$ -
Lot 13	\$ -	\$ -
<b>Total Assessment:</b>	<b>\$ 200,999.50</b>	<b>\$ 200,029.82</b>



**Buckeye Park Community Development District**  
**Debt Service Fund - Series 2008**  
**Fiscal Year 2026**

Description	Prepayments	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	\$ 65,000		7.875%	\$ 63,787.50	\$ 182,575	\$ 1,555,000
11/1/2024	\$ 5,000			\$ 61,425.00		
5/1/2025	\$ 65,000		7.875%	\$ 61,031.25	\$ 187,456	\$ 1,485,000
11/1/2025				\$ 58,471.88		
5/1/2026	\$ 70,000		7.875%	\$ 58,471.88	\$ 181,944	\$ 1,415,000
11/1/2026				\$ 55,715.63		
5/1/2027	\$ 75,000		7.875%	\$ 55,715.63	\$ 181,431	\$ 1,340,000
11/1/2027				\$ 52,762.50		
5/1/2028	\$ 80,000		7.875%	\$ 52,762.50	\$ 180,525	\$ 1,260,000
11/1/2028				\$ 49,612.50		
5/1/2029	\$ 85,000		7.875%	\$ 49,612.50	\$ 179,225	\$ 1,175,000
11/1/2029				\$ 46,265.63		
5/1/2030	\$ 95,000		7.875%	\$ 46,265.63	\$ 177,531	\$ 1,080,000
11/1/2030				\$ 42,525.00		
5/1/2031	\$ 100,000		7.875%	\$ 42,525.00	\$ 180,050	\$ 980,000
11/1/2031				\$ 38,587.50		
5/1/2032	\$ 110,000		7.875%	\$ 38,587.50	\$ 177,175	\$ 870,000
11/1/2032				\$ 34,256.25		
5/1/2033	\$ 120,000		7.875%	\$ 34,256.25	\$ 178,513	\$ 750,000
11/1/2033				\$ 29,531.25		
5/1/2034	\$ 125,000		7.875%	\$ 29,531.25	\$ 179,063	\$ 625,000
11/1/2034				\$ 24,609.38		
5/1/2035	\$ 140,000		7.875%	\$ 24,609.38	\$ 174,219	\$ 485,000
11/1/2035				\$ 19,096.88		
5/1/2036	\$ 150,000		7.875%	\$ 19,096.88	\$ 178,194	\$ 335,000
11/1/2036				\$ 13,190.63		
5/1/2037	\$ 160,000		7.875%	\$ 13,190.63	\$ 176,381	\$ 175,000
11/1/2037				\$ 6,890.63		
5/1/2038	\$ 175,000		7.875%	\$ 6,890.63	\$ 173,781	\$ -

Buckeye Park Community Development District  
Assessment Comparison - Budget  
Fiscal Year 2026

Landowner	DEBT SERVICE Equivalent Benefit Unit - 1 EBU = 1,000 Sq Ft Net	GENERAL FUND Equivalent Benefit Unit - 1 EBU = 1,000 Sq Ft Net	General Fund - Percentage Ownership	Debt Service - Percentage Ownership	General Fund Assessment			Debt Service Fund Assessment Discounts and Collection			Total Assessment - All Funds	Par Debt Outstaing at September 30, 2026
	Developable Land	Developable Land			Assessment without Discounts/Collection Costs	Discounts and Collection Costs	Total General Fund Assessment	Assessment without Discounts/Collection Costs	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	717.38	717.38	29.40%	90.27%	\$ 19,862.35	\$ 1,390.36	\$ 21,252.72	\$ 168,761.52	\$ 11,813.31	\$ 180,574.82	\$ 201,827.54	\$ 1,286,403.79
Lot 2	77.29	77.29	3.17%	9.73%	\$ 2,139.96	\$ 149.80	\$ 2,289.75	\$ 18,182.24	\$ 1,272.76	\$ 19,455.00	\$ 21,744.75	\$ 138,596.21
Lot 3	311.11	311.11	12.75%	N/A	\$ 8,613.85	\$ 602.97	\$ 9,216.82	No Debt on this Lot			\$ 9,216.82	
Lot 4	101.83	101.83	4.17%	N/A	\$ 2,819.38	\$ 197.36	\$ 3,016.74	No Debt on this Lot			\$ 3,016.74	
Lot 5	101.46	101.46	4.16%	N/A	\$ 2,809.23	\$ 196.65	\$ 3,005.88	No Debt on this Lot			\$ 3,005.88	
Lot 6	97.43	97.43	3.99%	N/A	\$ 2,697.54	\$ 188.83	\$ 2,886.37	No Debt on this Lot			\$ 2,886.37	
Lot 7	53.22	53.22	2.18%	N/A	\$ 1,473.44	\$ 103.14	\$ 1,576.58	No Debt on this Lot			\$ 1,576.58	
Lot 8	57.82	57.82	2.37%	N/A	\$ 1,600.92	\$ 112.06	\$ 1,712.99	No Debt on this Lot			\$ 1,712.99	
Lot 9	53.30	53.30	2.18%	N/A	\$ 1,475.69	\$ 103.30	\$ 1,578.99	No Debt on this Lot			\$ 1,578.99	
Lot 10	61.33	61.33	2.51%	N/A	\$ 1,697.95	\$ 118.86	\$ 1,816.81	No Debt on this Lot			\$ 1,816.81	
Lot 11	61.08	61.08	2.50%	N/A	\$ 1,691.18	\$ 118.38	\$ 1,809.56	No Debt on this Lot			\$ 1,809.56	
Lot 12	61.08	61.08	2.50%	N/A	\$ 1,691.18	\$ 118.38	\$ 1,809.56	No Debt on this Lot			\$ 1,809.56	
Lot 13	685.99	685.99	28.11%	N/A	\$ 18,993.33	\$ 1,329.53	\$ 20,322.87	No Debt on this Lot			\$ 20,322.87	
Total:	4150.25	2440.32	100.00%	100.00%	\$ 67,566.00	\$ 4,729.62	\$ 72,295.62	\$ 186,943.76	\$ 13,086.06	\$ 200,029.82	\$ 232,789.11	\$ 1,425,000.00

## **RESOLUTION 2024-6**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

#### **RECITALS**

**WHEREAS**, the Buckeye Park Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Manatee County, Florida (the “County”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted Improvement Plan and Chapter 190, Florida Statutes; and

**WHEREAS**, the Board of Supervisors (the “Board”) of the District hereby determines to undertake various operations and maintenance activities described in the District’s budget for Fiscal Year 2026 (“Operations and Maintenance Budget”), attached hereto as Exhibit “A” and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District’s budget for Fiscal Year 2026; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the district; and

**WHEREAS**, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“Uniform Method”) and the District has previously evidenced its intention to utilize this Uniform Method; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots pursuant to the Uniform Method and which is also indicated on Exhibit “A” the Budget; and

**WHEREAS**, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

## RESOLUTION 2025-6

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance on platted lots in the amount contained in the budget; and

**WHEREAS**, the District desires to levy and directly collect on the certain lands special assessments reflecting their portion of the District's operations and maintenance budget; and

**WHEREAS**, the District Manager is authorized to prepare, certify and/or amend the Assessment Roll of the District to the County Tax Collector pursuant to the Uniform Method as authorized by Florida Law.

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

**SECTION 1. BENEFIT.** The provision of the services, facilities, and operations as described in Exhibit "A" the Budget confers a special and peculiar benefit to the lands within the District, which benefits exceed or equal the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in the Assessment Roll as certified to the Tax Collector, as may be amended from time to time is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** A special assessment for operation and maintenance as provided for in Chapter 190, Florida Statutes, is hereby imposed and levied on benefitted lands within the District in accordance with Exhibit "A" the Budget. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** The collection of the previously levied debt service assessments and operation and maintenance special assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method.

Assessments directly collected by the District, if any due, may be paid in several partial, deferred payments as may be determined by the District Manager.

General Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Manatee County Property Appraiser.

Debt Service Fund Billing Amount: The District Manager may amend based on the Tax Rolls that are provided to the District by the Manatee County Property Appraiser.

**Direct Bill Assessments.** Any operations and maintenance assessments, and debt service assessments, not being collected on the Tax Roll, if any, shall be collected directly by the District. Assessments directly collected by the District are due in full on December 1, 2025; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to a schedule to be established by the District Manager and set forth in the direct

## RESOLUTION 2025-6

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

collection invoice. In the event that an assessment payment is not timely made, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2025/2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole assessment, as set forth herein.

**Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The District's Assessment Roll, as authorized to be prepared by the District Manager, is hereby certified. That portion of the District’s Assessment Roll which includes developed lands and platted lots is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Buckeye Park Community Development District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District’s Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

**SECTION 6. CONFLICT.** 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.

**SECTION 7. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 8. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Buckeye Park Community Development District.

**RESOLUTION 2025-6**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT IMPOSING SPECIAL ASSESSMENTS, CERTIFYING AN ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR CONFLICT AND PROVIDING AN EFFECTIVE DATE.**

**PASSED AND ADOPTED** by the Board of Supervisors of the Buckeye Park Community Development District, Manatee County, Florida, on this 1<sup>st</sup> day of May 2025.

**ATTEST:**

**BUCKEYE PARKCOMMUNITY DEVELOPMENT  
DISTRICT**

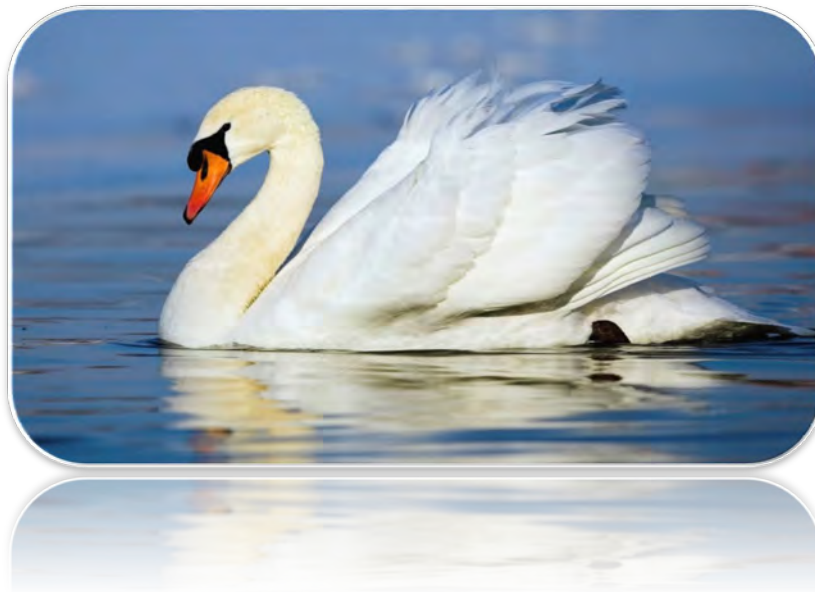
\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Gary Kompothecras, Chairperson

**Exhibit A:**      Fiscal Year 2026 Proposed Budget

# BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT

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## PROPOSED BUDGET

FISCAL YEAR 2026

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PREPARED BY:

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

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

**Buckeye Park Community Development District  
General Fund - Budget  
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 01/26/25	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
<b>Revenues and Other Sources</b>					
Carryforward	\$ -	\$ -	\$ -	\$ -	
Interest Income - General Account	\$ -	\$ -	\$ -	\$ -	
<b>Assessment Revenue</b>					
Assessments - On-Roll	\$ 126,683	\$ 67,289	\$ 126,683	\$ 72,296	Assessments from Property Owners
Assessments - Off-Roll	\$ -	\$ -	\$ -	\$ -	
<b>Contributions - Private Sources</b>					
Bondholder Contributions on behalf of SPE	\$ -	\$ -	\$ -	\$ -	
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 126,683</b>	<b>\$ 67,289</b>	<b>\$ 126,683</b>	<b>\$ 72,296</b>	
<b>Appropriations</b>					
<b>Legislative</b>					
Board of Supervisor's Fees	\$ 3,000	\$ 400	\$ 3,000	\$ 3,000	Statutry Required Fees (3 Board Meetings)
Board of Supervisor's - FICA	\$ -	\$ -	\$ -	\$ -	
<b>Executive</b>					
Professional - Management	\$ 25,000	\$ 8,333	\$ 25,000	\$ 20,000	District Manager
<b>Financial and Administrative</b>					
Audit Services	\$ 5,275	\$ -	\$ 5,275	\$ 5,275	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
<b>Other Contractual Services</b>					
Recording and Transcription	\$ -	\$ -	\$ -	\$ -	Transcription of Board Meetings
Legal Advertising	\$ 1,000	\$ 359	\$ 1,000	\$ 1,000	Statutory Required Legal Advertising
Trustee Services	\$ 4,032	\$ -	\$ 3,709	\$ 3,709	Trust Fees on Bonds
Dissemination Agent Services	\$ 1,500	\$ 1,600	\$ 1,600	\$ 1,600	Required Reporting for Bonds
Property Appraiser Fees	\$ -	\$ -	\$ -	\$ -	Fees to place assessments on Tax Bills
Bank Service Fees	\$ 250	\$ -	\$ 250	\$ 250	Bank Fees - Governmental Accopunts
<b>Travel and Per Diem</b>	\$ -			\$ -	
<b>Communications and Freight Services</b>					
Telephone	\$ -	\$ -	\$ -	\$ -	
Postage, Freight & Messenger	\$ 300	\$ 32	\$ 60	\$ 60	Agenda Mailings and other Misc Mailings
<b>Rentals and Leases</b>					
Miscellaneous Equipment	\$ -	\$ -	\$ -	\$ -	
Computer Services (Web Site)	\$ 750	\$ 300	\$ 1,800	\$ 2,400	Statutory Maintenance of District Web Site
<b>Insurance</b>	\$ 6,700	\$ 6,197	\$ 6,197	\$ 6,397	General Liability and D&O Liability Insurance
<b>Subscriptions and Memberships</b>	\$ 175	\$ 175	\$ 175	\$ 175	Department of Economic Opportunity Fee
<b>Printing and Binding</b>	\$ 50	\$ 200	\$ 200	\$ 50	Agenda books and copies
<b>Rentals and Leases - Meeting Room</b>	\$ 500	\$ 50	\$ 250	\$ 250	Meeting Room Rental
<b>Office Supplies</b>	\$ -	\$ -	\$ -	\$ -	
<b>Legal Services</b>					
General Counsel	\$ 4,500	\$ -	\$ 3,000	\$ 3,000	District Attorney
<b>Other General Government Services</b>					
Engineering Services	\$ 3,000	\$ -	\$ 2,500	\$ -	District Engineer
Contingencies	\$ -	\$ -	\$ -	\$ -	
Capital Outlay	\$ -	\$ -	\$ -	\$ -	



**Buckeye Park Community Development District  
General Fund - Budget  
Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 01/26/25	Anticipated Year End 09/30/2025	Fiscal Year 2026 Budget	Notes
<b>Stormwater Management Services</b>					
Repairs and Maintenance					
Aquatic Weed Control	\$ 12,000	\$ -	\$ -	\$ -	Aquatic Spraying of Lakes
<b>Landscaping Services</b>					
Utility Services					
Electric	\$ -	\$ -	\$ -	\$ -	No Electric Service
Repairs and Maintenance					
Public Area Landscaping	\$ 19,900	\$ 4,875	\$ 19,900	\$ 19,900	Lake Bank Mowing and misc. public area maint.
Irrigation System	\$ -	\$ -	\$ -	\$ -	
Plant Replacement	\$ -	\$ -	\$ -	\$ -	
Contingencies	\$ -	\$ -	\$ -	\$ -	
<b>Road and Street Services</b>					
Repairs and Maintenance					
Street Lights	\$ -	\$ -	\$ -	\$ -	
Pavement & Signage	\$ 500	\$ -	\$ -	\$ -	Misc Repairs
Repairs and Maintenance	\$ -	\$ -	\$ -	\$ -	
<b>Parks and Recreation</b>					
Security Patrol	\$ 6,500	\$ -	\$ -	\$ -	Misc Patrols
<b>Contingencies</b>	\$ 22,963	\$ -	\$ -	\$ -	For unforeseen expenditures
<b>Other Fees and Charges</b>					
Discounts, Tax Collector Fee and Property Appraiser Fee	\$ 8,288	\$ -	\$ 8,288	\$ 4,730	Discount is 4% for November payment, plus TC/PA charge of 3% for fees to include assessment on Tax Bills
<b>Total Appropriations</b>	<b>\$ 126,683</b>	<b>\$ 22,521</b>	<b>\$ 82,704</b>	<b>\$ 72,296</b>	
<b>Fund Balances:</b>					
<b>Change from Current Year Operations</b>	\$ -	\$ 44,769	\$ 43,979	\$ -	Cash Over (Short) at Fiscal Year End
<b>Fund Balance - Beginning</b>	<b>\$ 155,725</b>		<b>\$ 155,725</b>	<b>\$ 199,705</b>	
Extraordinary Capital/Operations	\$ 124,055		\$ 124,055	\$ 186,450	
1st Three (3) Months of Operations	\$ 31,671		\$ 31,671	\$ 13,254	
<b>Total Fund Balance</b>	<b>\$ 155,725</b>		<b>\$ 199,705</b>	<b>\$ 199,705</b>	
<b>Landowner</b>	<b>Assessment</b>	<b>Assessment</b>			
Manatee County (41.901 Acres)	N/A	N/A			
Lot 1	\$ 37,240.85	\$ 21,252.72			
Lot 2	\$ 4,012.30	\$ 2,289.75			
Lot 3	\$ 16,150.50	\$ 9,216.82			
Lot 4	\$ 5,286.20	\$ 3,016.74			
Lot 5	\$ 5,267.16	\$ 3,005.88			
Lot 6	\$ 5,057.74	\$ 2,886.37			
Lot 7	\$ 2,762.61	\$ 1,576.58			
Lot 8	\$ 3,001.65	\$ 1,712.99			
Lot 9	\$ 2,766.84	\$ 1,578.99			
Lot 10	\$ 3,183.56	\$ 1,816.81			
Lot 11	\$ 3,170.87	\$ 1,809.56			
Lot 12	\$ 3,170.87	\$ 1,809.56			
Lot 13	\$ 35,611.49	\$ 20,322.87			
<b>Total Assessment:</b>	<b>\$ 126,682.65</b>	<b>\$ 72,295.62</b>			

**Buckeye Park Community Development District**  
**Debt Service Fund - Series 2007 Bonds - Budget**  
**Fiscal Year 2026**

Description	Fiscal Year 2025 Budget	Actual at 01/26/25	Year End 09/30/2025	Fiscal Year 2026 Budget
<b>Revenues and Other Sources</b>				
Carryforward	\$ -	\$ -	\$ -	\$ -
Interest Income				
Revenue Account	\$ -	\$ 1,225	\$ 3,676	\$ 3,492
Reserve Account	\$ -	\$ 2,128	\$ 6,385	\$ 6,065
Interest Account	\$ -	\$ -	\$ -	\$ -
Prepayment Account	\$ -	\$ -	\$ -	\$ -
Special Assessment Revenue	-			-
Special Assessment - On-Roll				
Series 2008	\$ 201,000	\$ 187,999	\$ 201,000	\$ 200,030
Special Assessment - Off-Roll				
Series 2008	\$ -	\$ -	\$ -	\$ -
Special Assessment - Prepayment				
Series 2008	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue &amp; Other Sources</b>	<b>\$ 201,000</b>	<b>\$ 191,353</b>	<b>\$ 211,060</b>	<b>\$ 209,587</b>
<b>Expenditures and Other Uses</b>				
Debt Service				
Principal Debt Service - Mandatory				
Series 2008	\$ 65,000	\$ -	\$ 65,000	\$ 70,000
Principal Debt Service - Early Redemptions				
Series 2008	\$ -	\$ 5,000	\$ 5,000	\$ -
Interest Expense				
Series 2008	\$ 122,850	\$ 61,228	\$ 122,850	\$ 116,944
Fees/Discounts for Early Payment	\$ 13,150	\$ -	\$ 13,130	\$ 13,086
<b>Total Expenditures and Other Uses</b>	<b>\$ 201,000</b>	<b>\$ 66,228</b>	<b>\$ 205,980</b>	<b>\$ 200,030</b>
<b>Net Increase/(Decrease) in Fund Balance</b>	<b>\$ -</b>	<b>\$ 125,124</b>	<b>\$ 5,080</b>	<b>\$ 9,557</b>
<b>Fund Balance - Beginning</b>	<b>\$ 229,696</b>	<b>\$ 229,696</b>	<b>\$ 229,696</b>	<b>\$ 234,776</b>
<b>Fund Balance - Ending</b>	<b>\$ 229,696</b>	<b>\$ 354,820</b>	<b>\$ 234,776</b>	<b>\$ 244,333</b>
<b>Restricted Fund Balance:</b>				
Reserve Account			\$ 146,043	
Amount Required for November 1, 2026 Interest Payment			\$ 55,716	
<b>Total - Restricted Fund Balance:</b>			<b>\$ 201,759</b>	

Landowner	Assessment	Assessment
Manatee County (41.901 Acres)	None	None
Lot 1	\$ 181,450.19	\$ 180,574.82
Lot 2	\$ 19,549.31	\$ 19,455.00
Lot 3	\$ -	\$ -
Lot 4	\$ -	\$ -
Lot 5	\$ -	\$ -
Lot 6	\$ -	\$ -
Lot 7	\$ -	\$ -
Lot 8	\$ -	\$ -
Lot 9	\$ -	\$ -
Lot 10	\$ -	\$ -
Lot 11	\$ -	\$ -
Lot 12	\$ -	\$ -
Lot 13	\$ -	\$ -
<b>Total Assessment:</b>	<b>\$ 200,999.50</b>	<b>\$ 200,029.82</b>

**Buckeye Park Community Development District**  
**Debt Service Fund - Series 2008**  
**Fiscal Year 2026**

Description	Prepayments	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	\$ 65,000		7.875%	\$ 63,787.50	\$ 182,575	\$ 1,555,000
11/1/2024	\$ 5,000			\$ 61,425.00		
5/1/2025	\$ 65,000		7.875%	\$ 61,031.25	\$ 187,456	\$ 1,485,000
11/1/2025				\$ 58,471.88		
5/1/2026	\$ 70,000		7.875%	\$ 58,471.88	\$ 181,944	\$ 1,415,000
11/1/2026				\$ 55,715.63		
5/1/2027	\$ 75,000		7.875%	\$ 55,715.63	\$ 181,431	\$ 1,340,000
11/1/2027				\$ 52,762.50		
5/1/2028	\$ 80,000		7.875%	\$ 52,762.50	\$ 180,525	\$ 1,260,000
11/1/2028				\$ 49,612.50		
5/1/2029	\$ 85,000		7.875%	\$ 49,612.50	\$ 179,225	\$ 1,175,000
11/1/2029				\$ 46,265.63		
5/1/2030	\$ 95,000		7.875%	\$ 46,265.63	\$ 177,531	\$ 1,080,000
11/1/2030				\$ 42,525.00		
5/1/2031	\$ 100,000		7.875%	\$ 42,525.00	\$ 180,050	\$ 980,000
11/1/2031				\$ 38,587.50		
5/1/2032	\$ 110,000		7.875%	\$ 38,587.50	\$ 177,175	\$ 870,000
11/1/2032				\$ 34,256.25		
5/1/2033	\$ 120,000		7.875%	\$ 34,256.25	\$ 178,513	\$ 750,000
11/1/2033				\$ 29,531.25		
5/1/2034	\$ 125,000		7.875%	\$ 29,531.25	\$ 179,063	\$ 625,000
11/1/2034				\$ 24,609.38		
5/1/2035	\$ 140,000		7.875%	\$ 24,609.38	\$ 174,219	\$ 485,000
11/1/2035				\$ 19,096.88		
5/1/2036	\$ 150,000		7.875%	\$ 19,096.88	\$ 178,194	\$ 335,000
11/1/2036				\$ 13,190.63		
5/1/2037	\$ 160,000		7.875%	\$ 13,190.63	\$ 176,381	\$ 175,000
11/1/2037				\$ 6,890.63		
5/1/2038	\$ 175,000		7.875%	\$ 6,890.63	\$ 173,781	\$ -

Buckeye Park Community Development District  
Assessment Comparison - Budget  
Fiscal Year 2026

Landowner	DEBT SERVICE Equivalent Benefit Unit - 1 EBU = 1,000 Sq Ft Net	GENERAL FUND Equivalent Benefit Unit - 1 EBU = 1,000 Sq Ft Net	General Fund - Percentage Ownership	Debt Service - Percentage Ownership	General Fund Assessment			Debt Service Fund Assessment Discounts and			Total Assessment - All Funds	Par Debt Outstaing at September 30, 2026
	Developable Land	Developable Land			Assessment without Discounts/Collection Costs	Discounts and Collection Costs	Total General Fund Assessment	Assessment without Discounts/Collection Costs	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	717.38	717.38	29.40%	90.27%	\$ 19,862.35	\$ 1,390.36	\$ 21,252.72	\$ 168,761.52	\$ 11,813.31	\$ 180,574.82	\$ 201,827.54	\$ 1,286,403.79
Lot 2	77.29	77.29	3.17%	9.73%	\$ 2,139.96	\$ 149.80	\$ 2,289.75	\$ 18,182.24	\$ 1,272.76	\$ 19,455.00	\$ 21,744.75	\$ 138,596.21
Lot 3	311.11	311.11	12.75%	N/A	\$ 8,613.85	\$ 602.97	\$ 9,216.82	No Debt on this Lot			\$ 9,216.82	
Lot 4	101.83	101.83	4.17%	N/A	\$ 2,819.38	\$ 197.36	\$ 3,016.74	No Debt on this Lot			\$ 3,016.74	
Lot 5	101.46	101.46	4.16%	N/A	\$ 2,809.23	\$ 196.65	\$ 3,005.88	No Debt on this Lot			\$ 3,005.88	
Lot 6	97.43	97.43	3.99%	N/A	\$ 2,697.54	\$ 188.83	\$ 2,886.37	No Debt on this Lot			\$ 2,886.37	
Lot 7	53.22	53.22	2.18%	N/A	\$ 1,473.44	\$ 103.14	\$ 1,576.58	No Debt on this Lot			\$ 1,576.58	
Lot 8	57.82	57.82	2.37%	N/A	\$ 1,600.92	\$ 112.06	\$ 1,712.99	No Debt on this Lot			\$ 1,712.99	
Lot 9	53.30	53.30	2.18%	N/A	\$ 1,475.69	\$ 103.30	\$ 1,578.99	No Debt on this Lot			\$ 1,578.99	
Lot 10	61.33	61.33	2.51%	N/A	\$ 1,697.95	\$ 118.86	\$ 1,816.81	No Debt on this Lot			\$ 1,816.81	
Lot 11	61.08	61.08	2.50%	N/A	\$ 1,691.18	\$ 118.38	\$ 1,809.56	No Debt on this Lot			\$ 1,809.56	
Lot 12	61.08	61.08	2.50%	N/A	\$ 1,691.18	\$ 118.38	\$ 1,809.56	No Debt on this Lot			\$ 1,809.56	
Lot 13	685.99	685.99	28.11%	N/A	\$ 18,993.33	\$ 1,329.53	\$ 20,322.87	No Debt on this Lot			\$ 20,322.87	
Total:	4150.25	2440.32	100.00%	100.00%	\$ 67,566.00	\$ 4,729.62	\$ 72,295.62	\$ 186,943.76	\$ 13,086.06	\$ 200,029.82	\$ 232,789.11	\$ 1,425,000.00

## RESOLUTION 2025-7

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

#### RECITALS

**WHEREAS**, the Buckeye Park Community Development District (the “District”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

**WHEREAS**, in accordance with the provisions of Chapter 189.417, Florida Statutes, the District is required to file quarterly, semiannually, or annually a schedule of its regular meetings with the local governing authority or authorities; and

**WHEREAS**, in accordance with the above referenced Statute, the District shall also publish quarterly, semiannually, or annually its regular meeting schedule in a newspaper of general paid circulation in the County in which the District is located and shall appear in the legal notices section of the classified advertisements.

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

#### **SECTION 1. DESIGNATION OF DATES, TIME, AND LOCATION OF REGULAR MEETINGS.**

- a) **Date:** The first Thursday of each month for Fiscal Year 2026, which covers the period October 1, 2025 through September 30, 2026.

October 2, 2025	November 6, 2025
December 4, 2025	January 1, 2026 – No Meeting
February 5, 2026	March 5, 2026
April 2, 2026	May 7, 2026
June 4, 2026	July 2, 2026 – No Meeting
August 6, 2026	September 3, 2026

- b) **Time:** **11:00 A.M.** (Eastern Standard Time)

- c) **Location:** **Country Inn and Suites, Bradenton-Lakewood Ranch  
5610 Manor Hill Lane  
Bradenton, Florida 34203**

## **RESOLUTION 2025-7**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME, AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.**

**SECTION 2. SUNSHINE LAW AND MEETING CANCELATIONS AND CONTINUATIONS.** The meetings of the Board of Supervisors are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The District by and through its District Manager may cancel any meeting of the Board of Supervisors and all meetings may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

**SECTION 3. CONFLICT.** 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.

**SECTION 4. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 5. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Buckeye Park Community Development District.

**PASSED AND ADOPTED** by the Board of Supervisors of the Buckeye Park Community Development District, Manatee County, Florida, this 1<sup>st</sup> day of May 2025.

**ATTEST:**

**BUCKEYE PARK COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
James P. Ward, Secretary

\_\_\_\_\_  
Gary Kompothecras, Chairperson



**SCOTT FARRINGTON**  
**MANATEE COUNTY SUPERVISOR OF ELECTIONS**

600 301 Boulevard West, Suite 108, Bradenton, FL 34205-7946  
PO Box 1000, Bradenton, FL 34206-1000

Phone 941-741-3823 • Fax 941-741-3820  
Info@VoteManatee.gov • VoteManatee.gov

April 15, 2025

Buckeye Park Community Development District  
Attn: Cori Dissinger  
J.P. Ward & Associates, LLC  
2301 NE 37<sup>th</sup> St  
Fort Lauderdale FL 33308

Dear Ms. Dissinger:

We are in receipt of your request for the number of registered voters in the Buckeye Park Community Development District of April 15, 2025. According to our records, there were 0 persons registered in the Buckeye Park Community Development District as of that date.

I hope this information is helpful to you. If I can be of any further assistance to you, please do not hesitate to contact my office at your earliest convenience.

Sincerely,

Scott Farrington  
Supervisor of Elections

SF/hk

# BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT

May 1, 2025

## Memorandum

**To:** Board of Supervisors

**From:** District Manager

**RE:** HB7013 -Special Districts Performance Measures and Standards Reporting

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during their 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2026 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals & objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance their commitment to the accountability and transparency of the District.



## **Exhibit A:** Goals, Objectives and Annual Reporting Form

**BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT**  
**Performance Measures/Standards & Annual Reporting Form**  
**October 1, 2025 – September 30, 2026**

**1. COMMUNITY COMMUNICATION AND ENGAGEMENT**

**Goal 1.1      Public Meetings Compliance**

**Objective:** Hold at least two (2) regular Board of Supervisor meetings per year to conduct CDD related business and discuss community needs.

**Measurement:** Number of public board meetings held annually as evidenced by meeting minutes and legal advertisements.

**Standard:** A minimum of two (2) regular board meetings was held during the fiscal year.

**Achieved:** Yes ☐ No ☐

**Goal 1.2      Notice of Meetings Compliance**

**Objective:** Provide public notice of each meeting at least seven days in advance, as specified in Section 190.007(1), using at least two communication methods.

**Measurement:** Timeliness and method of meeting notices as evidenced by posting to CDD website, publishing in local newspaper and via electronic communication.

**Standard:** 100% of meetings were advertised with 7 days' notice per statute on at least two mediums (i.e., newspaper, CDD website, electronic communications).

**Achieved:** Yes ☐ No ☐

**Goal 1.3      Access to Records Compliance**

**Objective:** Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly CDD website checks.

**Measurement:** Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.

**Standard:** 100% of monthly website checks were completed by District Management.

**Achieved:** Yes ☐ No ☐

**2.      FINANCIAL TRANSPARENCY AND ACCOUNTABILITY**

**Goal 2.1      Annual Budget Preparation**

**Objective:** Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

**Measurement:** Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on CDD website and/or within district records.

**Standard:** 100% of budget approval and adoption were completed by the statutory deadlines and posted to the CDD website.

**Achieved:** Yes ☐ No ☐

**Goal 2.2      Financial Reports**

**Objective:** Publish to the CDD website the most recent versions of the following documents: annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

**Measurement:** Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the CDD website.

**Standard:** CDD website contains 100% of the following information: most recent annual audit, most recently adopted/amended fiscal year budget, and most recent agenda package with updated financials.

**Achieved:** Yes ☐ No ☐

### Goal 2.3 Annual Financial Audit

**Objective:** Conduct an annual independent financial audit per statutory requirements and publish the results to the CDD website for public inspection and transmit said results to the State of Florida.

**Measurement:** Timeliness of audit completion and publication as evidenced by meeting minutes showing board approval and annual audit is available on the CDD website and transmitted to the State of Florida.

**Standard:** Audit was completed by an independent auditing firm per statutory requirements and results were posted to the CDD website and transmitted to the State of Florida.

**Achieved:** Yes ☐ No ☐

\_\_\_\_\_  
James P. Ward, District Manager

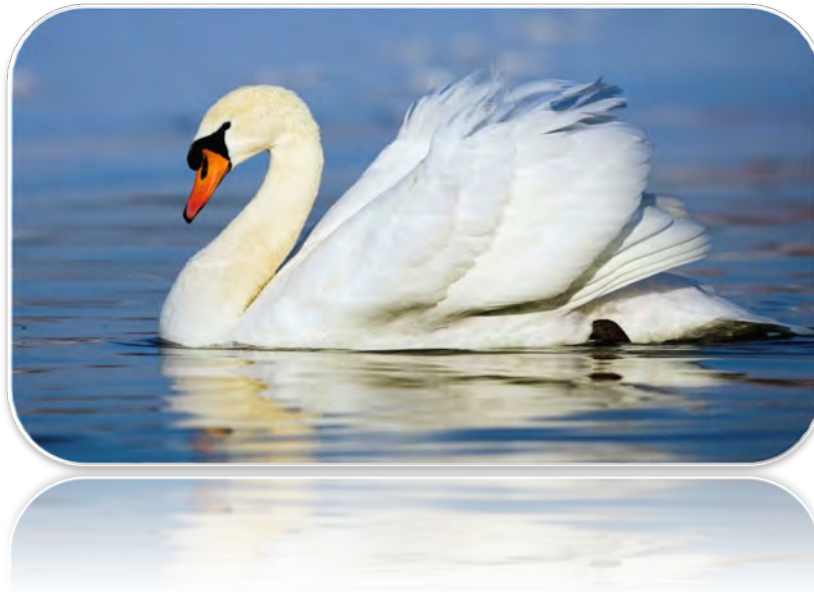
\_\_\_\_\_  
Date

\_\_\_\_\_  
Name: \_\_\_\_\_

Chairperson / Vice-Chairperson

\_\_\_\_\_  
Date

# BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT



## FINANCIAL STATEMENTS – JANUARY 2025

FISCAL YEAR 2025

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**PREPARED BY:**

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto: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 January 31, 2025**

Governmental Funds						
			Account Groups		Totals	
	General Fund	Series 2008	General Long Term Debt	General Fixed Assets	(Memorandum Only)	
Assets						
Cash and Investments						
General Fund - Invested Cash	\$ 198,628	\$ -	\$ -	\$ -	\$ 198,628	
Debt Service Fund						
Interest Account	-	-	-	-	-	
Sinking Account	-	-	-	-	-	
Reserve Account	-	135,556	-	-	135,556	
Revenue Account	-	218,777	-	-	218,777	
Prepayment Account	-	487	-	-	487	
Construction	-	-	-	-	-	
Due from Other Funds						
General Fund	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	
Prepaid Expenses						
Due from Other Governments	-	-	-	-	-	
Market Valuation Adjustments	-	-	-	-	-	
Assessments Receivable						
On-Roll	159,398	1,828,466	-	-	1,987,864	
Off-Roll	77,051	2,588,190	-	-	2,665,240	
Allowance for Uncollectable Assessments	(236,449)	(4,416,656)	-	-	(4,653,105)	
Land	-	-	-	6,317,127	6,317,127	
Improvements Other Than Buildings	-	-	-	2,284,494	2,284,494	
Amount Available in Debt Service Funds	-	-	354,820	-	354,820	
Amount to be Provided by Debt Service Funds	-	-	1,195,180	-	1,195,180	
Total Assets	\$ 198,628	\$ 354,820	\$ 1,550,000	\$ 8,601,621	\$ 10,705,070	

**Buckeye Park Community Development District**  
**Balance Sheet**  
**for the Period Ending January 31, 2025**

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Series 2008	General Long Term Debt	General Fixed Assets	
<b>Liabilities</b>					
<b>Accounts Payable &amp; Payroll Liabilities</b>	-	-	-	-	-
<b>Due to Other Funds</b>					
General Fund	-	-	-	-	-
Debt Service Fund	-	-	-	-	-
<b>Matured Interest Payable</b>	-	-	-	-	-
<b>Matured Bonds Payable</b>	-	-	-	-	-
<b>Deferred Revenue</b>	-	-	-	-	-
<b>Bonds Payable</b>					
Current Portion (Due Within 12 Months)	-	-	65,000	-	65,000
Long Term	-	-	\$1,485,000	-	1,485,000
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,550,000</u>	<u>\$ -</u>	<u>\$ 1,550,000</u>
<b>Fund Equity and Other Credits</b>					
<b>Investment in General Fixed Assets</b>	-	-	-	8,601,621	8,601,621
<b>Fund Balance</b>					
<b>Restricted</b>					
Beginning: October 1, 2024 (Unaudited)	-	229,696	-	-	229,696
Results from Current Operations	-	125,124	-	-	125,124
<b>Unassigned</b>					
Beginning: October 1, 2024 (Unaudited)	155,725	-	-	-	155,725
Results from Current Operations	42,903	-	-	-	42,903
<b>Total Fund Equity and Other Credits</b>	<u>\$ 198,628</u>	<u>\$ 354,820</u>	<u>\$ -</u>	<u>\$ 8,601,621</u>	<u>\$ 9,155,069</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 198,628</u>	<u>\$ 354,820</u>	<u>\$ 1,550,000</u>	<u>\$ 8,601,621</u>	<u>\$ 10,705,070</u>



**Buckeye Park Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2025**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
Interest							
Interest - General Checking	-	-	-	-	-	-	N/A
Special Assessment Revenue							
Special Assessments - On-Roll	342	-	58,067	8,880	67,289	126,683	53%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Bondholder Contribution on behalf of SPE	-	-	-	-	-	-	N/A
Miscellaneous Revenue	-	-	-	-	-	-	N/A
Intragovernmental Transfer In	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 342</b>	<b>\$ -</b>	<b>\$ 58,067</b>	<b>\$ 8,880</b>	<b>\$ 67,289</b>	<b>\$ 126,683</b>	<b>53%</b>
<b>Expenditures and Other Uses</b>							
Legislative							
Board of Supervisor's Fees	-	400	-	-	400	3,000	13%
Executive							
Professional Management	2,083	2,083	2,083	2,083	8,333	25,000	33%
Financial and Administrative							
Audit Services	-	-	-	-	-	5,275	0%
Accounting Services	-	-	-	-	-	-	N/A
Assessment Roll Services	-	-	-	-	-	-	N/A
Arbitrage Rebate Services	-	-	-	-	-	500	0%
Other Contractual Services							
Legal Advertising	-	264	95	-	359	1,000	36%
Trustee Services	-	-	-	-	-	4,032	0%
Dissemination Agent Services	-	1,500	-	-	1,500	1,500	100%
Bond Amortization Schedules	-	100	-	-	100	-	N/A
Property Appraiser Fees	-	-	-	-	-	-	N/A
Bank Service Fees	-	-	-	-	-	250	0%
Communication and Freight Services							
Postage, Freight and Messenger	-	-	32	-	32	300	11%
Computer Services - Website Development	-	-	-	300	300	750	40%

**Buckeye Park Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2025**

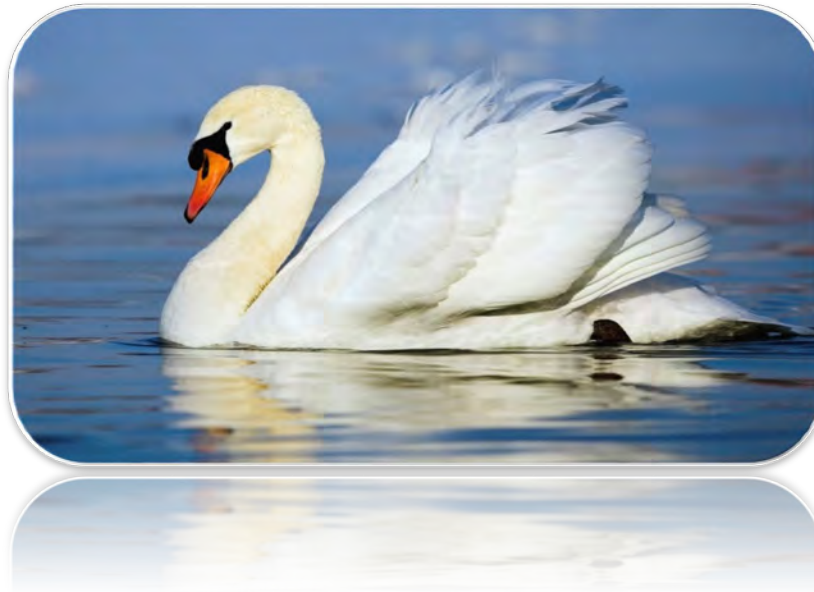
Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Insurance</b>	6,197	-	-	-	6,197	6,700	92%
<b>Subscription &amp; Memberships</b>	-	175	-	-	175	175	100%
<b>Printing &amp; Binding</b>	-	50	-	-	50	50	101%
<b>Rentals &amp; Leases - Meeting Room</b>	-	50	-	-	50	500	10%
<b>Financial-Other Current Charges</b>	-	-	-	-	-	-	N/A
<b>Legal Services</b>							
Legal - General Counsel	-	-	-	390	390	4,500	9%
<b>Other General Government Services</b>							
Engineering Services	-	-	-	-	-	3,000	0%
Contingencies	-	-	-	-	-	-	N/A
Capital Outlay	-	-	-	-	-	-	N/A
<b>Stormwater Management Services</b>							
Repairs & Maintenance							
Aquatic Weed Control	-	-	-	-	-	12,000	0%
<b>Landscaping Services</b>							
Utility Services							
Electric	-	-	-	-	-	-	N/A
Repairs & Maintenance							
Public Area Landscaping	1,625	1,625	1,625	1,625	6,500	19,900	33%
Irrigation System	-	-	-	-	-	-	N/A
Plant Replacement	-	-	-	-	-	-	N/A
Contingencies	-	-	-	-	-	-	N/A
<b>Road and Street Services</b>							
Repairs & Maintenance							
Street Lights	-	-	-	-	-	-	N/A
Pavement & Signage	-	-	-	-	-	500	0%
Repairs and Maintenance	-	-	-	-	-	-	N/A
<b>Parks &amp; Recreation</b>							
Security Patrol	-	-	-	-	-	6,500	0%
<b>Contingencies</b>	-	-	-	-	-	22,963	0%
<b>Other Fees and Charges</b>							
Discounts/Collection Fees	-	-	-	-	-	8,288	0%
<b>Sub-Total:</b>	<b>9,905</b>	<b>6,248</b>	<b>3,835</b>	<b>4,398</b>	<b>24,386</b>	<b>126,683</b>	<b>19%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 9,905</b>	<b>\$ 6,248</b>	<b>\$ 3,835</b>	<b>\$ 4,398</b>	<b>\$ 24,386</b>	<b>\$ 126,683</b>	<b>19%</b>
Net Increase/ (Decrease) in Fund Balance	(9,563)	(6,248)	54,232	4,482	42,903	-	
Fund Balance - Beginning	155,725	146,162	139,914	194,147	155,725	155,725	
<b>Fund Balance - Ending</b>	<b>\$ 146,162</b>	<b>\$ 139,914</b>	<b>\$ 194,147</b>	<b>\$ 198,628</b>	<b>\$ 198,628</b>	<b>\$ 155,725</b>	

**Buckeye Park Community Development District**  
**Debt Service Fund - Series 2008**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2025**

Description	October	November	December	January	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>							
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	N/A
<b>Interest Income</b>							
Revenue Account	366	360	110	389	1,225	-	N/A
Reserve Account	573	545	506	504	2,128	-	N/A
Interest Account	-	-	-	-	-	-	N/A
Prepayment Account	-	-	-	-	-	-	N/A
Sinking Fund Account	-	-	-	-	-	-	-
<b>Special Assessment Revenue</b>							
Special Assessments - On-Roll	530	-	168,966	18,502	187,999	201,000	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	N/A
Special Assessments - Prepayments	-	-	-	-	-	-	N/A
<b>Contributions - Bondholder</b>	-	-	-	-	-	-	N/A
<b>Other Miscellaneous Revenue-Sale of Lots</b>	-	-	-	-	-	-	N/A
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	N/A
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,469</b>	<b>\$ 905</b>	<b>\$ 169,583</b>	<b>\$ 19,395</b>	<b>\$ 191,353</b>	<b>\$ 201,000</b>	<b>N/A</b>
<b>Expenditures and Other Uses</b>							
<b>Financial and Administrative</b>							
Professional Management	-	-	-	-	-	-	N/A
Accounting Services	-	-	-	-	-	-	N/A
<b>Other Contractual Services</b>							
Trustee Services	-	-	-	-	-	-	N/A
Property Appraiser & Tax Coll. Fees	-	-	-	-	-	-	N/A
<b>Insurance</b>	-	-	-	-	-	-	N/A
<b>Legal Services</b>							
General Counsel	-	-	-	-	-	-	N/A
Litigation Counsel	-	-	-	-	-	-	N/A
<b>Other General Government Services</b>							
Engineering Services	-	-	-	-	-	-	N/A
<b>Landscaping Services</b>							
Repairs & Maintenance	-	-	-	-	-	-	N/A
<b>Debt Service</b>							
<b>Principal Debt Service - Mandatory</b>							
Series 2008 Bonds	-	-	-	-	-	65,000	0%
<b>Principal Debt Service - Early Redemptions</b>							
Series 2008 Bonds	-	5,000	-	-	5,000	-	N/A
<b>Interest Expense</b>							
Series 2008 Bonds	-	61,228	-	-	61,228	122,850	50%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	N/A
<b>Fees/Discounts for Early Payment</b>	-	-	-	-	-	13,150	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 66,228</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 66,228</b>	<b>\$ 201,000</b>	<b>N/A</b>
Net Increase/ (Decrease) in Fund Balance	1,469	(65,323)	169,583	19,395	125,124	-	
Fund Balance - Beginning	229,696	231,165	165,842	335,425	229,696	229,696	
<b>Fund Balance - Ending</b>	<b>\$ 231,165</b>	<b>\$ 165,842</b>	<b>\$ 335,425</b>	<b>\$ 354,820</b>	<b>\$ 354,820</b>	<b>\$ 229,696</b>	

# BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS – FEBRUARY 2025

FISCAL YEAR 2025

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**PREPARED BY:**

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

*Buckeye Park Community Development District*

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<i>Debt Service Fund</i> <i>Series 2008</i>	<i>5</i>

*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**Buckeye Park Community Development District**  
**Balance Sheet**  
**for the Period Ending February 28, 2025**

Governmental Funds						
			Account Groups		Totals	
	General Fund	Series 2008	General Long Term Debt	General Fixed Assets	(Memorandum Only)	
Assets						
Cash and Investments						
General Fund - Invested Cash	\$ 196,968	\$ -	\$ -	\$ -	\$ 196,968	
Debt Service Fund						
Interest Account	-	-	-	-	-	
Sinking Account	-	-	-	-	-	
Reserve Account	-	135,556	-	-	135,556	
Revenue Account	-	219,995	-	-	219,995	
Prepayment Account	-	487	-	-	487	
Construction	-	-	-	-	-	
Due from Other Funds						
General Fund	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	
Prepaid Expenses						
Due from Other Governments	-	-	-	-	-	
Market Valuation Adjustments	-	-	-	-	-	
Assessments Receivable						
On-Roll	159,398	1,828,466	-	-	1,987,864	
Off-Roll	77,051	2,588,190	-	-	2,665,240	
Allowance for Uncollectable Assessments	(236,449)	(4,416,656)	-	-	(4,653,105)	
Land	-	-	-	6,317,127	6,317,127	
Improvements Other Than Buildings	-	-	-	2,284,494	2,284,494	
Amount Available in Debt Service Funds	-	-	356,037	-	356,037	
Amount to be Provided by Debt Service Funds	-	-	1,193,963	-	1,193,963	
Total Assets	\$ 196,968	\$ 356,037	\$ 1,550,000	\$ 8,601,621	\$ 10,704,626	

**Buckeye Park Community Development District**  
**Balance Sheet**  
**for the Period Ending February 28, 2025**

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Series 2008	General Long Term Debt	General Fixed Assets	
<b>Liabilities</b>					
<b>Accounts Payable &amp; Payroll Liabilities</b>	-	-	-	-	-
<b>Due to Other Funds</b>					
General Fund	-	-	-	-	-
Debt Service Fund	-	-	-	-	-
<b>Matured Interest Payable</b>	-	-	-	-	-
<b>Matured Bonds Payable</b>	-	-	-	-	-
<b>Deferred Revenue</b>	-	-	-	-	-
<b>Bonds Payable</b>					
Current Portion (Due Within 12 Months)	-	-	65,000	-	65,000
Long Term	-	-	\$1,485,000	-	1,485,000
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,550,000</u>	<u>\$ -</u>	<u>\$ 1,550,000</u>
<b>Fund Equity and Other Credits</b>					
<b>Investment in General Fixed Assets</b>	-	-	-	8,601,621	8,601,621
<b>Fund Balance</b>					
<b>Restricted</b>					
Beginning: October 1, 2024 (Unaudited)	-	229,696	-	-	229,696
Results from Current Operations	-	126,342	-	-	126,342
<b>Unassigned</b>					
Beginning: October 1, 2024 (Unaudited)	155,725	-	-	-	155,725
Results from Current Operations	41,242	-	-	-	41,242
<b>Total Fund Equity and Other Credits</b>	<u>\$ 196,968</u>	<u>\$ 356,037</u>	<u>\$ -</u>	<u>\$ 8,601,621</u>	<u>\$ 9,154,626</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 196,968</u>	<u>\$ 356,037</u>	<u>\$ 1,550,000</u>	<u>\$ 8,601,621</u>	<u>\$ 10,704,626</u>

**Buckeye Park Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest</b>								
Interest - General Checking	-	-	-	-	-	-	-	0%
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	342	-	58,067	8,880	2,630	69,920	126,683	55%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	0%
<b>Bondholder Contribution on behalf of SPE</b>	-	-	-	-	-	-	-	0%
<b>Miscellaneous Revenue</b>	-	-	-	-	-	-	-	0%
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 342</b>	<b>\$ -</b>	<b>\$ 58,067</b>	<b>\$ 8,880</b>	<b>\$ 2,630</b>	<b>\$ 69,920</b>	<b>\$ 126,683</b>	<b>55%</b>
<b>Expenditures and Other Uses</b>								
<b>Legislative</b>								
Board of Supervisor's Fees	-	400	-	-	400	800	3,000	27%
<b>Executive</b>								
Professional Management	2,083	2,083	2,083	2,083	2,083	10,417	25,000	42%
<b>Financial and Administrative</b>								
Audit Services	-	-	-	-	-	-	5,275	0%
Accounting Services	-	-	-	-	-	-	-	0%
Assessment Roll Services	-	-	-	-	-	-	-	0%
Arbitrage Rebate Services	-	-	-	-	-	-	500	0%
<b>Other Contractual Services</b>								
Legal Advertising	-	264	95	-	-	359	1,000	36%
Trustee Services	-	-	-	-	-	-	4,032	0%
Dissemination Agent Services	-	1,500	-	-	-	1,500	1,500	100%
Bond Amortization Schedules	-	100	-	-	-	100	-	0%
Property Appraiser Fees	-	-	-	-	-	-	-	0%
Bank Service Fees	-	-	-	-	-	-	250	0%
<b>Communication and Freight Services</b>								
Postage, Freight and Messenger	-	-	32	-	22	54	300	18%
Computer Services - Website Development	-	-	-	300	-	300	750	40%



**Buckeye Park Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through February 28, 2025**

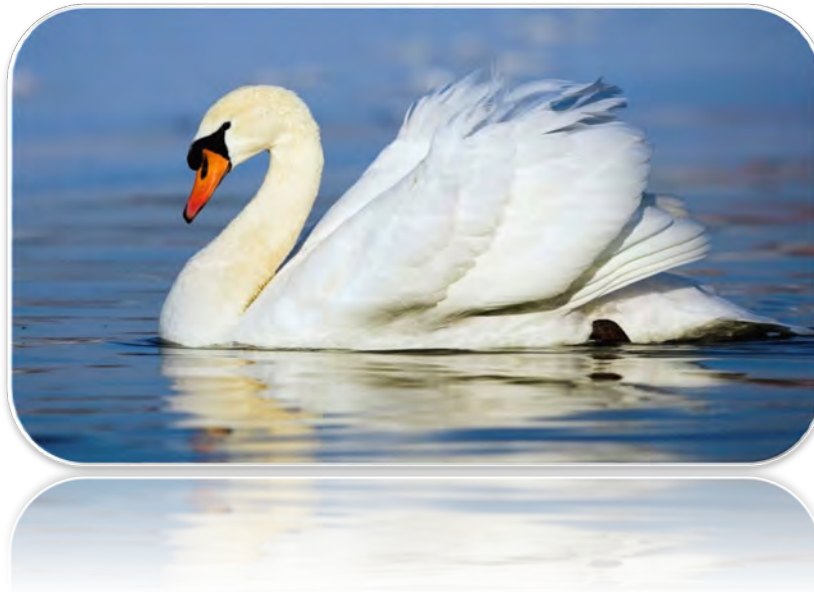
Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Insurance</b>	6,197	-	-	-	-	6,197	6,700	92%
<b>Subscription &amp; Memberships</b>	-	175	-	-	-	175	175	100%
<b>Printing &amp; Binding</b>	-	50	-	-	-	50	50	101%
<b>Rentals &amp; Leases - Meeting Room</b>	-	50	-	-	161	211	500	42%
<b>Financial-Other Current Charges</b>	-	-	-	-	-	-	-	0%
<b>Legal Services</b>								
Legal - General Counsel	-	-	-	390	-	390	4,500	9%
<b>Other General Government Services</b>								
Engineering Services	-	-	-	-	-	-	3,000	0%
Contingencies	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	0%
<b>Stormwater Management Services</b>								
Repairs & Maintenance								
Aquatic Weed Control	-	-	-	-	-	-	12,000	0%
<b>Landscaping Services</b>								
Utility Services								
Electric	-	-	-	-	-	-	-	0%
Repairs & Maintenance								
Public Area Landscaping	1,625	1,625	1,625	1,625	1,625	8,125	19,900	41%
Irrigation System	-	-	-	-	-	-	-	0%
Plant Replacement	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	0%
<b>Road and Street Services</b>								
Repairs & Maintenance								
Street Lights	-	-	-	-	-	-	-	0%
Pavement & Signage	-	-	-	-	-	-	500	0%
Repairs and Maintenance	-	-	-	-	-	-	-	0%
<b>Parks &amp; Recreation</b>								
Security Patrol	-	-	-	-	-	-	6,500	0%
<b>Contingencies</b>	-	-	-	-	-	-	22,963	0%
<b>Other Fees and Charges</b>								
Discounts/Collection Fees	-	-	-	-	-	-	8,288	0%
<b>Sub-Total:</b>	<b>9,905</b>	<b>6,248</b>	<b>3,835</b>	<b>4,398</b>	<b>4,291</b>	<b>28,677</b>	<b>126,683</b>	<b>23%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 9,905</b>	<b>\$ 6,248</b>	<b>\$ 3,835</b>	<b>\$ 4,398</b>	<b>\$ 4,291</b>	<b>\$ 28,677</b>	<b>\$ 126,683</b>	<b>23%</b>
Net Increase/ (Decrease) in Fund Balance	(9,563)	(6,248)	54,232	4,482	(1,661)	41,242	-	
Fund Balance - Beginning	155,725	146,162	139,914	194,147	198,628	155,725	155,725	
<b>Fund Balance - Ending</b>	<b>\$ 146,162</b>	<b>\$ 139,914</b>	<b>\$ 194,147</b>	<b>\$ 198,628</b>	<b>\$ 196,968</b>	<b>\$ 196,968</b>	<b>\$ 155,725</b>	

Buckeye Park Community Development District  
Debt Service Fund - Series 2008  
Statement of Revenues, Expenditures and Changes in Fund Balance  
Through February 28, 2025

Description	October	November	December	January	February	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>								
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>								
Revenue Account	366	360	110	389	729	1,954	-	0%
Reserve Account	573	545	506	504	489	2,617	-	0%
Interest Account	-	-	-	-	-	-	-	0%
Prepayment Account	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	0%
<b>Special Assessment Revenue</b>								
Special Assessments - On-Roll	530	-	168,966	18,502	-	187,999	201,000	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	0%
<b>Contributions - Bondholder</b>								
Other Miscellaneous Revenue-Sale of Lots	-	-	-	-	-	-	-	0%
Intragovernmental Transfer In	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,469</b>	<b>\$ 905</b>	<b>\$ 169,583</b>	<b>\$ 19,395</b>	<b>\$ 1,217</b>	<b>\$ 192,570</b>	<b>\$ 201,000</b>	<b>96%</b>
<b>Expenditures and Other Uses</b>								
<b>Financial and Administrative</b>								
Professional Management	-	-	-	-	-	-	-	0%
Accounting Services	-	-	-	-	-	-	-	0%
<b>Other Contractual Services</b>								
Trustee Services	-	-	-	-	-	-	-	0%
Property Appraiser & Tax Coll. Fees	-	-	-	-	-	-	-	0%
<b>Insurance</b>								
<b>Legal Services</b>								
General Counsel	-	-	-	-	-	-	-	0%
Litigation Counsel	-	-	-	-	-	-	-	0%
<b>Other General Government Services</b>								
Engineering Services	-	-	-	-	-	-	-	0%
<b>Landscaping Services</b>								
Repairs & Maintenance	-	-	-	-	-	-	-	0%
<b>Debt Service</b>								
<b>Principal Debt Service - Mandatory</b>								
Series 2008 Bonds	-	-	-	-	-	-	65,000	0%
<b>Principal Debt Service - Early Redemptions</b>								
Series 2008 Bonds	-	5,000	-	-	-	5,000	-	0%
<b>Interest Expense</b>								
Series 2008 Bonds	-	61,228	-	-	-	61,228	122,850	50%
<b>Operating Transfers Out (To Other Funds)</b>								
Fees/Discounts for Early Payment	-	-	-	-	-	-	13,150	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 66,228</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 66,228</b>	<b>\$ 201,000</b>	<b>33%</b>
Net Increase/ (Decrease) in Fund Balance	1,469	(65,323)	169,583	19,395	1,217	126,342	-	
Fund Balance - Beginning	229,696	231,165	165,842	335,425	354,820	229,696	229,696	
<b>Fund Balance - Ending</b>	<b>\$ 231,165</b>	<b>\$ 165,842</b>	<b>\$ 335,425</b>	<b>\$ 354,820</b>	<b>\$ 356,037</b>	<b>\$ 356,037</b>	<b>\$ 229,696</b>	

# BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS – MARCH 2025

FISCAL YEAR 2025

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**PREPARED BY:**

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto: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 March 31, 2025**

Governmental Funds						
			Account Groups		Totals	
	General Fund	Series 2008	General Long Term Debt	General Fixed Assets	(Memorandum Only)	
Assets						
Cash and Investments						
General Fund - Invested Cash	\$ 193,259	\$ -	\$ -	\$ -	\$ 193,259	
Debt Service Fund						
Interest Account	-	-	-	-	-	
Sinking Account	-	-	-	-	-	
Reserve Account	-	135,098	-	-	135,098	
Revenue Account	-	221,153	-	-	221,153	
Prepayment Account	-	945	-	-	945	
Construction	-	-	-	-	-	
Due from Other Funds						
General Fund	-	-	-	-	-	
Debt Service Fund(s)	-	-	-	-	-	
Prepaid Expenses						
Due from Other Governments	-	-	-	-	-	
Market Valuation Adjustments	-	-	-	-	-	
Assessments Receivable						
On-Roll	159,398	1,828,466	-	-	1,987,864	
Off-Roll	77,051	2,588,190	-	-	2,665,240	
Allowance for Uncollectable Assessments	(236,449)	(4,416,656)	-	-	(4,653,105)	
Land	-	-	-	6,317,127	6,317,127	
Improvements Other Than Buildings	-	-	-	2,108,696	2,108,696	
Amount Available in Debt Service Funds	-	-	357,195	-	357,195	
Amount to be Provided by Debt Service Funds	-	-	1,192,805	-	1,192,805	
Total Assets	\$ 193,259	\$ 357,195	\$ 1,550,000	\$ 8,425,823	\$ 10,526,278	

**Buckeye Park Community Development District**  
**Balance Sheet**  
**for the Period Ending March 31, 2025**

	Governmental Funds		Account Groups		Totals (Memorandum Only)
	General Fund	Series 2008	General Long Term Debt	General Fixed Assets	
<b>Liabilities</b>					
<b>Accounts Payable &amp; Payroll Liabilities</b>	-	-	-	-	-
<b>Due to Other Funds</b>					
General Fund	-	-	-	-	-
Debt Service Fund	-	-	-	-	-
<b>Matured Interest Payable</b>	-	-	-	-	-
<b>Matured Bonds Payable</b>	-	-	-	-	-
<b>Deferred Revenue</b>	-	-	-	-	-
<b>Bonds Payable</b>					
Current Portion (Due Within 12 Months)	-	-	65,000	-	65,000
Long Term	-	-	\$1,485,000	-	1,485,000
<b>Total Liabilities</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 1,550,000</u>	<u>\$ -</u>	<u>\$ 1,550,000</u>
<b>Fund Equity and Other Credits</b>					
<b>Investment in General Fixed Assets</b>	-	-	-	8,425,823	8,425,823
<b>Fund Balance</b>					
<b>Restricted</b>					
Beginning: October 1, 2024 (Unaudited)	-	229,696	-	-	229,696
Results from Current Operations	-	127,500	-	-	127,500
<b>Unassigned</b>					
Beginning: October 1, 2024 (Unaudited)	155,725	-	-	-	155,725
Results from Current Operations	37,534	-	-	-	37,534
<b>Total Fund Equity and Other Credits</b>	<u>\$ 193,259</u>	<u>\$ 357,195</u>	<u>\$ -</u>	<u>\$ 8,425,823</u>	<u>\$ 8,976,278</u>
<b>Total Liabilities, Fund Equity and Other Credits</b>	<u>\$ 193,259</u>	<u>\$ 357,195</u>	<u>\$ 1,550,000</u>	<u>\$ 8,425,823</u>	<u>\$ 10,526,278</u>

**Buckeye Park Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
Carryforward	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest</b>									
Interest - General Checking	-	-	-	-	-	-	-	-	0%
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	342	-	58,067	8,880	2,630	-	69,920	126,683	55%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	0%
<b>Other Fees and Charges</b>									
Discounts/Collection Fees	-	-	-	-	-	-	-	(8,288)	0%
<b>Bondholder Contribution on behalf of SPE</b>	-	-	-	-	-	-	-	-	0%
<b>Miscellaneous Revenue</b>	-	-	-	-	-	-	-	-	0%
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 342</b>	<b>\$ -</b>	<b>\$ 58,067</b>	<b>\$ 8,880</b>	<b>\$ 2,630</b>	<b>\$ -</b>	<b>\$ 69,920</b>	<b>\$ 118,395</b>	<b>59%</b>
<b>Expenditures and Other Uses</b>									
<b>Legislative</b>									
Board of Supervisor's Fees	-	400	-	-	400	-	800	3,000	27%
<b>Executive</b>									
Professional Management	2,083	2,083	2,083	2,083	2,083	2,083	12,500	25,000	50%
<b>Financial and Administrative</b>									
Audit Services	-	-	-	-	-	-	-	5,275	0%
Accounting Services	-	-	-	-	-	-	-	-	0%
Assessment Roll Services	-	-	-	-	-	-	-	-	0%
Arbitrage Rebate Services	-	-	-	-	-	-	-	500	0%
<b>Other Contractual Services</b>									
Legal Advertising	-	264	95	-	-	-	359	1,000	36%
Trustee Services	-	-	-	-	-	-	-	4,032	0%
Dissemination Agent Services	-	1,500	-	-	-	-	1,500	1,500	100%
Bond Amortization Schedules	-	100	-	-	-	-	100	-	0%
Property Appraiser Fees	-	-	-	-	-	-	-	-	0%
Bank Service Fees	-	-	-	-	-	-	-	250	0%
<b>Communication and Freight Services</b>									
Postage, Freight and Messenger	-	-	32	-	22	-	54	300	18%
Computer Services - Website Development	-	-	-	300	-	-	300	750	40%

**Buckeye Park Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
Insurance	6,197	-	-	-	-	-	6,197	6,700	92%
Subscription & Memberships	-	175	-	-	-	-	175	175	100%
Printing & Binding	-	50	-	-	-	-	50	50	101%
Rentals & Leases - Meeting Room	-	50	-	-	161	-	211	500	42%
Financial-Other Current Charges	-	-	-	-	-	-	-	-	0%
<b>Legal Services</b>									
Legal - General Counsel	-	-	-	390	-	-	390	4,500	9%
<b>Other General Government Services</b>									
Engineering Services	-	-	-	-	-	-	-	3,000	0%
Contingencies	-	-	-	-	-	-	-	-	0%
Capital Outlay	-	-	-	-	-	-	-	-	0%
<b>Stormwater Management Services</b>									
Repairs & Maintenance									
Aquatic Weed Control	-	-	-	-	-	-	-	12,000	0%
<b>Landscaping Services</b>									
Utility Services									
Electric	-	-	-	-	-	-	-	-	0%
Repairs & Maintenance									
Public Area Landscaping	1,625	1,625	1,625	1,625	1,625	1,625	9,750	19,900	49%
Irrigation System	-	-	-	-	-	-	-	-	0%
Plant Replacement	-	-	-	-	-	-	-	-	0%
Contingencies	-	-	-	-	-	-	-	-	0%
<b>Road and Street Services</b>									
Repairs & Maintenance									
Street Lights	-	-	-	-	-	-	-	-	0%
Pavement & Signage	-	-	-	-	-	-	-	500	0%
Repairs and Maintenance	-	-	-	-	-	-	-	-	0%
<b>Parks &amp; Recreation</b>									
Security Patrol	-	-	-	-	-	-	-	6,500	0%
<b>Contingencies</b>	-	-	-	-	-	-	-	22,963	0%
<b>Sub-Total:</b>	<b>9,905</b>	<b>6,248</b>	<b>3,835</b>	<b>4,398</b>	<b>4,291</b>	<b>3,708</b>	<b>32,386</b>	<b>118,395</b>	<b>27%</b>
<b>Total Expenditures and Other Uses:</b>	<b>\$ 9,905</b>	<b>\$ 6,248</b>	<b>\$ 3,835</b>	<b>\$ 4,398</b>	<b>\$ 4,291</b>	<b>\$ 3,708</b>	<b>\$ 32,386</b>	<b>\$ 118,395</b>	<b>27%</b>
Net Increase/ (Decrease) in Fund Balance	(9,563)	(6,248)	54,232	4,482	(1,661)	(3,708)	37,534	-	
Fund Balance - Beginning	155,725	146,162	139,914	194,147	198,628	196,968	155,725	155,725	
<b>Fund Balance - Ending</b>	<b>\$ 146,162</b>	<b>\$ 139,914</b>	<b>\$ 194,147</b>	<b>\$ 198,628</b>	<b>\$ 196,968</b>	<b>\$ 193,259</b>	<b>\$ 193,259</b>	<b>\$ 155,725</b>	

Prepared by:  
**JWARD and Associates, LLC**



**Buckeye Park Community Development District**  
**Debt Service Fund - Series 2008**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through March 31, 2025**

Description	October	November	December	January	February	March	Year to Date	Total Annual Budget	% of Budget
<b>Revenue and Other Sources</b>									
<b>Carryforward</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0%
<b>Interest Income</b>									
Revenue Account	366	360	110	389	729	716	2,670	-	0%
Reserve Account	573	545	506	504	489	442	3,059	-	0%
Interest Account	-	-	-	-	-	-	-	-	0%
Prepayment Account	-	-	-	-	-	-	-	-	0%
Sinking Fund Account	-	-	-	-	-	-	-	-	0%
<b>Special Assessment Revenue</b>									
Special Assessments - On-Roll	530	-	168,966	18,502	-	-	187,999	201,000	94%
Special Assessments - Off-Roll	-	-	-	-	-	-	-	-	0%
Special Assessments - Prepayments	-	-	-	-	-	-	-	-	0%
<b>Fees/Discounts for Early Payment</b>	-	-	-	-	-	-	-	(13,150)	0%
<b>Contributions - Bondholder</b>	-	-	-	-	-	-	-	-	0%
<b>Other Miscellaneous Revenue-Sale of Lots</b>	-	-	-	-	-	-	-	-	0%
<b>Intragovernmental Transfer In</b>	-	-	-	-	-	-	-	-	0%
<b>Total Revenue and Other Sources:</b>	<b>\$ 1,469</b>	<b>\$ 905</b>	<b>\$ 169,583</b>	<b>\$ 19,395</b>	<b>\$ 1,217</b>	<b>\$ 1,158</b>	<b>\$ 193,728</b>	<b>\$ 187,850</b>	<b>103%</b>
<b>Expenditures and Other Uses</b>									
<b>Financial and Administrative</b>									
Professional Management	-	-	-	-	-	-	-	-	0%
Accounting Services	-	-	-	-	-	-	-	-	0%
<b>Other Contractual Services</b>									
Trustee Services	-	-	-	-	-	-	-	-	0%
Property Appraiser & Tax Coll. Fees	-	-	-	-	-	-	-	-	0%
<b>Insurance</b>	-	-	-	-	-	-	-	-	0%
<b>Legal Services</b>									
General Counsel	-	-	-	-	-	-	-	-	0%
Litigation Counsel	-	-	-	-	-	-	-	-	0%
<b>Other General Government Services</b>									
Engineering Services	-	-	-	-	-	-	-	-	0%
<b>Landscaping Services</b>									
Repairs & Maintenance	-	-	-	-	-	-	-	-	0%
<b>Debt Service</b>									
<b>Principal Debt Service - Mandatory</b>									
Series 2008 Bonds	-	-	-	-	-	-	-	65,000	0%
<b>Principal Debt Service - Early Redemptions</b>									
Series 2008 Bonds	-	5,000	-	-	-	-	5,000	-	0%
<b>Interest Expense</b>									
Series 2008 Bonds	-	61,228	-	-	-	-	61,228	122,850	50%
<b>Operating Transfers Out (To Other Funds)</b>	-	-	-	-	-	-	-	-	0%
<b>Total Expenditures and Other Uses:</b>	<b>\$ -</b>	<b>\$ 66,228</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 66,228</b>	<b>\$ 187,850</b>	<b>35%</b>
Net Increase/ (Decrease) in Fund Balance	1,469	(65,323)	169,583	19,395	1,217	1,158	127,500	-	
Fund Balance - Beginning	229,696	231,165	165,842	335,425	354,820	356,037	229,696	229,696	
<b>Fund Balance - Ending</b>	<b>\$ 231,165</b>	<b>\$ 165,842</b>	<b>\$ 335,425</b>	<b>\$ 354,820</b>	<b>\$ 356,037</b>	<b>\$ 357,195</b>	<b>\$ 357,195</b>	<b>\$ 229,696</b>	