

# **Buckhead Trails Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
September 30, 2023

Prepared by:



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**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of September 30, 2023

*(In Whole Numbers)*

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2022 DEBT SERVICE FUND</u>	<u>SERIES 2022 CAPITAL PROJECTS FUND</u>	<u>GENERAL FIXED ASSETS FUND</u>	<u>GENERAL LONG-TERM DEBT FUND</u>	<u>TOTAL</u>
<b><u>ASSETS</u></b>						
Cash - Operating Account	\$ 1,871	\$ -	\$ -	\$ -	\$ -	\$ 1,871
Due From Other Funds	251,449	-	-	-	-	251,449
Investments:						
Acq. & Construction - Amenity	-	-	1,197,746	-	-	1,197,746
Acquisition & Construction Account	-	-	3,421,702	-	-	3,421,702
Interest Account	-	133	-	-	-	133
Reserve Fund	-	871,128	-	-	-	871,128
Revenue Fund	-	20,537	-	-	-	20,537
Sinking fund	-	64	-	-	-	64
Prepaid Insurance	5,200	-	-	-	-	5,200
Fixed Assets						
Construction Work In Process	-	-	-	1,500	-	1,500
Amount To Be Provided	-	-	-	-	12,530,000	12,530,000
<b>TOTAL ASSETS</b>	<b>\$ 258,520</b>	<b>\$ 891,862</b>	<b>\$ 4,619,448</b>	<b>\$ 1,500</b>	<b>\$ 12,530,000</b>	<b>\$ 18,301,330</b>
<b><u>LIABILITIES</u></b>						
Accounts Payable	\$ 19,447	\$ -	\$ -	\$ -	\$ -	\$ 19,447
Bonds Payable	-	-	-	-	12,530,000	12,530,000
Due To Other Funds	-	247,550	3,899	-	-	251,449
<b>TOTAL LIABILITIES</b>	<b>19,447</b>	<b>247,550</b>	<b>3,899</b>	<b>-</b>	<b>12,530,000</b>	<b>12,800,896</b>

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of September 30, 2023

*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>SERIES 2022 DEBT SERVICE FUND</b>	<b>SERIES 2022 CAPITAL PROJECTS FUND</b>	<b>GENERAL FIXED ASSETS FUND</b>	<b>GENERAL LONG-TERM DEBT FUND</b>	<b>TOTAL</b>
<b><u>FUND BALANCES</u></b>						
Nonspendable:						
Prepaid Insurance	5,200	-	-	-	-	5,200
Restricted for:						
Debt Service	-	644,312	-	-	-	644,312
Capital Projects	-	-	4,615,549	-	-	4,615,549
Unassigned:	233,873	-	-	1,500	-	235,373
<b>TOTAL FUND BALANCES</b>	<b>239,073</b>	<b>644,312</b>	<b>4,615,549</b>	<b>1,500</b>	<b>-</b>	<b>5,500,434</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 258,520</b>	<b>\$ 891,862</b>	<b>\$ 4,619,448</b>	<b>\$ 1,500</b>	<b>\$ 12,530,000</b>	<b>\$ 18,301,330</b>

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 1	\$ 1	0.00%
Special Assmnts- Tax Collector	491,424	-	(491,424)	0.00%
Special Assmnts- CDD Collected	-	318,044	318,044	0.00%
Developer Contribution	-	36,095	36,095	0.00%
<b>TOTAL REVENUES</b>	<b>491,424</b>	<b>354,140</b>	<b>(137,284)</b>	<b>72.06%</b>
<b>EXPENDITURES</b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	5,000	7,000	41.67%
ProfServ-Recording Secretary	-	200	(200)	0.00%
ProfServ-Trustee Fees	8,400	4,506	3,894	53.64%
Disclosure Report	5,000	-	5,000	0.00%
District Counsel	10,000	11,552	(1,552)	115.52%
District Engineer	4,500	-	4,500	0.00%
Administrative Services	-	375	(375)	0.00%
District Manager	45,000	34,306	10,694	76.24%
ProfServ-Expansion Services	-	22,500	(22,500)	0.00%
Accounting Services	-	10,000	(10,000)	0.00%
Auditing Services	6,900	-	6,900	0.00%
Website Compliance	1,500	1,500	-	100.00%
Email Hosting Vendor	300	-	300	0.00%
Postage	500	38	462	7.60%
Insurance - General Liability	3,602	-	3,602	0.00%
Public Officials Insurance	2,935	-	2,935	0.00%
Insurance -Property & Casualty	20,412	-	20,412	0.00%
Legal Advertising	2,200	1,977	223	89.86%
Bank Fees	250	105	145	42.00%
Financial & Revenue Collections	-	150	(150)	0.00%
Website Administration	1,500	1,896	(396)	126.40%
Mileage Reimbursement	-	230	(230)	0.00%
Dues, Licenses, Subscriptions	175	770	(595)	440.00%
<b>Total Administration</b>	<b>125,174</b>	<b>95,105</b>	<b>30,069</b>	<b>75.98%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	95,000	-	95,000	0.00%
<b>Total Electric Utility Services</b>	<b>95,000</b>	<b>-</b>	<b>95,000</b>	<b>0.00%</b>

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Water Utility Services</u></b>				
Utility - Water	5,000	-	5,000	0.00%
<b>Total Water Utility Services</b>	<b>5,000</b>	<b>-</b>	<b>5,000</b>	<b>0.00%</b>
<b><u>Garbage/Solid Waste Services</u></b>				
Garbage Collection	4,200	-	4,200	0.00%
<b>Total Garbage/Solid Waste Services</b>	<b>4,200</b>	<b>-</b>	<b>4,200</b>	<b>0.00%</b>
<b><u>Other Physical Environment</u></b>				
ProfServ-Swim Pool Commiss	15,000	-	15,000	0.00%
Waterway Management	11,000	-	11,000	0.00%
Field Services	12,000	-	12,000	0.00%
Midge Fly Treatment	1,500	-	1,500	0.00%
Amenity Center Cleaning & Supplies	6,050	-	6,050	0.00%
Amenity Center Pest Control	6,500	-	6,500	0.00%
Waterway Fish Stocking	2,500	-	2,500	0.00%
R&M-Facility	15,000	-	15,000	0.00%
R&M-Plant Replacement	10,000	-	10,000	0.00%
R&M-Ponds	5,000	-	5,000	0.00%
R&M-Pools	2,500	-	2,500	0.00%
R&M-Monument, Entrance & Wall	5,000	-	5,000	0.00%
Landscape - Mulch	25,000	-	25,000	0.00%
Landscape Maintenance	135,000	-	135,000	0.00%
Miscellaneous Maintenance	5,000	-	5,000	0.00%
Irrigation Maintenance	5,000	-	5,000	0.00%
<b>Total Other Physical Environment</b>	<b>262,050</b>	<b>-</b>	<b>262,050</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>491,424</b>	<b>95,105</b>	<b>396,319</b>	<b>19.35%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	259,035	259,035	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(19,962)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 239,073</b>		

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
Series 2022 Debt Service Fund (200)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 37,295	\$ 37,295	0.00%
Special Assmnts- CDD Collected	-	259,059	259,059	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>296,354</b>	<b>296,354</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	-	175,000	(175,000)	0.00%
Interest Expense	-	542,616	(542,616)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>717,616</b>	<b>(717,616)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>717,616</b>	<b>(717,616)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(421,262)	(421,262)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>1,065,574</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 644,312</b>		

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
Series 2022 Capital Projects Fund (300)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
Interest - Investments	\$ -	\$ 333,315	\$ 333,315	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>333,315</b>	<b>333,315</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>Construction In Progress</b>				
Construction in Progress	-	6,759,083	(6,759,083)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>6,759,083</b>	<b>(6,759,083)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>6,759,083</b>	<b>(6,759,083)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(6,425,768)	(6,425,768)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>11,041,317</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 4,615,549</u></b>		

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2023  
General Fixed Assets Fund (900)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b>REVENUES</b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>1,500</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,500</b>		



# BUCKHEAD TRAILS CDD

Bank Reconciliation

Bank Account No. 2256 TRUIST - GF Operating  
 Statement No. 09\_23  
 Statement Date 9/30/2023

<b>G/L Balance (LCY)</b>	1,870.93	<b>Statement Balance</b>	1,932.18
<b>G/L Balance</b>	1,870.93	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>		
<b>Subtotal</b>	1,870.93	<b>Subtotal</b>	1,932.18
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	61.25
	<hr/>	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	1,870.93	<b>Ending Balance</b>	1,870.93
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
8/17/2023	Payment	1043	RYAN MOTKO	200.00	200.00	0.00
9/8/2023	Payment	1047	ALBERTO VIERA	200.00	200.00	0.00
9/8/2023	Payment	1048	AUSTIN BERNS	200.00	200.00	0.00
9/8/2023	Payment	1049	CARLOS DE LA OSSA	200.00	200.00	0.00
9/8/2023	Payment	1050	NICHOLAS J. DISTER	200.00	200.00	0.00
9/8/2023	Payment	1051	RYAN MOTKO	200.00	200.00	0.00
9/8/2023	Payment	1052	STRALEY ROBIN VERICKER	1,721.45	1,721.45	0.00
9/14/2023	Payment	1053	U.S. BANK	250.00	250.00	0.00
9/21/2023	Payment	1054	U.S. BANK	4,256.13	4,256.13	0.00
Total Checks				7,427.58	7,427.58	0.00
<b>Deposits</b>						
9/18/2023		JE000194	CK#1042### - Developer Funding	G/L 4,922.30	4,922.30	0.00
9/30/2023		JE000195	Interest Earned	G/L 0.01	0.01	0.00
Total Deposits				4,922.31	4,922.31	0.00
<b>Outstanding Checks</b>						
9/28/2023	Payment	1055	BUSINESS OBSERVER	61.25	0.00	61.25
<b>Total Outstanding Checks.....</b>				<b>61.25</b>		<b>61.25</b>