

Buckhead Trails Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2024

Prepared by:



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BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
ASSETS						
Cash - Operating Account	\$ 24,231	\$ -	\$ -	\$ -	\$ -	\$ 24,231
Due From Developer	21,120	-	-	-	-	21,120
Due From Other Funds	499,357	-	-	-	-	499,357
Investments:						
Acq. & Construction - Amenity	-	-	1,217,717	-	-	1,217,717
Acquisition & Construction Account	-	-	1,298,569	-	-	1,298,569
Interest Account	-	1	-	-	-	1
Reserve Fund	-	871,128	-	-	-	871,128
Revenue Fund	-	55,914	-	-	-	55,914
Sinking fund	-	66	-	-	-	66
Fixed Assets						
Construction Work In Process	-	-	-	1,500	-	1,500
Amount To Be Provided	-	-	-	-	12,530,000	12,530,000
TOTAL ASSETS	\$ 544,708	\$ 927,109	\$ 2,516,286	\$ 1,500	\$ 12,530,000	\$ 16,519,603
LIABILITIES						
Accounts Payable	\$ 1,648	\$ -	\$ -	\$ -	\$ -	\$ 1,648
Accrued Expenses	1,158	-	-	-	-	1,158
Contracts Payable	-	-	585,672	-	-	585,672
Bonds Payable	-	-	-	-	12,530,000	12,530,000
Due To Other Funds	-	495,458	3,899	-	-	499,357
Deferred Inflow of Resources	21,120	-	-	-	-	21,120
TOTAL LIABILITIES	23,926	495,458	589,571	-	12,530,000	13,638,955

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	431,651	-	-	-	431,651
Capital Projects	-	-	1,926,715	-	-	1,926,715
Unassigned:	520,782	-	-	1,500	-	522,282
TOTAL FUND BALANCES	520,782	431,651	1,926,715	1,500	-	2,880,648
TOTAL LIABILITIES & FUND BALANCES	\$ 544,708	\$ 927,109	\$ 2,516,286	\$ 1,500	\$ 12,530,000	\$ 16,519,603

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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
<u>REVENUES</u>				
Special Assmnts- CDD Collected	\$ 201,125	\$ 293,852	\$ 92,727	146.10%
Developer Contribution	-	21,245	21,245	0.00%
TOTAL REVENUES	201,125	315,097	113,972	156.67%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	2,000	1,000	66.67%
ProfServ-Administrative	4,500	1,500	3,000	33.33%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	933	3,267	22.21%
ProfServ-Info Technology	600	50	550	8.33%
ProfServ-Recording Secretary	2,400	600	1,800	25.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	15,000	4,314	10,686	28.76%
District Engineer	9,500	-	9,500	0.00%
District Manager	25,000	9,267	15,733	37.07%
Accounting Services	9,000	7,300	1,700	81.11%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage	500	16	484	3.20%
Rentals & Leases	600	50	550	8.33%
Public Officials Insurance	5,000	2,340	2,660	46.80%
Legal Advertising	3,500	199	3,301	5.69%
Miscellaneous Services	250	-	250	0.00%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	500	700	41.67%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	301	(126)	172.00%
Total Administration	113,225	29,370	83,855	25.94%
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Aquatic Control	38,000	-	38,000	0.00%
Contracts-Pond Maintenance	25,000	-	25,000	0.00%
Contracts-Trash & Debris Removal	9,000	-	9,000	0.00%
Insurance - General Liability	5,000	2,860	2,140	57.20%
Total Other Physical Environment	83,400	2,860	80,540	3.43%

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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
<u>Contingency</u>				
Misc-Contingency	4,500	-	4,500	0.00%
Total Contingency	4,500	-	4,500	0.00%
TOTAL EXPENDITURES	201,125	32,230	168,895	16.02%
Excess (deficiency) of revenues Over (under) expenditures	-	282,867	282,867	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		237,915		
FUND BALANCE, ENDING		<u>\$ 520,782</u>		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 15,074	\$ 15,074	0.00%
Special Assmnts- CDD Collected	867,563	118,184	(749,379)	13.62%
TOTAL REVENUES	867,563	133,258	(734,305)	15.36%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	180,000	-	180,000	0.00%
Interest Expense	687,563	345,919	341,644	50.31%
Total Debt Service	867,563	345,919	521,644	39.87%
TOTAL EXPENDITURES	867,563	345,919	521,644	39.87%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(212,661)	(212,661)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		644,312		
FUND BALANCE, ENDING		\$ 431,651		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 60,668	\$ 60,668	0.00%
TOTAL REVENUES	-	60,668	60,668	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	2,163,830	(2,163,830)	0.00%
Total Construction In Progress	-	2,163,830	(2,163,830)	0.00%
TOTAL EXPENDITURES	-	2,163,830	(2,163,830)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,103,162)	(2,103,162)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		4,029,877		
FUND BALANCE, ENDING		\$ 1,926,715		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2024
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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,500		
FUND BALANCE, ENDING		\$ 1,500		

BUCKHEAD TRAILS CDD

Bank Reconciliation

Bank Account No. 2256 TRUIST - GF Operating
 Statement No. 01-24
 Statement Date 1/31/2024

G/L Balance (LCY)	24,230.63	Statement Balance	33,782.01
G/L Balance	24,230.63	Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	24,230.63	Subtotal	33,782.01
Negative Adjustments	0.00	Outstanding Checks	9,551.38
		Differences	0.00
Ending G/L Balance	24,230.63	Ending Balance	24,230.63
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
12/21/2023	Payment	1073	GRAU AND ASSOCIATES	4000	4,000.00	0.00
1/10/2024	Payment	1074	STRALEY ROBIN VERICKER	1818.95	1,818.95	0.00
1/18/2024	Payment	1075	ALBERTO VIERA	200	200.00	0.00
1/18/2024	Payment	1077	CARLOS DE LA OSSA	200	200.00	0.00
1/24/2024	Payment	1080	BUSINESS OBSERVER	59.06	59.06	0.00
Total Checks				6,278.01	6,278.01	0.00
Outstanding Checks						
1/18/2024	Payment	1076	AUSTIN BERNS	200.00	0.00	200.00
1/18/2024	Payment	1078	NICHOLAS J. DISTER	200.00	0.00	200.00
1/18/2024	Payment	1079	RYAN MOTKO	200.00	0.00	200.00
1/26/2024	Payment	1081	ALBERTO VIERA	200.00	0.00	200.00
1/26/2024	Payment	1082	AUSTIN BERNS	200.00	0.00	200.00
1/26/2024	Payment	1083	CARLOS DE LA OSSA	200.00	0.00	200.00
1/26/2024	Payment	1084	INFRAMARK LLC	7,951.38	0.00	7,951.38
1/26/2024	Payment	1085	NICHOLAS J. DISTER	200.00	0.00	200.00
1/26/2024	Payment	1086	RYAN MOTKO	200.00	0.00	200.00
Total Outstanding Checks.....				9,551.38		9,551.38