

# **Buckhead Trails Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
September 30, 2024

Prepared by:



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**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of September 30, 2024

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022	SERIES 2024	SERIES 2022	SERIES 2024	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
		DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECT FUNDS			
<b>ASSETS</b>								
Cash - Operating Account	\$ 8,223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,223
Due From Developer	21,120	-	-	-	-	-	-	21,120
Due From Other Funds	500,107	-	-	-	95	-	-	500,202
Investments:								
Acq. & Construction - Amenity	-	-	-	915,073	-	-	-	915,073
Acq. & Construction - Other	-	-	-	-	6,839,864	-	-	6,839,864
Acquisition & Construction Account	-	-	-	5	2,217,180	-	-	2,217,185
Reserve Fund	-	871,128	1,131,248	-	-	-	-	2,002,376
Revenue Fund	-	311,269	221,442	-	-	-	-	532,711
Sinking fund	-	1	-	-	-	-	-	1
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>\$ 529,450</b>	<b>\$ 1,182,398</b>	<b>\$ 1,352,690</b>	<b>\$ 915,078</b>	<b>\$ 9,057,139</b>	<b>\$ 1,500</b>	<b>\$ 12,530,000</b>	<b>\$ 25,568,255</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 9,977	\$ -	\$ -	\$ 254,308	\$ -	\$ -	\$ -	\$ 264,285
Bonds Payable	-	-	-	-	-	-	12,530,000	12,530,000
Due To Other Funds	-	496,208	95	3,899	-	-	-	500,202
Deferred Inflow of Resources	21,120	-	-	-	-	-	-	21,120
<b>TOTAL LIABILITIES</b>	<b>31,097</b>	<b>496,208</b>	<b>95</b>	<b>258,207</b>	<b>-</b>	<b>-</b>	<b>12,530,000</b>	<b>13,315,607</b>

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of September 30, 2024

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2022	SERIES 2024	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
				CAPITAL PROJECTS FUND	CAPITAL PROJECT FUNDS			
<b>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	686,190	1,352,595	-	-	-	-	2,038,785
Capital Projects	-	-	-	656,871	9,057,139	-	-	9,714,010
Unassigned:	498,353	-	-	-	-	1,500	-	499,853
<b>TOTAL FUND BALANCES</b>	<b>498,353</b>	<b>686,190</b>	<b>1,352,595</b>	<b>656,871</b>	<b>9,057,139</b>	<b>1,500</b>	<b>-</b>	<b>12,252,648</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 529,450</b>	<b>\$ 1,182,398</b>	<b>\$ 1,352,690</b>	<b>\$ 915,078</b>	<b>\$ 9,057,139</b>	<b>\$ 1,500</b>	<b>\$ 12,530,000</b>	<b>\$ 25,568,255</b>

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 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
<b>REVENUES</b>				
Special Assmnts- CDD Collected	\$ 201,125	\$ 332,515	\$ 131,390	165.33%
Developer Contribution	-	21,245	21,245	0.00%
<b>TOTAL REVENUES</b>	<b>201,125</b>	<b>353,760</b>	<b>152,635</b>	<b>175.89%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Supervisor Fees	3,000	7,200	(4,200)	240.00%
ProfServ-Administrative	4,500	2,625	1,875	58.33%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	7,083	(2,883)	168.64%
ProfServ-Info Technology	600	550	50	91.67%
ProfServ-Recording Secretary	2,400	600	1,800	25.00%
ProfServ-Trustee Fees	6,500	3,547	2,953	54.57%
District Counsel	15,000	21,566	(6,566)	143.77%
District Engineer	9,500	4,431	5,069	46.64%
Administrative Services	-	1,875	(1,875)	0.00%
District Manager	25,000	2,500	22,500	10.00%
Accounting Services	9,000	8,650	350	96.11%
Auditing Services	6,000	5,000	1,000	83.33%
Website Compliance	1,800	-	1,800	0.00%
Postage	500	23	477	4.60%
Rentals & Leases	600	550	50	91.67%
Public Officials Insurance	5,000	2,340	2,660	46.80%
Legal Advertising	3,500	254	3,246	7.26%
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	75	3,925	1.88%
Website Administration	1,200	1,200	-	100.00%
Office Supplies	100	21	79	21.00%
Dues, Licenses, Subscriptions	175	9,179	(9,004)	5245.14%
<b>Total Administration</b>	<b>113,225</b>	<b>79,269</b>	<b>33,956</b>	<b>70.01%</b>
<b>Other Physical Environment</b>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Aquatic Control	38,000	3,780	34,220	9.95%
Contracts-Pond Maintenance	25,000	5,902	19,098	23.61%
Contracts-Trash & Debris Removal	9,000	-	9,000	0.00%
Insurance - General Liability	5,000	2,860	2,140	57.20%
<b>Total Other Physical Environment</b>	<b>83,400</b>	<b>12,542</b>	<b>70,858</b>	<b>15.04%</b>

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 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
<b><u>Contingency</u></b>				
Misc-Contingency	4,500	356	4,144	7.91%
<b>Total Contingency</b>	<b>4,500</b>	<b>356</b>	<b>4,144</b>	<b>7.91%</b>
<b>TOTAL EXPENDITURES</b>	<b>201,125</b>	<b>92,167</b>	<b>108,958</b>	<b>45.83%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	261,593	261,593	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>236,760</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 498,353</u></b>		

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 56,138	\$ 56,138	0.00%
Special Assmnts- Tax Collector	-	29,993	29,993	0.00%
Special Assmnts- CDD Collected	867,563	828,335	(39,228)	95.48%
<b>TOTAL REVENUES</b>	<b>867,563</b>	<b>914,466</b>	<b>46,903</b>	<b>105.41%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Accounting Services	-	750	(750)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>750</b>	<b>(750)</b>	<b>0.00%</b>
<b><u>Debt Service</u></b>				
Principal Debt Retirement	180,000	180,000	-	100.00%
Interest Expense	687,563	691,838	(4,275)	100.62%
<b>Total Debt Service</b>	<b>867,563</b>	<b>871,838</b>	<b>(4,275)</b>	<b>100.49%</b>
<b>TOTAL EXPENDITURES</b>	<b>867,563</b>	<b>872,588</b>	<b>(5,025)</b>	<b>100.58%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	41,878	41,878	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>644,312</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 686,190</b>		

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2024  
Series 2024 Debt Service Fund (203)  
*(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	\$ -	\$ 20,313	\$ 20,313	0.00%
Special Assmnts- CDD Collected	-	210,277	210,277	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>230,590</b>	<b>230,590</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	230,590	230,590	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund Transfer - In	-	1,122,005	1,122,005	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>1,122,005</b>	<b>1,122,005</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 1,352,595</u>	<u>\$ 1,352,595</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>-</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 1,352,595</b></u>		

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 112,092	\$ 112,092	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>112,092</b>	<b>112,092</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	2,032,777	(2,032,777)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>2,032,777</b>	<b>(2,032,777)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>2,032,777</b>	<b>(2,032,777)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,920,685)	(1,920,685)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>2,577,556</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 656,871</u></b>		



**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2024  
Series 2024 Capital Project Funds (303)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 257,273	\$ 257,273	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>257,273</b>	<b>257,273</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Info Technology	-	3,500	(3,500)	0.00%
ProfServ-Trustee Fees	-	5,950	(5,950)	0.00%
Bond Counsel	-	53,000	(53,000)	0.00%
Disclosure Report	-	85,000	(85,000)	0.00%
District Counsel	-	6,250	(6,250)	0.00%
District Manager	-	38,500	(38,500)	0.00%
Postage, Phone, Faxes, Copies	-	1,750	(1,750)	0.00%
Cost of Issuance	-	5,000	(5,000)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>198,950</b>	<b>(198,950)</b>	<b>0.00%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	5,559,179	(5,559,179)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>5,559,179</b>	<b>(5,559,179)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>5,758,129</b>	<b>(5,758,129)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(5,500,856)	(5,500,856)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	14,557,995	14,557,995	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>14,557,995</b>	<b>14,557,995</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 9,057,139	\$ 9,057,139	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>-</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 9,057,139</b>		

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 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
<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, 2023)</b>		<b>1,500</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,500</u></b>		

# Bank Account Statement

Buckhead Trails CDD

Monday, October 7, 2024

Page 1

Z-SPAWAR

**Bank Account No.** 2256  
**Statement No.** 09-24  
**Statement Date** 09/30/2024

<b>GL Balance (LCY)</b>	8,222.50	<b>Statement Balance</b>	8,622.50
<b>GL Balance</b>	8,222.50	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	8,622.50
<b>Subtotal</b>	8,222.50	<b>Outstanding Checks</b>	-400.00
<b>Negative Adjustments</b>	0.00		
	<hr/>	<b>Ending Balance</b>	8,222.50
<b>Ending G/L Balance</b>	8,222.50		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>						
<b>Total Deposits</b>						0.00
<b>Checks</b>						
09/13/2024	Payment	1134	Check for Vendor V00012	-200.00	-200.00	0.00
09/13/2024	Payment	1135	Check for Vendor V00022	-200.00	-200.00	0.00
09/13/2024	Payment	1136	Check for Vendor V00013	-200.00	-200.00	0.00
09/13/2024	Payment	1137	Check for Vendor V00007	-4,241.67	-4,241.67	0.00
09/13/2024	Payment	1138	Check for Vendor V00014	-200.00	-200.00	0.00
09/13/2024	Payment	1140	Check for Vendor V00030	-945.00	-945.00	0.00
<b>Total Checks</b>				-5,986.67	-5,986.67	0.00
<b>Adjustments</b>						
<b>Total Adjustments</b>						
<b>Outstanding Checks</b>						
08/01/2024	Payment	1126	Check for Vendor V00015			-200.00
09/13/2024	Payment	1139	Check for Vendor V00015			-200.00
<b>Total Outstanding Checks</b>						-400.00
<b>Outstanding Deposits</b>						
<b>Total Outstanding Deposits</b>						