

Buckhead Trails Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2024

Prepared by:



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BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2024

(In Whole Numbers)

| ACCOUNT DESCRIPTION | GENERAL FUND | SERIES 2022 DEBT SERVICE FUND | SERIES 2024 DEBT SERVICE FUND | SERIES 2022 CAPITAL PROJECTS FUND | SERIES 2024 CAPITAL PROJECT FUNDS | GENERAL FIXED ASSETS FUND | GENERAL LONG-TERM DEBT FUND | TOTAL |
|------------------------------------|-------------------|-------------------------------------|-------------------------------------|--|--|---------------------------------|-----------------------------------|----------------------|
| ASSETS | | | | | | | | |
| Cash - Operating Account | \$ 9,839 | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ 9,839 |
| Due From Developer | 21,120 | - | - | - | - | - | - | 21,120 |
| Due From Other Funds | 500,107 | - | - | - | 95 | - | - | 500,202 |
| Investments: | | | | | | | | |
| Acq. & Construction - Amenity | - | - | - | 919,176 | - | - | - | 919,176 |
| Acq. & Construction - Other | - | - | - | - | 5,147,059 | - | - | 5,147,059 |
| Acquisition & Construction Account | - | - | - | 5 | 2,228,262 | - | - | 2,228,267 |
| Reserve Fund | - | 871,128 | 1,122,005 | - | - | - | - | 1,993,133 |
| Revenue Fund | - | 341,644 | 542,167 | - | - | - | - | 883,811 |
| Sinking fund | - | 1 | - | - | - | - | - | 1 |
| Fixed Assets | | | | | | | | |
| Construction Work In Process | - | - | - | - | - | 1,500 | - | 1,500 |
| Amount To Be Provided | - | - | - | - | - | - | 12,530,000 | 12,530,000 |
| TOTAL ASSETS | \$ 531,066 | \$ 1,212,773 | \$ 1,664,172 | \$ 919,181 | \$ 7,375,416 | \$ 1,500 | \$ 12,530,000 | \$ 24,234,108 |
| LIABILITIES | | | | | | | | |
| Accounts Payable | \$ 19,492 | \$ - | \$ - | \$ 254,308 | \$ - | \$ - | \$ - | \$ 273,800 |
| 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 |
| TOTAL LIABILITIES | 40,612 | 496,208 | 95 | 258,207 | - | - | 12,530,000 | 13,325,122 |

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 31, 2024

(In Whole Numbers)

| ACCOUNT DESCRIPTION | GENERAL FUND | SERIES 2022 DEBT SERVICE FUND | SERIES 2024 DEBT SERVICE FUND | SERIES 2022 CAPITAL PROJECTS FUND | SERIES 2024 CAPITAL PROJECT FUNDS | GENERAL FIXED ASSETS FUND | GENERAL LONG-TERM DEBT FUND | TOTAL |
|--|-------------------|-------------------------------------|-------------------------------------|--|--|---------------------------------|-----------------------------------|----------------------|
| FUND BALANCES | | | | | | | | |
| Restricted for: | | | | | | | | |
| Debt Service | - | 716,565 | 1,664,077 | - | - | - | - | 2,380,642 |
| Capital Projects | - | - | - | 660,974 | 7,375,416 | - | - | 8,036,390 |
| Unassigned: | 490,454 | - | - | - | - | 1,500 | - | 491,954 |
| TOTAL FUND BALANCES | 490,454 | 716,565 | 1,664,077 | 660,974 | 7,375,416 | 1,500 | - | 10,908,986 |
| TOTAL LIABILITIES & FUND BALANCES | \$ 531,066 | \$ 1,212,773 | \$ 1,664,172 | \$ 919,181 | \$ 7,375,416 | \$ 1,500 | \$ 12,530,000 | \$ 24,234,108 |

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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> | | | | |
| Developer Contribution | \$ 515,745 | \$ 25,000 | \$ (490,745) | 4.85% |
| TOTAL REVENUES | 515,745 | 25,000 | (490,745) | 4.85% |
| <u>EXPENDITURES</u> | | | | |
| <u>Administration</u> | | | | |
| Supervisor Fees | 12,000 | - | 12,000 | 0.00% |
| ProfServ-Administrative | 4,500 | 375 | 4,125 | 8.33% |
| ProfServ-Construction | 9,000 | - | 9,000 | 0.00% |
| ProfServ-Dissemination Agent | 11,500 | 833 | 10,667 | 7.24% |
| ProfServ-Info Technology | 600 | 50 | 550 | 8.33% |
| ProfServ-Recording Secretary | 2,400 | - | 2,400 | 0.00% |
| ProfServ-Trustee Fees | 6,500 | - | 6,500 | 0.00% |
| District Counsel | 9,500 | 5,043 | 4,457 | 53.08% |
| District Engineer | 9,500 | 2,135 | 7,365 | 22.47% |
| District Manager | 25,000 | 2,083 | 22,917 | 8.33% |
| Accounting Services | 9,000 | 750 | 8,250 | 8.33% |
| Auditing Services | 6,000 | - | 6,000 | 0.00% |
| Website Compliance | 1,600 | - | 1,600 | 0.00% |
| Postage | 500 | - | 500 | 0.00% |
| Rentals & Leases | 600 | 50 | 550 | 8.33% |
| Public Officials Insurance | 2,574 | - | 2,574 | 0.00% |
| Insurance -Property & Casualty | 20,000 | - | 20,000 | 0.00% |
| Insurance Deductible | 1,000 | - | 1,000 | 0.00% |
| Legal Advertising | 3,500 | 648 | 2,852 | 18.51% |
| Bank Fees | 100 | - | 100 | 0.00% |
| Financial & Revenue Collections | 1,200 | - | 1,200 | 0.00% |
| Meeting Expense | 1,000 | - | 1,000 | 0.00% |
| Entry System-Key Fob | 2,000 | - | 2,000 | 0.00% |
| Website Administration | 1,200 | 100 | 1,100 | 8.33% |
| Office Supplies | 100 | - | 100 | 0.00% |
| Janitorial Supplies | 1,500 | - | 1,500 | 0.00% |
| Dues, Licenses, Subscriptions | 175 | 175 | - | 100.00% |
| Total Administration | 142,549 | 12,242 | 130,307 | 8.59% |

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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>Other Physical Environment</u> | | | | |
| Contracts-Janitorial Services | 16,000 | - | 16,000 | 0.00% |
| Contracts-Landscape | 150,000 | 19,212 | 130,788 | 12.81% |
| Contracts-Aquatic Control | 38,000 | 945 | 37,055 | 2.49% |
| Contracts-Pools | 24,000 | - | 24,000 | 0.00% |
| Amenity Center Pest Control | 1,800 | - | 1,800 | 0.00% |
| Electricity - Streetlights | 50,000 | 500 | 49,500 | 1.00% |
| Insurance - General Liability | 3,146 | - | 3,146 | 0.00% |
| R&M-Pools | 3,000 | - | 3,000 | 0.00% |
| R&M-Monument, Entrance & Wall | 10,000 | - | 10,000 | 0.00% |
| R&M Landscape | 20,000 | - | 20,000 | 0.00% |
| R&M-Security Cameras | 2,000 | - | 2,000 | 0.00% |
| Security System Monitoring | 6,000 | - | 6,000 | 0.00% |
| R&M - Amenity Center | 10,000 | - | 10,000 | 0.00% |
| Sidewalk & Pavement Repair | 2,000 | - | 2,000 | 0.00% |
| Garbage Collection | 3,000 | - | 3,000 | 0.00% |
| Miscellaneous Maintenance | 10,000 | - | 10,000 | 0.00% |
| Furniture Repair/Replacement | 5,000 | - | 5,000 | 0.00% |
| Access Control Maintenance & Repair | 5,000 | - | 5,000 | 0.00% |
| Special Events | 10,000 | - | 10,000 | 0.00% |
| Dog Waste Station Supplies | 4,000 | - | 4,000 | 0.00% |
| Total Other Physical Environment | 372,946 | 20,657 | 352,289 | 5.54% |
| <u>Contingency</u> | | | | |
| Misc-Contingency | 250 | - | 250 | 0.00% |
| Total Contingency | 250 | - | 250 | 0.00% |
| TOTAL EXPENDITURES | 515,745 | 32,899 | 482,846 | 6.38% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | (7,899) | (7,899) | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2024) | | 498,353 | | |
| FUND BALANCE, ENDING | | \$ 490,454 | | |

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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 | \$ - | \$ 46,484 | \$ 46,484 | 0.00% |
| Special Assmnts- CDD Collected | 868,775 | 25,769 | (843,006) | 2.97% |
| TOTAL REVENUES | 868,775 | 72,253 | (796,522) | 8.32% |
| <u>EXPENDITURES</u> | | | | |
| <u>Debt Service</u> | | | | |
| Principal Debt Retirement | 190,000 | - | 190,000 | 0.00% |
| Interest Expense | 678,775 | - | 678,775 | 0.00% |
| Total Debt Service | 868,775 | - | 868,775 | 0.00% |
| TOTAL EXPENDITURES | 868,775 | - | 868,775 | 0.00% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 72,253 | 72,253 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2024) | | 644,312 | | |
| FUND BALANCE, ENDING | | \$ 716,565 | | |

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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 |
|--|-----------------------------|------------------------|-----------------------------|--|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ - | \$ 1,363,523 | \$ 1,363,523 | 0.00% |
| Special Assmnts- CDD Collected | 1,117,985 | 300,554 | (817,431) | 26.88% |
| TOTAL REVENUES | 1,117,985 | 1,664,077 | 546,092 | 148.85% |
| <u>EXPENDITURES</u> | | | | |
| Principal Debt Retirement | 220,000 | - | 220,000 | 0.00% |
| Interest Expense | 897,985 | - | 897,985 | 0.00% |
| Total | 1,117,985 | - | 1,117,985 | 0.00% |
| TOTAL EXPENDITURES | 1,117,985 | - | 1,117,985 | 0.00% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 1,664,077 | 1,664,077 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2024) | | - | | |
| FUND BALANCE, ENDING | | \$ 1,664,077 | | |

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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 | \$ - | \$ (1,916,582) | \$ (1,916,582) | 0.00% |
| TOTAL REVENUES | - | (1,916,582) | (1,916,582) | 0.00% |
| <u>EXPENDITURES</u> | | | | |
| TOTAL EXPENDITURES | - | - | - | 0.00% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | (1,916,582) | (1,916,582) | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2024) | | 2,577,556 | | |
| FUND BALANCE, ENDING | | <u>\$ 660,974</u> | | |

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 31, 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 |
|--|-----------------------------|------------------------|-----------------------------|--|
| <u>REVENUES</u> | | | | |
| Interest - Investments | \$ - | \$ 8,180,040 | \$ 8,180,040 | 0.00% |
| TOTAL REVENUES | - | 8,180,040 | 8,180,040 | 0.00% |
| <u>EXPENDITURES</u> | | | | |
| <u>Construction In Progress</u> | | | | |
| Construction in Progress | - | 804,624 | (804,624) | 0.00% |
| Total Construction In Progress | - | 804,624 | (804,624) | 0.00% |
| TOTAL EXPENDITURES | - | 804,624 | (804,624) | 0.00% |
| Excess (deficiency) of revenues | | | | |
| Over (under) expenditures | - | 7,375,416 | 7,375,416 | 0.00% |
| FUND BALANCE, BEGINNING (OCT 1, 2024) | | - | | |
| FUND BALANCE, ENDING | | \$ 7,375,416 | | |

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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, 2024) | | 1,500 | | |
| FUND BALANCE, ENDING | | <u>\$ 1,500</u> | | |

Buckhead Trails CDD

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Z-SPAWAR

Statement Date 10/31/2024

| Posting Date | Document Type | Document No. | Description | Amount | Cleared Amount | Difference |
|----------------------------|---------------|--------------|---------------------------|------------|----------------|------------|
| Deposits | | | | | | |
| 10/21/2024 | Payment | BD00003 | Deposit No. BD00003 | 25,000.00 | 25,000.00 | 0.00 |
| Total Deposits | | | | 25,000.00 | 25,000.00 | 0.00 |
| Checks | | | | | | |
| 10/24/2024 | Payment | 1141 | Check for Vendor V00012 | -356.00 | -356.00 | 0.00 |
| 10/24/2024 | Payment | 1142 | Check for Vendor V00008 | -175.00 | -175.00 | 0.00 |
| 10/24/2024 | Payment | 1143 | Check for Vendor V00009 | -5,408.00 | -5,408.00 | 0.00 |
| 10/24/2024 | Payment | 1144 | Check for Vendor V00021 | -2,134.50 | -2,134.50 | 0.00 |
| 10/24/2024 | Payment | 1145 | Check for Vendor V00003 | -4,212.50 | -4,212.50 | 0.00 |
| 10/25/2024 | Payment | 1148 | Check for Vendor V00030 | -945.00 | -945.00 | 0.00 |
| 10/29/2024 | Payment | DD105 | Payment of Invoice 000330 | -500.00 | -500.00 | 0.00 |
| Total Checks | | | | -13,731.00 | -13,731.00 | 0.00 |
| Adjustments | | | | | | |
| Total Adjustments | | | | | | |
| Outstanding Checks | | | | | | |
| 08/01/2024 | Payment | 1126 | Check for Vendor V00015 | | | -200.00 |
| 09/13/2024 | Payment | 1139 | Check for Vendor V00015 | | | -200.00 |
| 10/25/2024 | Payment | 1146 | Check for Vendor V00017 | | | -367.50 |
| 10/25/2024 | Payment | 1147 | Check for Vendor V00007 | | | -4,241.67 |
| 10/25/2024 | Payment | 1149 | Check for Vendor V00003 | | | -5,042.90 |
| Total Outstanding Checks | | | | | | -10,052.07 |
| Outstanding Deposits | | | | | | |
| Total Outstanding Deposits | | | | | | |