

Buckhead Trails Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2025

Prepared by:



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BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2025

(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
<u>ASSETS</u>								
Cash - Operating Account	\$ 147,876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 147,876
Due From Developer	12,666	-	-	-	-	-	-	12,666
Due From Other Funds	250,682	-	-	-	95	-	-	250,777
Investments:								
Acq. & Construction - Amenity	-	-	-	830,976	-	-	-	830,976
Acq. & Construction - Other	-	-	-	-	2,759,803	-	-	2,759,803
Acquisition & Construction Account	-	-	-	5	1,212	-	-	1,217
Reserve Fund	-	871,128	1,122,005	-	-	-	-	1,993,133
Revenue Fund	-	541,141	22,477	-	-	-	-	563,618
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	\$ 411,224	\$ 1,412,270	\$ 1,144,482	\$ 830,981	\$ 2,761,110	\$ 1,500	\$ 12,530,000	\$ 19,091,567
<u>LIABILITIES</u>								
Accounts Payable	\$ 2,223	\$ -	\$ -	\$ 254,308	\$ -	\$ -	\$ -	\$ 256,531
Bonds Payable	-	-	-	-	-	-	12,530,000	12,530,000
Due To Other Funds	-	246,783	95	3,899	-	-	-	250,777
TOTAL LIABILITIES	2,223	246,783	95	258,207	-	-	12,530,000	13,037,308
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	1,165,487	1,144,387	-	-	-	-	2,309,874
Capital Projects	-	-	-	572,774	2,761,110	-	-	3,333,884
Unassigned:	409,001	-	-	-	-	1,500	-	410,501
TOTAL FUND BALANCES	409,001	1,165,487	1,144,387	572,774	2,761,110	1,500	-	6,054,259
TOTAL LIABILITIES & FUND BALANCES	\$ 411,224	\$ 1,412,270	\$ 1,144,482	\$ 830,981	\$ 2,761,110	\$ 1,500	\$ 12,530,000	\$ 19,091,567

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025
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- Tax Collector	\$ -	\$ 154,352	\$ 154,352	0.00%
Special Assmnts- CDD Collected	-	148,098	148,098	0.00%
Developer Contribution	515,745	65,727	(450,018)	12.74%
TOTAL REVENUES	515,745	368,177	(147,568)	71.39%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	2,000	10,000	16.67%
ProfServ-Administrative	4,500	1,875	2,625	41.67%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	11,500	4,167	7,333	36.23%
ProfServ-Info Technology	600	250	350	41.67%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	4,506	1,994	69.32%
District Counsel	9,500	10,373	(873)	109.19%
District Engineer	9,500	10,321	(821)	108.64%
District Manager	25,000	10,417	14,583	41.67%
Accounting Services	9,000	3,750	5,250	41.67%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,600	-	1,600	0.00%
Postage	500	14	486	2.80%
Rentals & Leases	600	250	350	41.67%
Public Officials Insurance	2,574	2,433	141	94.52%
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	78	922	7.80%
Entry System-Key Fob	2,000	-	2,000	0.00%
Website Administration	1,200	2,092	(892)	174.33%
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	53,349	89,200	37.43%

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025
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	44,964	105,036	29.98%
Contracts-Aquatic Control	38,000	4,725	33,275	12.43%
Contracts-Pools	24,000	25,541	(1,541)	106.42%
Amenity Center Pest Control	1,800	-	1,800	0.00%
Electricity - Streetlights	50,000	90,767	(40,767)	181.53%
Insurance - General Liability	3,146	2,975	171	94.56%
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	3,500	6,500	35.00%
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	172,472	200,474	46.25%
<u>Contingency</u>				
Misc-Contingency	250	350	(100)	140.00%
Total Contingency	250	350	(100)	140.00%
TOTAL EXPENDITURES	515,745	226,171	289,574	43.85%
Excess (deficiency) of revenues				
Over (under) expenditures	-	142,006	142,006	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Capital Improvement	-	211,255	211,255	0.00%
Construction in Progress	-	(211,255)	(211,255)	0.00%
TOTAL FINANCING SOURCES (USES)	-	-	-	0.00%
Net change in fund balance	\$ -	\$ 142,006	\$ 142,006	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		266,997		
FUND BALANCE, ENDING		\$ 409,003		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025
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	\$ -	\$ 18,063	\$ 18,063	0.00%
Special Assmnts- Tax Collector	-	446,702	446,702	0.00%
Special Assmnts- CDD Collected	868,775	106,751	(762,024)	12.29%
TOTAL REVENUES	868,775	571,516	(297,259)	65.78%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	190,000	-	190,000	0.00%
Interest Expense	678,775	341,644	337,131	50.33%
Total Debt Service	868,775	341,644	527,131	39.32%
TOTAL EXPENDITURES	868,775	341,644	527,131	39.32%
Excess (deficiency) of revenues				
Over (under) expenditures	-	229,872	229,872	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		935,615		
FUND BALANCE, ENDING		\$ 1,165,487		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025
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	\$ -	\$ 22,477	\$ 22,477	0.00%
Special Assmnts- CDD Collected	1,117,985	300,554	(817,431)	26.88%
TOTAL REVENUES	1,117,985	323,031	(794,954)	28.89%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	220,000	-	220,000	0.00%
Interest Expense	897,985	536,875	361,110	59.79%
Total Debt Service	1,117,985	536,875	581,110	48.02%
TOTAL EXPENDITURES	1,117,985	536,875	581,110	48.02%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(213,844)	(213,844)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,358,231		
FUND BALANCE, ENDING		\$ 1,144,387		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025
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	\$ -	\$ 16,636	\$ 16,636	0.00%
TOTAL REVENUES	-	16,636	16,636	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	16,636	16,636	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Construction in Progress	-	(100,733)	(100,733)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(100,733)	(100,733)	0.00%
Net change in fund balance	\$ -	\$ (84,097)	\$ (84,097)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		656,871		
FUND BALANCE, ENDING		\$ 572,774		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2025
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	\$ -	\$ 107,526	\$ 107,526	0.00%
TOTAL REVENUES	-	107,526	107,526	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	107,526	107,526	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Construction in Progress	-	(5,490,772)	(5,490,772)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(5,490,772)	(5,490,772)	0.00%
Net change in fund balance	\$ -	\$ (5,383,246)	\$ (5,383,246)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		8,144,356		
FUND BALANCE, ENDING		\$ 2,761,110		

Buckhead Trails CDD

Statement No. 02-25

Statement Date 02/28/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/13/2025	Payment	BD00005	Developer Contribution	Check #1663 Developer Funding	40,726.82	40,726.82	0.00
02/20/2025		JE000558	Construction in Progress	Fortline Incoming Wire	211,254.60	211,254.60	0.00
Total Deposits					251,981.42	251,981.42	0.00
Checks							
							0.00
01/27/2025	Payment	1176	BUCKHEAD TRAILS CDD	Check for Vendor V00018	-520,788.46	-520,788.46	0.00
01/29/2025	Payment	1178	BUCKHEAD TRAILS CDD	Check for Vendor V00018	-5,350.15	-5,350.15	0.00
02/05/2025	Payment	1181	BAYHEAD ECOLOGICAL SOLUTIONS, LLC	Check for Vendor V00041	-2,890.00	-2,890.00	0.00
02/05/2025	Payment	1182	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00031	-15,170.00	-15,170.00	0.00
02/10/2025	Payment	1185	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00031	-11,325.49	-11,325.49	0.00
02/13/2025	Payment	1186	INFRAMARK LLC	Check for Vendor V00007	-4,250.64	-4,250.64	0.00
02/13/2025	Payment	1187	PEACE RIVER ELECTRIC	Check for Vendor V00032	-937.10	-937.10	0.00
02/13/2025	Payment	1188	SITEX AQUATICS, LLC	Check for Vendor V00030	-945.00	-945.00	0.00
02/13/2025	Payment	1189	STRALEY ROBIN VERICKER	Check for Vendor V00003	-1,205.00	-1,205.00	0.00
02/13/2025	Payment	1190	TAMPA ELECTRIC	Check for Vendor V00038	-11,194.00	-11,194.00	0.00
02/18/2025	Payment	1191	PEACE RIVER ELECTRIC	Check for Vendor V00032	-91.43	-91.43	0.00
02/21/2025	Payment	DD121	FORTLINE	Payment of Invoice 000423	-211,254.60	-211,254.60	0.00
Total Checks					-785,401.87	-785,401.87	0.00
Adjustments							

Bank Account Statement

Buckhead Trails CDD

Bank Account No. 2256

Statement No. 02-25

Statement Date

02/28/2025

Total Adjustments

Outstanding Checks

11/13/2024	Payment	DD110	PEACE RIVER ELECTRIC	Payment of Invoice 000356	-104.58
11/13/2024	Payment	DD111	PEACE RIVER ELECTRIC	Payment of Invoice 000357	-93.50
11/13/2024	Payment	DD112	PEACE RIVER ELECTRIC	Payment of Invoice 000358	-90.18
11/13/2024	Payment	DD113	PEACE RIVER ELECTRIC	Payment of Invoice 000359	-84.84
11/13/2024	Payment	DD115	PEACE RIVER ELECTRIC	Payment of Invoice 000360	-71.81
12/17/2024	Payment	1157	RYAN MOTKO	Check for Vendor V00015	-400.00
02/05/2025	Payment	1184	TAMPA ELECTRIC STANTEC	Check for Vendor V00038	-75,058.00
02/21/2025	Payment	1192	CONSULTING SERVICES INC	Check for Vendor V00021	-6,599.75
02/25/2025	Payment	DD116	PEACE RIVER ELECTRIC	Payment of Invoice 000337	-162.60
02/25/2025	Payment	DD117	PEACE RIVER ELECTRIC	Payment of Invoice 000338	-82.92
02/25/2025	Payment	DD118	PEACE RIVER ELECTRIC	Payment of Invoice 000340	-156.86
02/25/2025	Payment	DD119	PEACE RIVER ELECTRIC	Payment of Invoice 000339	-5.00
02/25/2025	Payment	DD120	PEACE RIVER ELECTRIC	Payment of Invoice 000368	-161.86
02/25/2025	Payment	DD122	PEACE RIVER ELECTRIC	Payment of Invoice 000424	-150.00
02/27/2025	Payment	1193	JAYMAN ENTERPRISES, LLC	Check for Vendor V00042	-350.00
Total Outstanding Checks					-83,571.90

Outstanding Deposits

12/01/2024		JE000473		Reve Adj of bank rec	1,002.29
Total Outstanding Deposits					1,002.29