

Buckhead Trails Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2025

Prepared by:



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BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of April 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2022	SERIES 2024	SERIES 2022	SERIES 2024	GENERAL	GENERAL	TOTAL								
	FUND	DEBT SERVICE	DEBT SERVICE	PROJECTS	PROJECT	FIXED ASSETS	LONG-TERM									
		FUND	FUND	FUND	FUNDS	FUND	DEBT FUND									
ASSETS																
Cash - Operating Account	\$	80,151	\$	-	\$	-	\$	-	\$	80,151						
Due From Other Funds		2,024		1,780		-		-		3,804						
Investments:																
Acq. & Construction - Amenity		-		-		836,320		-		836,320						
Acq. & Construction - Other		-		-		-		2,370,990		2,370,990						
Acquisition & Construction Account		-		-		5		1,426		1,431						
Prepayment Account		-		-		2,083,837		-		2,083,837						
Reserve Fund		-		871,128		1,122,005		-		1,993,133						
Revenue Fund		-		639,185		784,914		-		1,424,099						
Sinking fund		-		1		-		-		1						
Fixed Assets																
Construction Work In Process		-		-		-		17,076,003		17,076,003						
Amount To Be Provided		-		-		-		-		28,175,000						
										28,175,000						
TOTAL ASSETS	\$	82,175	\$	1,512,094	\$	3,990,756	\$	836,325	\$	2,372,416	\$	17,076,003	\$	28,175,000	\$	54,044,769
LIABILITIES																
Accounts Payable	\$	-	\$	-	\$	-	\$	254,308	\$	-	\$	-	\$	-	\$	254,308
Bonds Payable		-		-		-		-		-		-		28,175,000		28,175,000
Due To Other Funds		-		-		-		3,804		-		-		-		3,804
TOTAL LIABILITIES		-		-		-		258,112		-		-		28,175,000		28,433,112
FUND BALANCES																
Restricted for:																
Debt Service		-		1,512,094		3,990,756		-		-		-		-		5,502,850
Capital Projects		-		-		-		578,213		2,372,416		-		-		2,950,629
Unassigned:		82,175		-		-		-		-		17,076,003		-		17,158,178
TOTAL FUND BALANCES		82,175		1,512,094		3,990,756		578,213		2,372,416		17,076,003		-		25,611,657
TOTAL LIABILITIES & FUND BALANCES	\$	82,175	\$	1,512,094	\$	3,990,756	\$	836,325	\$	2,372,416	\$	17,076,003	\$	28,175,000	\$	54,044,769

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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>				
Interest - Tax Collector	\$ -	\$ 480	\$ 480	0.00%
Special Assmnts- Tax Collector	-	154,902	154,902	0.00%
Special Assmnts- CDD Collected	-	175,408	175,408	0.00%
Developer Contribution	515,745	65,727	(450,018)	12.74%
TOTAL REVENUES	515,745	396,517	(119,228)	76.88%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	3,600	8,400	30.00%
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	13,373	(3,873)	140.77%
District Engineer	9,500	11,323	(1,823)	119.19%
District Manager	25,000	10,417	14,583	41.67%
Accounting Services	9,000	3,750	5,250	41.67%
Auditing Services	6,000	7,000	(1,000)	116.67%
Website Compliance	1,600	1,592	8	99.50%
Postage	500	21	479	4.20%
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	500	700	41.67%
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	65,958	76,591	46.27%

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	111,516	38,484	74.34%
Contracts-Aquatic Control	38,000	(1,531)	39,531	-4.03%
Contracts-Pools	24,000	(2,890)	26,890	-12.04%
Amenity Center Pest Control	1,800	-	1,800	0.00%
Electricity - Streetlights	50,000	104,041	(54,041)	208.08%
Insurance - General Liability	3,146	2,975	171	94.56%
R&M-Pools	3,000	2,890	110	96.33%
R&M-Monument, Entrance & Wall	10,000	-	10,000	0.00%
R&M Landscape	20,000	5,385	14,615	26.93%
R&M-Security Cameras	2,000	-	2,000	0.00%
Mitigation Maintenance	-	31,321	(31,321)	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	253,707	119,239	68.03%
<u>Contingency</u>				
Misc-Contingency	250	350	(100)	140.00%
Total Contingency	250	350	(100)	140.00%
TOTAL EXPENDITURES	515,745	320,015	195,730	62.05%
Excess (deficiency) of revenues				
Over (under) expenditures	-	76,502	76,502	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	\$ -	\$ 76,502	\$ 76,502	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		5,673		
FUND BALANCE, ENDING		\$ 82,175		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 26,621	\$ 26,621	0.00%
Special Assmnts- Tax Collector	-	448,295	448,295	0.00%
Special Assmnts- CDD Collected	868,775	194,644	(674,131)	22.40%
TOTAL REVENUES	868,775	669,560	(199,215)	77.07%
<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	-	327,916	327,916	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,184,178		
FUND BALANCE, ENDING		\$ 1,512,094		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 29,834	\$ 29,834	0.00%
Special Assmnts- CDD Collected	1,117,985	3,139,471	2,021,486	280.82%
TOTAL REVENUES	1,117,985	3,169,305	2,051,320	283.48%
<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	-	2,632,430	2,632,430	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,358,326		
FUND BALANCE, ENDING		\$ 3,990,756		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 21,980	\$ 21,980	0.00%
TOTAL REVENUES	-	21,980	21,980	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	21,980	21,980	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Construction in Progress	-	(355,041)	(355,041)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(355,041)	(355,041)	0.00%
Net change in fund balance	\$ -	\$ (333,061)	\$ (333,061)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		911,274		
FUND BALANCE, ENDING		\$ 578,213		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 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	\$ -	\$ 125,392	\$ 125,392	0.00%
TOTAL REVENUES	-	125,392	125,392	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	125,392	125,392	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Construction in Progress	-	(5,897,237)	(5,897,237)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(5,897,237)	(5,897,237)	0.00%
Net change in fund balance	\$ -	\$ (5,771,845)	\$ (5,771,845)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		8,144,261		
FUND BALANCE, ENDING		\$ 2,372,416		

Bank Account Statement

Buckhead Trails CDD

Bank Account No. 2256

Statement No. 04_25

Statement Date 04/30/2025

G/L Account No. 101001 Balance	80,150.50	Statement Balance	93,419.73
		Outstanding Deposits	1,002.29
Positive Adjustments	0.00		
Subtotal	80,150.50	Subtotal	94,422.02
Negative Adjustments	0.00	Outstanding Checks	-14,271.52
Ending G/L Balance	80,150.50	Ending Balance	80,150.50

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/07/2025		JE000587	Special Assmnts-CDD Collected	Off Roll O&M Deposit	27,309.73	27,309.73	0.00
04/29/2025		JE000615	Interest - Tax Collector	Earned Interest	480.39	480.39	0.00
Total Deposits					27,790.12	27,790.12	0.00
Checks							
							0.00
03/20/2025	Payment	1209	TAMPA ELECTRIC	Check for Vendor V00038	-11,194.00	-11,194.00	0.00
03/26/2025	Payment	1210	BUCKHEAD TRAILS CDD	Check for Vendor V00018	-1,593.34	-1,593.34	0.00
03/26/2025	Payment	1211	STANTEC CONSULTING SERVICES INC	Check for Vendor V00021	-1,002.00	-1,002.00	0.00
04/01/2025	Payment	1213	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00031	-490.00	-490.00	0.00
04/09/2025	Payment	1214	BAYHEAD ECOLOGICAL SOLUTIONS, LLC	Check for Vendor V00041	-2,890.00	-2,890.00	0.00
04/09/2025	Payment	1215	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00031	-15,608.57	-15,608.57	0.00
04/09/2025	Payment	1216	GRAU AND ASSOCIATES	Check for Vendor V00028	-7,000.00	-7,000.00	0.00
04/09/2025	Payment	1218	SITEX AQUATICS, LLC	Check for Vendor V00030	-945.00	-945.00	0.00
04/17/2025	Payment	1219	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00031	-4,454.80	-4,454.80	0.00
04/17/2025	Payment	1220	PEACE RIVER ELECTRIC	Check for Vendor V00032	-1,042.64	-1,042.64	0.00
04/17/2025	Payment	1221	STRALEY ROBIN VERICKER	Check for Vendor V00003	-1,427.50	-1,427.50	0.00
04/24/2025	Payment	1222	BAYHEAD ECOLOGICAL SOLUTIONS, LLC	Check for Vendor V00041	-14,420.00	-14,420.00	0.00

Bank Account Statement

Buckhead Trails CDD

Bank Account No. 2256

Statement No. 04_25

Statement Date

04/30/2025

Total Checks	-62,067.85	-62,067.85	0.00
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Adjustments

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
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
04/09/2025	Payment	1217	INFRAMARK LLC	Check for Vendor V00007	-1.38
04/29/2025	Payment	1223	ALBERTO VIERA	Check for Vendor V00012	-200.00
04/29/2025	Payment	1224	AUSTIN BERNIS BAYHEAD	Check for Vendor V00022	-200.00
04/29/2025	Payment	1225	ECOLOGICAL SOLUTIONS, LLC	Check for Vendor V00041	-975.00
04/29/2025	Payment	1226	CARLOS DE LA OSSA	Check for Vendor V00013	-200.00
04/29/2025	Payment	1227	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00031	-11,325.49
04/29/2025	Payment	1228	INFRAMARK LLC	Check for Vendor V00007	-5.50
04/29/2025	Payment	1229	RYAN MOTKO	Check for Vendor V00015	-200.00

Total Outstanding Checks	-14,271.52
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Outstanding Deposits

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