

Buckhead Trails Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2025

Prepared by:



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BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 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
ASSETS								
Cash - Operating Account	\$ 113,746	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 113,746
Cash in Transit	-	1,593	-	-	-	-	-	1,593
Due From Developer	12,666	-	-	-	-	-	-	12,666
Due From Other Funds	250,682	-	-	-	95	-	-	250,777
Investments:								
Acq. & Construction - Amenity	-	-	-	833,519	-	-	-	833,519
Acq. & Construction - Other	-	-	-	-	2,511,345	-	-	2,511,345
Acquisition & Construction Account	-	-	-	5	1,421	-	-	1,426
Reserve Fund	-	871,128	1,122,005	-	-	-	-	1,993,133
Revenue Fund	-	544,939	25,975	-	-	-	-	570,914
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	\$ 377,094	\$ 1,417,661	\$ 1,147,980	\$ 833,524	\$ 2,512,861	\$ 1,500	\$ 12,530,000	\$ 18,820,620
LIABILITIES								
Accounts Payable	\$ 3,381	\$ -	\$ -	\$ 254,308	\$ -	\$ -	\$ -	\$ 257,689
Bonds Payable	-	-	-	-	-	-	12,530,000	12,530,000
Due To Other Funds	-	246,783	95	3,899	-	-	-	250,777
TOTAL LIABILITIES	3,381	246,783	95	258,207	-	-	12,530,000	13,038,466
FUND BALANCES								
Restricted for:								
Debt Service	-	1,170,878	1,147,885	-	-	-	-	2,318,763
Capital Projects	-	-	-	575,317	2,512,861	-	-	3,088,178
Unassigned:	373,713	-	-	-	-	1,500	-	375,213
TOTAL FUND BALANCES	373,713	1,170,878	1,147,885	575,317	2,512,861	1,500	-	5,782,154
TOTAL LIABILITIES & FUND BALANCES	\$ 377,094	\$ 1,417,661	\$ 1,147,980	\$ 833,524	\$ 2,512,861	\$ 1,500	\$ 12,530,000	\$ 18,820,620

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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	\$ -	\$ 154,902	\$ 154,902	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	368,727	(147,018)	71.49%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	2,800	9,200	23.33%
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	11,946	(2,446)	125.75%
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	-	6,000	0.00%
Website Compliance	1,600	-	1,600	0.00%
Postage	500	16	484	3.20%
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	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	56,726	85,823	39.79%

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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	58,431	91,569	38.95%
Contracts-Aquatic Control	38,000	8,110	29,890	21.34%
Contracts-Pools	24,000	25,541	(1,541)	106.42%
Amenity Center Pest Control	1,800	-	1,800	0.00%
Electricity - Streetlights	50,000	102,999	(52,999)	206.00%
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	490	19,510	2.45%
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	204,936	168,010	54.95%
<u>Contingency</u>				
Misc-Contingency	250	350	(100)	140.00%
Total Contingency	250	350	(100)	140.00%
TOTAL EXPENDITURES	515,745	262,012	253,733	50.80%
Excess (deficiency) of revenues				
Over (under) expenditures	-	106,715	106,715	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	\$ -	\$ 106,715	\$ 106,715	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		266,997		
FUND BALANCE, ENDING		\$ 373,712		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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	\$ -	\$ 21,861	\$ 21,861	0.00%
Special Assmnts- Tax Collector	-	448,295	448,295	0.00%
Special Assmnts- CDD Collected	868,775	106,751	(762,024)	12.29%
TOTAL REVENUES	868,775	576,907	(291,868)	66.40%
<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	-	235,263	235,263	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		935,615		
FUND BALANCE, ENDING		\$ 1,170,878		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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	\$ -	\$ 25,975	\$ 25,975	0.00%
Special Assmnts- CDD Collected	1,117,985	300,554	(817,431)	26.88%
TOTAL REVENUES	1,117,985	326,529	(791,456)	29.21%
<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	-	(210,346)	(210,346)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,358,231		
FUND BALANCE, ENDING		\$ 1,147,885		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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	\$ -	\$ 19,179	\$ 19,179	0.00%
TOTAL REVENUES	-	19,179	19,179	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	100,733	(100,733)	0.00%
Total Construction In Progress	-	100,733	(100,733)	0.00%
TOTAL EXPENDITURES	-	100,733	(100,733)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(81,554)	(81,554)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		656,871		
FUND BALANCE, ENDING		\$ 575,317		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 31, 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	\$ -	\$ 116,446	\$ 116,446	0.00%
TOTAL REVENUES	-	116,446	116,446	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	5,747,941	(5,747,941)	0.00%
Total Construction In Progress	-	5,747,941	(5,747,941)	0.00%
TOTAL EXPENDITURES	-	5,747,941	(5,747,941)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(5,631,495)	(5,631,495)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		8,144,356		
FUND BALANCE, ENDING		<u>\$ 2,512,861</u>		

Bank Account Statement

Buckhead Trails CDD

Bank Account No. 2256
Statement No. 03-25

Statement Date 03/31/2025

G/L Account No. 101001 Balance	113,746.26	Statement Balance	127,697.46
		Outstanding Deposits	1,002.29
Positive Adjustments	0.00		
Subtotal	113,746.26	Subtotal	128,699.75
Negative Adjustments	0.00	Outstanding Checks	-14,953.49
Ending G/L Balance	113,746.26	Ending Balance	113,746.26

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
02/13/2025		JE000556	Developer Contribution	Check#1664 developer Funding	2,306.67	2,306.67	0.00
02/21/2025		JE000557	Construction in Progress	Fortline Construction Invoice	211,254.60	211,254.60	0.00
03/21/2025		JE000576	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	2,143.90	2,143.90	0.00
Total Deposits					215,705.17	215,705.17	0.00
Checks							
							0.00
12/17/2024	Payment	1157	RYAN MOTKO	Check for Vendor V00015	-400.00	-400.00	0.00
02/05/2025	Payment	1184	TAMPA ELECTRIC	Check for Vendor V00038	-75,058.00	-75,058.00	0.00
02/21/2025	Payment	1192	CONSULTING SERVICES INC	Check for Vendor V00021	-6,599.75	-6,599.75	0.00
02/21/2025		JE000557	Construction in Progress	Fortline Construction Invoice	-211,254.60	-211,254.60	0.00
02/27/2025	Payment	1193	JAYMAN ENTERPRISES, LLC	Check for Vendor V00042	-350.00	-350.00	0.00
03/04/2025	Payment	1194	ALBERTO VIERA	Check for Vendor V00012	-200.00	-200.00	0.00
03/04/2025	Payment	1195	ALBERTO VIERA - REIMB	Check for Vendor V00026	-78.32	-78.32	0.00
03/04/2025	Payment	1196	AUSTIN BERNIS	Check for Vendor V00022	-200.00	-200.00	0.00
03/04/2025	Payment	1197	CARLOS DE LA OSSA	Check for Vendor V00013	-200.00	-200.00	0.00
03/04/2025	Payment	1198	INFRAMARK LLC	Check for Vendor V00007	-2.76	-2.76	0.00
03/04/2025	Payment	1199	RYAN MOTKO	Check for Vendor V00015	-200.00	-200.00	0.00
02/13/2025		JE000556	Developer Contribution	Check#1664 developer Funding	-2,306.67	-2,306.67	0.00
03/17/2025	Payment	1203	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00031	-11,325.49	-11,325.49	0.00
03/17/2025	Payment	1204	PEACE RIVER ELECTRIC	Check for Vendor V00032	-1,037.47	-1,037.47	0.00
03/17/2025	Payment	1205	SITEX AQUATICS, LLC	Check for Vendor V00030	-945.00	-945.00	0.00

Bank Account Statement

Buckhead Trails CDD

Bank Account No. 2256

Statement No. 03-25

Statement Date

03/31/2025

03/20/2025	Payment	1206	DOWN TO EARTH LANDSCAPE & IRRIGATION PASCON	Check for Vendor V00031	-4,723.08	-4,723.08	0.00
03/20/2025	Payment	1207	GEOENVIRONMEN TAL, INC.	Check for Vendor V00043	-2,000.00	-2,000.00	0.00
03/20/2025	Payment	1208	STRALEY ROBIN VERICKER	Check for Vendor V00003	-1,572.50	-1,572.50	0.00
Total Checks					-318,453.64	-318,453.64	0.00

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
03/20/2025	Payment	1209	TAMPA ELECTRIC	Check for Vendor V00038			-11,194.00
03/26/2025	Payment	1210	BUCKHEAD TRAILS CDD	Check for Vendor V00018			-1,593.34
03/26/2025	Payment	1211	STANTEC CONSULTING SERVICES INC	Check for Vendor V00021			-1,002.00
Total Outstanding Checks							-14,953.49

Outstanding Deposits

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