

Buckhead Trails Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2024

Prepared by:

2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 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	\$ 674,748	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 674,748
Cash in Transit	-	1,545	-	-	-	-	-	1,545
Due From Developer	21,120	-	-	-	-	-	-	21,120
Due From Other Funds	60,300	-	-	-	95	-	-	60,395
Investments:								
Acq. & Construction - Amenity	-	-	-	826,538	-	-	-	826,538
Acq. & Construction - Other	-	-	-	-	3,240,048	-	-	3,240,048
Acquisition & Construction Account	-	-	-	5	94,042	-	-	94,047
Reserve Fund	-	871,128	1,122,005	-	-	-	-	1,993,133
Revenue Fund	-	7,338	14,564	-	-	-	-	21,902
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	\$ 756,168	\$ 880,012	\$ 1,136,569	\$ 826,543	\$ 3,334,185	\$ 1,500	\$ 12,530,000	\$ 19,464,977
LIABILITIES								
Accounts Payable	\$ 73,124	\$ -	\$ -	\$ 254,308	\$ -	\$ -	\$ -	\$ 327,432
Bonds Payable	-	-	-	-	-	-	12,530,000	12,530,000
Due To Other Funds	-	56,401	95	3,899	-	-	-	60,395
Deferred Inflow of Resources	21,120	-	-	-	-	-	-	21,120
TOTAL LIABILITIES	94,244	56,401	95	258,207	-	-	12,530,000	12,938,947

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 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	-	823,611	1,136,474	-	-	-	-	1,960,085
Capital Projects	-	-	-	568,336	3,334,185	-	-	3,902,521
Unassigned:	661,924	-	-	-	-	1,500	-	663,424
TOTAL FUND BALANCES	661,924	823,611	1,136,474	568,336	3,334,185	1,500	-	6,526,030
TOTAL LIABILITIES & FUND BALANCES	\$ 756,168	\$ 880,012	\$ 1,136,569	\$ 826,543	\$ 3,334,185	\$ 1,500	\$ 12,530,000	\$ 19,464,977

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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>				
Special Assmnts- Tax Collector	\$ -	\$ 152,503	\$ 152,503	0.00%
Special Assmnts- CDD Collected	-	120,116	120,116	0.00%
Developer Contribution	515,745	25,000	(490,745)	4.85%
TOTAL REVENUES	515,745	297,619	(218,126)	57.71%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	2,000	10,000	16.67%
ProfServ-Administrative	4,500	1,125	3,375	25.00%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	11,500	2,500	9,000	21.74%
ProfServ-Info Technology	600	150	450	25.00%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	4,506	1,994	69.32%
District Counsel	9,500	8,258	1,242	86.93%
District Engineer	9,500	3,722	5,778	39.18%
District Manager	25,000	6,250	18,750	25.00%
Accounting Services	9,000	2,250	6,750	25.00%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,600	-	1,600	0.00%
Postage	500	3	497	0.60%
Rentals & Leases	600	150	450	25.00%
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	1,892	(692)	157.67%
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	33,629	108,920	23.59%

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	27,653	122,347	18.44%
Contracts-Aquatic Control	38,000	2,835	35,165	7.46%
Contracts-Pools	24,000	-	24,000	0.00%
Amenity Center Pest Control	1,800	-	1,800	0.00%
Electricity - Streetlights	50,000	66,427	(16,427)	132.85%
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	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	100,415	272,531	26.92%
<u>Contingency</u>				
Misc-Contingency	250	-	250	0.00%
Total Contingency	250	-	250	0.00%
TOTAL EXPENDITURES	515,745	134,044	381,701	25.99%
Excess (deficiency) of revenues				
Over (under) expenditures	-	163,575	163,575	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		498,349		
FUND BALANCE, ENDING		\$ 661,924		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 11,944	\$ 11,944	0.00%
Special Assmnts- Tax Collector	-	441,352	441,352	0.00%
Special Assmnts- CDD Collected	868,775	25,769	(843,006)	2.97%
TOTAL REVENUES	868,775	479,065	(389,710)	55.14%
<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	-	137,421	137,421	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		686,190		
FUND BALANCE, ENDING		\$ 823,611		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 14,564	\$ 14,564	0.00%
Special Assmnts- CDD Collected	1,117,985	300,554	(817,431)	26.88%
TOTAL REVENUES	1,117,985	315,118	(802,867)	28.19%
<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%
<u>Debt Service</u>				
Interest Expense	-	536,875	(536,875)	0.00%
Total Debt Service	-	536,875	(536,875)	0.00%
TOTAL EXPENDITURES	1,117,985	536,875	581,110	48.02%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(221,757)	(221,757)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,358,231		
FUND BALANCE, ENDING		\$ 1,136,474		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 10,787	\$ 10,787	0.00%
TOTAL REVENUES	-	10,787	10,787	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	99,322	(99,322)	0.00%
Total Construction In Progress	-	99,322	(99,322)	0.00%
TOTAL EXPENDITURES	-	99,322	(99,322)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(88,535)	(88,535)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		656,871		
FUND BALANCE, ENDING		\$ 568,336		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 83,723	\$ 83,723	0.00%
TOTAL REVENUES	-	83,723	83,723	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	4,893,894	(4,893,894)	0.00%
Total Construction In Progress	-	4,893,894	(4,893,894)	0.00%
TOTAL EXPENDITURES	-	4,893,894	(4,893,894)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(4,810,171)	(4,810,171)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		8,144,356		
FUND BALANCE, ENDING		\$ 3,334,185		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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>		

Bank Account Statement

Buckhead Trails CDD

Bank Account No. 2256
Statement No. 12-24

Statement Date 12/31/2024

G/L Account No. 101001 Balance	674,747.66	Statement Balance	693,533.72
		Outstanding Deposits	1,002.29
Positive Adjustments	0.00		
Subtotal	674,747.66	Subtotal	694,536.01
Negative Adjustments	0.00	Outstanding Checks	-19,788.35
Ending G/L Balance	674,747.66	Ending Balance	674,747.66

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
12/04/2024		JE000490	Debt Service-Tax Revenue	2,078.93	2,078.93	0.00
12/17/2024	Payment	BD000004	CK#056948 Off Roll CDD Collected	120,116.25	120,116.25	0.00
12/13/2024		JE000510	DS payment tax collected	591,775.71	591,775.71	0.00
Total Deposits				713,970.89	713,970.89	0.00
Checks						
12/17/2024	Payment	1152	Check for Vendor V00012	-400.00	-400.00	0.00
12/17/2024	Payment	1153	Check for Vendor V00022	-400.00	-400.00	0.00
12/17/2024	Payment	1154	Check for Vendor V00017	-183.76	-183.76	0.00
12/17/2024	Payment	1155	Check for Vendor V00013	-400.00	-400.00	0.00
12/17/2024	Payment	1156	Check for Vendor V00014	-400.00	-400.00	0.00
12/18/2024	Payment	1159	Check for Vendor V00031	-19,212.37	-19,212.37	0.00
12/18/2024	Payment	1160	Check for Vendor V00007	-4,244.43	-4,244.43	0.00
12/18/2024	Payment	1161	Check for Vendor V00030	-945.00	-945.00	0.00
12/18/2024	Payment	1162	Check for Vendor V00021	-1,005.00	-1,005.00	0.00
12/18/2024	Payment	1163	Check for Vendor V00003	-1,987.50	-1,987.50	0.00
Total Checks				-29,178.06	-29,178.06	0.00
Adjustments						
Total Adjustments						
Outstanding Checks						
11/13/2024	Payment	DD110	Payment of Invoice 000356			-104.58
11/13/2024	Payment	DD111	Payment of Invoice 000357			-93.50
11/13/2024	Payment	DD112	Payment of Invoice 000358			-90.18
11/13/2024	Payment	DD113	Payment of Invoice 000359			-84.84
11/13/2024	Payment	DD115	Payment of Invoice 000360			-71.81
12/17/2024	Payment	1157	Check for Vendor V00015			-400.00
12/18/2024	Payment	1158	Check for Vendor V00039			-3,500.00
12/31/2024	Payment	1164	Check for Vendor V00005			-1,592.05
12/31/2024	Payment	1165	Check for Vendor V00018			-1,545.06

Bank Account Statement

Buckhead Trails CDD

Bank Account No.2256

Statement No.12-24

Statement Date12/31/2024

12/31/2024	Payment	1166	Check for Vendor V00007	-4,241.97
12/31/2024	Payment	1167	Check for Vendor V00032	-803.73
12/31/2024	Payment	1168	Check for Vendor V00030	-945.00
12/31/2024	Payment	1169	Check for Vendor V00021	-582.00
12/31/2024	Payment	1170	Check for Vendor V00003	-1,227.50
12/31/2024	Payment	1171	Check for Vendor V00011	-4,506.13
Total Outstanding Checks				-19,788.35

Outstanding Deposits

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