

Buckhead Trails Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2025

Prepared by:



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BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL		SERIES 2022	SERIES 2024	SERIES 2022	SERIES 2024	GENERAL	GENERAL	TOTAL								
	FUND	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM										
	FUND	FUND	FUND	FUND	FUNDS	FUND	DEBT FUND										
ASSETS																	
Cash - Operating Account	\$	5,193	\$	-	\$	-	\$	-	\$	5,193							
Cash in Transit		-		3,345		-		-		3,345							
Due From Other Funds		2,024		93		1,688		-		3,805							
Investments:																	
Acq. & Construction - Amenity		-		-		841,826		-		841,826							
Acq. & Construction - Other		-		-		-		1,696,027		1,696,027							
Acquisition & Construction Account		-		-		5		1,435		1,440							
Prepayment Account		-		-		2,094,381		-		2,094,381							
Reserve Fund		-		871,128		1,122,005		-		1,993,133							
Revenue Fund		-		115,593		122,220		-		237,813							
Fixed Assets																	
Construction Work In Process		-		-		-		17,076,003		17,076,003							
Amount To Be Provided		-		-		-		-		27,765,000							
TOTAL ASSETS	\$	7,217	\$	990,159	\$	3,340,294	\$	841,831	\$	1,697,462	\$	17,076,003	\$	27,765,000	\$	51,717,966	
LIABILITIES																	
Accounts Payable	\$	75,508	\$	-	\$	-	\$	254,308	\$	-	\$	-	\$	-	\$	329,816	
Bonds Payable		-		-		-		-		-		-		27,765,000		27,765,000	
Due To Other Funds		-		-		-		3,804		-		-		-		3,804	
TOTAL LIABILITIES		75,508		-		-		258,112		-		-		27,765,000		28,098,620	
FUND BALANCES																	
Restricted for:																	
Debt Service		-		990,159		3,340,294		-		-		-		-		4,330,453	
Capital Projects		-		-		-		583,719		1,697,462		-		-		2,281,181	
Unassigned:		(68,291)		-		-		-		-		17,076,003		-		17,007,712	
TOTAL FUND BALANCES		(68,291)		990,159		3,340,294		583,719		1,697,462		17,076,003		-		23,619,346	
TOTAL LIABILITIES & FUND BALANCES	\$	7,217	\$	990,159	\$	3,340,294	\$	841,831	\$	1,697,462	\$	17,076,003	\$	27,765,000	\$	51,717,966	

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	-	155,475	155,475	0.00%
Special Assmnts- CDD Collected	-	175,823	175,823	0.00%
Developer Contribution	515,745	65,727	(450,018)	12.74%
TOTAL REVENUES	515,745	397,505	(118,240)	77.07%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	4,600	7,400	38.33%
ProfServ-Administrative	4,500	3,375	1,125	75.00%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	11,500	7,500	4,000	65.22%
ProfServ-Info Technology	600	450	150	75.00%
ProfServ-Recording Secretary	2,400	1,600	800	66.67%
ProfServ-Trustee Fees	6,500	8,762	(2,262)	134.80%
District Counsel	9,500	16,873	(7,373)	177.61%
District Engineer	9,500	12,257	(2,757)	129.02%
District Manager	25,000	28,239	(3,239)	112.96%
Accounting Services	9,000	10,750	(1,750)	119.44%
Auditing Services	6,000	7,000	(1,000)	116.67%
Website Compliance	1,600	1,592	8	99.50%
Postage	500	33	467	6.60%
Rentals & Leases	600	450	150	75.00%
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	3,333	(2,133)	277.75%
Meeting Expense	1,000	146	854	14.60%
Entry System-Key Fob	2,000	-	2,000	0.00%
Website Administration	1,200	900	300	75.00%
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	111,116	31,433	77.95%

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	127,462	22,538	84.97%
Contracts-Aquatic Control	38,000	15,529	22,471	40.87%
Contracts-Pools	24,000	-	24,000	0.00%
Amenity Center Pest Control	1,800	-	1,800	0.00%
Electricity - Streetlights	50,000	139,482	(89,482)	278.96%
Insurance - General Liability	3,146	2,975	171	94.56%
R&M-Pools	3,000	2,195	805	73.17%
R&M-Monument, Entrance & Wall	10,000	-	10,000	0.00%
R&M Landscape	20,000	22,745	(2,745)	113.73%
R&M-Security Cameras	2,000	-	2,000	0.00%
Mitigation Maintenance	-	48,167	(48,167)	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	1,448	8,552	14.48%
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	360,003	12,943	96.53%
<u>Contingency</u>				
Misc-Contingency	250	350	(100)	140.00%
Total Contingency	250	350	(100)	140.00%
TOTAL EXPENDITURES	515,745	471,469	44,276	91.42%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(73,964)	(73,964)	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	\$ -	\$ (73,964)	\$ (73,964)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		5,673		
FUND BALANCE, ENDING		\$ (68,291)		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 34,672	\$ 34,672	0.00%
Special Assmnts- Tax Collector	-	449,953	449,953	0.00%
Special Assmnts- CDD Collected	868,775	194,644	(674,131)	22.40%
TOTAL REVENUES	868,775	679,269	(189,506)	78.19%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	190,000	190,000	-	100.00%
Interest Expense	678,775	683,288	(4,513)	100.66%
Total Debt Service	868,775	873,288	(4,513)	100.52%
TOTAL EXPENDITURES	868,775	873,288	(4,513)	100.52%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(194,019)	(194,019)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,184,178		
FUND BALANCE, ENDING		\$ 990,159		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 49,262	\$ 49,262	0.00%
Special Assmnts- CDD Collected	1,117,985	3,141,159	2,023,174	280.97%
TOTAL REVENUES	1,117,985	3,190,421	2,072,436	285.37%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	220,000	220,000	-	100.00%
Interest Expense	897,985	988,453	(90,468)	110.07%
Total Debt Service	1,117,985	1,208,453	(90,468)	108.09%
TOTAL EXPENDITURES	1,117,985	1,208,453	(90,468)	108.09%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,981,968	1,981,968	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,358,326		
FUND BALANCE, ENDING		\$ 3,340,294		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 27,486	\$ 27,486	0.00%
TOTAL REVENUES	-	27,486	27,486	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	27,486	27,486	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	\$ -	\$ (327,555)	\$ (327,555)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		911,274		
FUND BALANCE, ENDING		\$ 583,719		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending June 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	\$ -	\$ 140,661	\$ 140,661	0.00%
TOTAL REVENUES	-	140,661	140,661	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	140,661	140,661	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Construction in Progress	-	(6,587,460)	(6,587,460)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(6,587,460)	(6,587,460)	0.00%
Net change in fund balance	\$ -	\$ (6,446,799)	\$ (6,446,799)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		8,144,261		
FUND BALANCE, ENDING		\$ 1,697,462		

Bank Account Statement

Buckhead Trails CDD

Bank Account No. 2256

Statement No. 06-25

Statement Date

06/30/2025

G/L Account No. 101001 Balance	5,192.69	Statement Balance	9,204.86
		Outstanding Deposits	1,002.29
Positive Adjustments	0.00	Subtotal	10,207.15
Subtotal	5,192.69	Outstanding Checks	-5,014.46
Negative Adjustments	0.00	Ending Balance	5,192.69
Ending G/L Balance	5,192.69		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
06/16/2025		JE000659	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	2,230.52	2,230.52	0.00
06/23/2025		JE000669	Special Assmnts-CDD Collected	Off Roll Check Deposit	2,102.05	2,102.05	0.00
Total Deposits					4,332.57	4,332.57	0.00
Checks							
							0.00
04/29/2025	Payment	1237	AUSTIN BERNS	Check for Vendor V00022	-200.00	-200.00	0.00
05/28/2025	Payment	1238	INFRAMARK LLC	Check for Vendor V00007	-22,005.57	-22,005.57	0.00
05/28/2025	Payment	1239	PEACE RIVER ELECTRIC	Check for Vendor V00032	-1,108.00	-1,108.00	0.00
06/04/2025	Payment	1240	ALBERTO VIERA	Check for Vendor V00012	-200.00	-200.00	0.00
06/04/2025	Payment	1241	AUSTIN BERNS	Check for Vendor V00022	-200.00	-200.00	0.00
06/04/2025	Payment	1242	CARLOS DE LA OSSA	Check for Vendor V00013	-200.00	-200.00	0.00
06/04/2025	Payment	1244	NICHOLAS J. DISTER	Check for Vendor V00014	-200.00	-200.00	0.00
06/11/2025	Payment	1246	ALBERTO VIERA - REIMB	Check for Vendor V00026	-67.64	-67.64	0.00
06/19/2025	Payment	1248	PEACE RIVER ELECTRIC	Check for Vendor V00032	-1,195.68	-1,195.68	0.00
Total Checks					-25,376.89	-25,376.89	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
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

Bank Account Statement

Buckhead Trails CDD

Bank Account No.2256

Statement No.06-25

Statement Date06/30/2025

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
06/04/2025	Payment	1243	INFRAMARK LLC	Check for Vendor V00007	-750.00
06/04/2025	Payment	1245	RYAN MOTKO	Check for Vendor V00015	-200.00
06/19/2025	Payment	1247	BUCKHEAD TRAILS CDD	Check for Vendor V00018	-1,657.72
06/24/2025	Payment	1249	BUCKHEAD TRAILS CDD	Check for Vendor V00018	-1,687.50
Total Outstanding Checks					-5,014.46
Outstanding Deposits					
12/01/2024		JE000473		Reve Adj of bank rec	1,002.29
Total Outstanding Deposits					1,002.29