

# **Buckhead Trails Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
July 31, 2025

Prepared by:



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**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of July 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
<b><u>ASSETS</u></b>								
Cash - Operating Account	\$ 3,850	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,850
Due From Other Funds	2,024	1,780	-	-	-	-	-	3,804
Investments:								
Acq. & Construction - Amenity	-	-	-	844,531	-	-	-	844,531
Acq. & Construction - Other	-	-	-	-	1,241,776	-	-	1,241,776
Acquisition & Construction Account	-	-	-	5	1,440	-	-	1,445
Prepayment Account	-	-	2,101,110	-	-	-	-	2,101,110
Reserve Fund	-	871,128	1,118,399	-	-	-	-	1,989,527
Revenue Fund	-	120,421	127,905	-	-	-	-	248,326
Fixed Assets								
Construction Work In Process	-	-	-	-	-	17,076,003	-	17,076,003
Amount To Be Provided	-	-	-	-	-	-	27,765,000	27,765,000
<b>TOTAL ASSETS</b>	<b>\$ 5,874</b>	<b>\$ 993,329</b>	<b>\$ 3,347,414</b>	<b>\$ 844,536</b>	<b>\$ 1,243,216</b>	<b>\$ 17,076,003</b>	<b>\$ 27,765,000</b>	<b>\$ 51,275,372</b>
<b><u>LIABILITIES</u></b>								
Accounts Payable	\$ 105,895	\$ -	\$ -	\$ 254,308	\$ -	\$ -	\$ -	\$ 360,203
Bonds Payable	-	-	-	-	-	-	27,765,000	27,765,000
Due To Other Funds	-	-	-	3,804	-	-	-	3,804
<b>TOTAL LIABILITIES</b>	<b>105,895</b>	<b>-</b>	<b>-</b>	<b>258,112</b>	<b>-</b>	<b>-</b>	<b>27,765,000</b>	<b>28,129,007</b>
<b><u>FUND BALANCES</u></b>								
Restricted for:								
Debt Service	-	993,329	3,347,414	-	-	-	-	4,340,743
Capital Projects	-	-	-	586,424	1,243,216	-	-	1,829,640
Unassigned:	(100,021)	-	-	-	-	17,076,003	-	16,975,982
<b>TOTAL FUND BALANCES</b>	<b>(100,021)</b>	<b>993,329</b>	<b>3,347,414</b>	<b>586,424</b>	<b>1,243,216</b>	<b>17,076,003</b>	<b>-</b>	<b>23,146,365</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 5,874</b>	<b>\$ 993,329</b>	<b>\$ 3,347,414</b>	<b>\$ 844,536</b>	<b>\$ 1,243,216</b>	<b>\$ 17,076,003</b>	<b>\$ 27,765,000</b>	<b>\$ 51,275,372</b>

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 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
<b>REVENUES</b>				
Interest - Tax Collector	\$ -	\$ 614	\$ 614	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%
Other Miscellaneous Revenues	-	150	150	0.00%
<b>TOTAL REVENUES</b>	<b>515,745</b>	<b>397,789</b>	<b>(117,956)</b>	<b>77.13%</b>

**EXPENDITURES**

**Administration**

Supervisor Fees	12,000	5,200	6,800	43.33%
ProfServ-Administrative	4,500	3,750	750	83.33%
ProfServ-Construction	9,000	4,500	4,500	50.00%
ProfServ-Dissemination Agent	11,500	8,533	2,967	74.20%
Field Management	-	8,156	(8,156)	0.00%
ProfServ-Info Technology	600	500	100	83.33%
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	18,091	(8,591)	190.43%
District Engineer	9,500	12,257	(2,757)	129.02%
District Manager	25,000	23,500	1,500	94.00%
Accounting Services	9,000	7,500	1,500	83.33%
Auditing Services	6,000	7,000	(1,000)	116.67%
Website Compliance	1,600	1,592	8	99.50%
Postage	500	34	466	6.80%
Rentals & Leases	600	500	100	83.33%
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	1,054	2,446	30.11%
Bank Fees	100	-	100	0.00%
Financial & Revenue Collections	1,200	3,750	(2,550)	312.50%
Meeting Expense	1,000	146	854	14.60%
Entry System-Key Fob	2,000	-	2,000	0.00%
Website Administration	1,200	1,000	200	83.33%
Office Supplies	100	-	100	0.00%
Janitorial Supplies	1,500	-	1,500	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>142,549</b>	<b>120,033</b>	<b>22,516</b>	<b>84.20%</b>

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 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
<b><u>Other Physical Environment</u></b>				
Contracts-Janitorial Services	16,000	-	16,000	0.00%
Contracts-Landscape	150,000	127,462	22,538	84.97%
Contracts-Aquatic Control	38,000	20,339	17,661	53.52%
Contracts-Pools	24,000	-	24,000	0.00%
Amenity Center Pest Control	1,800	-	1,800	0.00%
Electricity - Streetlights	50,000	140,701	(90,701)	281.40%
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	-	64,233	(64,233)	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	2,448	7,552	24.48%
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%
<b>Total Other Physical Environment</b>	<b>372,946</b>	<b>383,098</b>	<b>(10,152)</b>	<b>102.72%</b>
<b><u>Contingency</u></b>				
Misc-Contingency	250	350	(100)	140.00%
<b>Total Contingency</b>	<b>250</b>	<b>350</b>	<b>(100)</b>	<b>140.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>515,745</b>	<b>503,481</b>	<b>12,264</b>	<b>97.62%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(105,692)	(105,692)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Capital Improvement	-	211,255	211,255	0.00%
Construction in Progress	-	(211,255)	(211,255)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (105,692)	\$ (105,692)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>5,673</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (100,019)</b>		

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 37,842	\$ 37,842	0.00%
Special Assmnts- Tax Collector	-	449,953	449,953	0.00%
Special Assmnts- CDD Collected	868,775	194,644	(674,131)	22.40%
<b>TOTAL REVENUES</b>	<b>868,775</b>	<b>682,439</b>	<b>(186,336)</b>	<b>78.55%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	190,000	190,000	-	100.00%
Interest Expense	678,775	683,288	(4,513)	100.66%
<b>Total Debt Service</b>	<b>868,775</b>	<b>873,288</b>	<b>(4,513)</b>	<b>100.52%</b>
<b>TOTAL EXPENDITURES</b>	<b>868,775</b>	<b>873,288</b>	<b>(4,513)</b>	<b>100.52%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(190,849)	(190,849)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>1,184,178</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 993,329</b>		

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 56,382	\$ 56,382	0.00%
Special Assmnts- CDD Collected	1,117,985	3,141,159	2,023,174	280.97%
<b>TOTAL REVENUES</b>	<b>1,117,985</b>	<b>3,197,541</b>	<b>2,079,556</b>	<b>286.01%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	220,000	220,000	-	100.00%
Interest Expense	897,985	988,453	(90,468)	110.07%
<b>Total Debt Service</b>	<b>1,117,985</b>	<b>1,208,453</b>	<b>(90,468)</b>	<b>108.09%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,117,985</b>	<b>1,208,453</b>	<b>(90,468)</b>	<b>108.09%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,989,088	1,989,088	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>1,358,326</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 3,347,414</b>		

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 30,191	\$ 30,191	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>30,191</b>	<b>30,191</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	30,191	30,191	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Construction in Progress	-	(355,041)	(355,041)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(355,041)</b>	<b>(355,041)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (324,850)	\$ (324,850)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>911,274</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 586,424</b>		

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending July 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 147,038	\$ 147,038	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>147,038</b>	<b>147,038</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	147,038	147,038	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Construction in Progress	-	(7,048,083)	(7,048,083)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(7,048,083)</b>	<b>(7,048,083)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (6,901,045)	\$ (6,901,045)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>8,144,261</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,243,216</b>		



## Buckhead Trails CDD

**Statement Date** 07/31/2025

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
12/01/2024		JE000473		Reve Adj of bank rec	1,002.29	1,002.29	0.00
07/30/2025		JE000684	Interest - Tax Collector	Interest - Tax Collector	133.21	133.21	0.00
07/30/2025		JE000685	Other Miscellaneous Revenues	Deposit-Fence Easement	150.00	150.00	0.00
Total Deposits					1,285.50	1,285.50	0.00
Checks							
06/04/2025	Payment	1243	INFRAMARK LLC	Check for Vendor V00007	-750.00	-750.00	0.00
06/19/2025	Payment	1247	BUCKHEAD TRAILS CDD	Check for Vendor V00018	-1,657.72	-1,657.72	0.00
06/24/2025	Payment	1249	BUCKHEAD TRAILS CDD	Check for Vendor V00018	-1,687.50	-1,687.50	0.00
07/16/2025	Payment	1250	PEACE RIVER ELECTRIC	Check for Vendor V00032	-935.69	-935.69	0.00
07/01/2025		JE000691	Electricity - Streetlights	Rev the Rev JE to clear the 2024 outstanding amount	-1,002.29	-1,002.29	0.00
Total Checks					-6,033.20	-6,033.20	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
06/04/2025	Payment	1245	RYAN MOTKO	Check for Vendor V00015			-200.00
07/30/2025	Payment	1251	BUSINESS OBSERVER	Check for Vendor V00017			-406.88
Total Outstanding Checks							-606.88
Outstanding Deposits							
Total Outstanding Deposits							