

Buckhead Trails Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2023

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 August 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	SERIES 2022					TOTAL
	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	
ASSETS						
Cash - Operating Account	\$ 4,237	\$ -	\$ -	\$ -	\$ -	\$ 4,237
Due From Other Funds	251,449	-	-	-	-	251,449
Investments:						
Acq. & Construction - Amenity	-	-	1,192,755	-	-	1,192,755
Acquisition & Construction Account	-	-	3,829,481	-	-	3,829,481
Interest Account	-	132	-	-	-	132
Reserve Fund	-	871,128	-	-	-	871,128
Revenue Fund	-	16,821	-	-	-	16,821
Sinking fund	-	64	-	-	-	64
Fixed Assets						
Construction Work In Process	-	-	-	1,500	-	1,500
Amount To Be Provided	-	-	-	-	12,530,000	12,530,000
TOTAL ASSETS	\$ 255,686	\$ 888,145	\$ 5,022,236	\$ 1,500	\$ 12,530,000	\$ 18,697,567
LIABILITIES						
Accounts Payable	\$ 10,379	\$ -	\$ -	\$ -	\$ -	\$ 10,379
Bonds Payable	-	-	-	-	12,530,000	12,530,000
Due To Other Funds	-	247,550	3,899	-	-	251,449
TOTAL LIABILITIES	10,379	247,550	3,899	-	12,530,000	12,791,828
FUND BALANCES						
Restricted for:						
Debt Service	-	640,595	-	-	-	640,595
Capital Projects	-	-	5,018,337	-	-	5,018,337
Unassigned:	245,307	-	-	1,500	-	246,807
TOTAL FUND BALANCES	245,307	640,595	5,018,337	1,500	-	5,905,739
TOTAL LIABILITIES & FUND BALANCES	\$ 255,686	\$ 888,145	\$ 5,022,236	\$ 1,500	\$ 12,530,000	\$ 18,697,567

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023
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- CDD Collected	141,112	318,044	176,932	225.38%
Developer Contribution	3,555	31,173	27,618	876.88%
TOTAL REVENUES	144,667	349,217	204,550	241.39%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	-	4,000	(4,000)	0.00%
ProfServ-Recording Secretary	-	200	(200)	0.00%
ProfServ-Trustee Fees	-	250	(250)	0.00%
District Counsel	1,000	10,352	(9,352)	1035.20%
Administrative Services	-	375	(375)	0.00%
District Manager	500	31,104	(30,604)	6220.80%
ProfServ-Expansion Services	-	22,500	(22,500)	0.00%
Accounting Services	-	9,150	(9,150)	0.00%
Website Compliance	-	1,500	(1,500)	0.00%
Communication - Telephone	100	-	100	0.00%
Postage	100	35	65	35.00%
Legal Advertising	700	1,916	(1,216)	273.71%
Miscellaneous Services	500	-	500	0.00%
Bank Fees	-	105	(105)	0.00%
Financial & Revenue Collections	-	150	(150)	0.00%
Website Administration	480	1,746	(1,266)	363.75%
Dues, Licenses, Subscriptions	175	520	(345)	297.14%
Total Administration	3,555	83,903	(80,348)	2360.14%
<u>Other Physical Environment</u>				
Mileage Reimbursement	-	45	(45)	0.00%
Total Other Physical Environment	-	45	(45)	0.00%
TOTAL EXPENDITURES	3,555	83,948	(80,393)	2361.41%
Excess (deficiency) of revenues Over (under) expenditures	141,112	265,269	124,157	187.98%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	141,112	-	(141,112)	0.00%
TOTAL FINANCING SOURCES (USES)	141,112	-	(141,112)	0.00%
Net change in fund balance	<u>\$ 141,112</u>	<u>\$ 265,269</u>	<u>\$ (158,067)</u>	<u>187.98%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		(19,962)		
FUND BALANCE, ENDING		<u>\$ 245,307</u>		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023
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	\$ -	\$ 33,578	\$ 33,578	0.00%
Special Assmnts- CDD Collected	-	259,059	259,059	0.00%
TOTAL REVENUES	-	292,637	292,637	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	-	175,000	(175,000)	0.00%
Interest Expense	-	542,616	(542,616)	0.00%
Total Debt Service	-	717,616	(717,616)	0.00%
TOTAL EXPENDITURES	-	717,616	(717,616)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(424,979)	(424,979)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,065,574		
FUND BALANCE, ENDING		\$ 640,595		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023
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	\$ -	\$ 309,120	\$ 309,120	0.00%
TOTAL REVENUES	-	309,120	309,120	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	6,332,100	(6,332,100)	0.00%
Total Construction In Progress	-	6,332,100	(6,332,100)	0.00%
TOTAL EXPENDITURES	-	6,332,100	(6,332,100)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(6,022,980)	(6,022,980)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		11,041,317		
FUND BALANCE, ENDING		<u>\$ 5,018,337</u>		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023
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, 2022)		1,500		
FUND BALANCE, ENDING		<u>\$ 1,500</u>		

BUCKHEAD TRAILS CDD

Bank Reconciliation

Bank Account No. 2256 TRUIST - GF Operating
 Statement No. 08-23
 Statement Date 8/31/2023

G/L Balance (LCY)	4,237.45	Statement Balance	4,437.45
G/L Balance	4,237.45	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	4,437.45
Subtotal	4,237.45	Outstanding Checks	200.00
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	4,237.45	Ending Balance	4,237.45
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
8/10/2023	Payment	1037	BUSINESS OBSERVER	382.82	382.82	0.00
8/14/2023		JE000179	Developer Contribution	30,000.00	30,000.00	0.00
8/17/2023	Payment	1038	ALBERTO VIERA	400.00	400.00	0.00
8/17/2023	Payment	1039	AUSTIN BERNS	200.00	200.00	0.00
8/17/2023	Payment	1040	CARLOS DE LA OSSA	400.00	400.00	0.00
8/17/2023	Payment	1041	INFRAMARK LLC	22,500.00	22,500.00	0.00
8/17/2023	Payment	1042	NICHOLAS J. DISTER	400.00	400.00	0.00
8/17/2023	Payment	1044	STANTEC CONSULTING SERVICES INC	599.00	599.00	0.00
8/17/2023	Payment	1045	STRALEY ROBIN VERICKER	2,407.50	2,407.50	0.00
8/21/2023		JE000177	Bank Fees	15.00	15.00	0.00
8/24/2023	Payment	1046	CARLOS DE LA OSSA REIM.	45.39	45.39	0.00
Total Checks				57,349.71	57,349.71	0.00
Deposits						
8/14/2023		JE000179	Developer Contribution	G/L 30,000.00	30,000.00	0.00
8/17/2023		JE000176	Transfer from BH II - Dev Fund	G/L 30,000.00	30,000.00	0.00
8/31/2023		JE000178	Interest - Investments	G/L 0.13	0.13	0.00
Total Deposits				60,000.13	60,000.13	0.00
Outstanding Checks						
8/17/2023	Payment	1043	RYAN MOTKO	200.00	0.00	200.00
Total Outstanding Checks.....				200.00		200.00