

Buckhead Trails Community Development District

Financial Statements
(Unaudited)

Period Ending
December 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 December 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	\$ 36,060	\$ -	\$ -	\$ -	\$ -	\$ 36,060
Due From Other Funds	499,357	-	-	-	-	499,357
Investments:						
Acq. & Construction - Amenity	-	-	1,212,600	-	-	1,212,600
Acquisition & Construction Account	-	-	1,313,410	-	-	1,313,410
Interest Account	-	1	-	-	-	1
Reserve Fund	-	871,128	-	-	-	871,128
Revenue Fund	-	52,019	-	-	-	52,019
Sinking fund	-	65	-	-	-	65
Fixed Assets						
Construction Work In Process	-	-	-	1,500	-	1,500
Amount To Be Provided	-	-	-	-	12,530,000	12,530,000
TOTAL ASSETS	\$ 535,417	\$ 923,213	\$ 2,526,010	\$ 1,500	\$ 12,530,000	\$ 16,516,140
LIABILITIES						
Accounts Payable	\$ 2,004	\$ -	\$ -	\$ -	\$ -	\$ 2,004
Bonds Payable	-	-	-	-	12,530,000	12,530,000
Due To Other Funds	-	495,458	3,899	-	-	499,357
TOTAL LIABILITIES	2,004	495,458	3,899	-	12,530,000	13,031,361

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 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	
FUND BALANCES						
Restricted for:						
Debt Service	-	427,755	-	-	-	427,755
Capital Projects	-	-	2,522,111	-	-	2,522,111
Unassigned:	533,413	-	-	1,500	-	534,913
TOTAL FUND BALANCES	533,413	427,755	2,522,111	1,500	-	3,484,779
TOTAL LIABILITIES & FUND BALANCES	\$ 535,417	\$ 923,213	\$ 2,526,010	\$ 1,500	\$ 12,530,000	\$ 16,516,140

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ 201,125	\$ 293,852	\$ 92,727	146.10%
Developer Contribution	-	21,245	21,245	0.00%
TOTAL REVENUES	201,125	315,097	113,972	156.67%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	-	3,000	0.00%
ProfServ-Administrative	4,500	750	3,750	16.67%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Info Technology	600	-	600	0.00%
ProfServ-Recording Secretary	2,400	400	2,000	16.67%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	15,000	2,799	12,201	18.66%
District Engineer	9,500	-	9,500	0.00%
District Manager	25,000	5,100	19,900	20.40%
Accounting Services	9,000	5,700	3,300	63.33%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage	500	8	492	1.60%
Rentals & Leases	600	-	600	0.00%
Public Officials Insurance	5,000	2,340	2,660	46.80%
Legal Advertising	3,500	199	3,301	5.69%
Miscellaneous Services	250	-	250	0.00%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	300	900	25.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	301	(126)	172.00%
Total Administration	113,225	17,897	95,328	15.81%
<u>Other Physical Environment</u>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Aquatic Control	38,000	-	38,000	0.00%
Contracts-Pond Maintenance	25,000	-	25,000	0.00%
Contracts-Trash & Debris Removal	9,000	-	9,000	0.00%
Insurance - General Liability	5,000	2,860	2,140	57.20%
Total Other Physical Environment	83,400	2,860	80,540	3.43%

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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>Contingency</u>				
Misc-Contingency	4,500	-	4,500	0.00%
Total Contingency	4,500	-	4,500	0.00%
TOTAL EXPENDITURES	201,125	20,757	180,368	10.32%
Excess (deficiency) of revenues				
Over (under) expenditures	-	294,340	294,340	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		239,073		
FUND BALANCE, ENDING		\$ 533,413		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 11,178	\$ 11,178	0.00%
Special Assmnts- Tax Collector	867,563	-	(867,563)	0.00%
Special Assmnts- CDD Collected	-	118,184	118,184	0.00%
TOTAL REVENUES	867,563	129,362	(738,201)	14.91%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	180,000	-	180,000	0.00%
Interest Expense	687,563	345,919	341,644	50.31%
Total Debt Service	867,563	345,919	521,644	39.87%
TOTAL EXPENDITURES	867,563	345,919	521,644	39.87%
Excess (deficiency) of revenues Over (under) expenditures	-	(216,557)	(216,557)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		644,312		
FUND BALANCE, ENDING		\$ 427,755		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 49,708	\$ 49,708	0.00%
TOTAL REVENUES	-	49,708	49,708	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	2,143,146	(2,143,146)	0.00%
Total Construction In Progress	-	2,143,146	(2,143,146)	0.00%
TOTAL EXPENDITURES	-	2,143,146	(2,143,146)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,093,438)	(2,093,438)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		4,615,549		
FUND BALANCE, ENDING		<u>\$ 2,522,111</u>		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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, 2023)		1,500		
FUND BALANCE, ENDING		\$ 1,500		

BUCKHEAD TRAILS CDD

Bank Reconciliation

Bank Account No. 2256 TRUIST - GF Operating
Statement No. 12-23
Statement Date 12/31/2023

G/L Balance (LCY)	36,060.02	Statement Balance	40,060.02
G/L Balance	36,060.02	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	36,060.02	Subtotal	40,060.02
Negative Adjustments	0.00	Outstanding Checks	4,000.00
	<hr/>	Differences	0.00
Ending G/L Balance	36,060.02	Ending Balance	36,060.02
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
10/24/2023	Payment	1066	RYAN MOTKO	200	200.00	0.00
11/21/2023	Payment	1068	INFRAMARK LLC	4130.67	4,130.67	0.00
12/14/2023	Payment	1070	BUSINESS OBSERVER	70	70.00	0.00
12/14/2023	Payment	1071	INFRAMARK LLC	4127.52	4,127.52	0.00
Total Checks				8,528.19	8,528.19	0.00
Outstanding Checks						
12/21/2023	Payment	1073	GRAU AND ASSOCIATES	4,000.00	0.00	4,000.00
Total Outstanding Checks				4,000.00		4,000.00