

Buckhead Trails Community Development District

Financial Statements
(Unaudited)

Period Ending
February 29, 2024

Prepared by:



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BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 29, 2024

(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	\$ 43,485	\$ -	\$ -	\$ -	\$ -	\$ 43,485
Due From Developer	21,120	-	-	-	-	21,120
Due From Other Funds	499,357	-	-	-	-	499,357
Investments:						
Acq. & Construction - Amenity	-	-	1,222,835	-	-	1,222,835
Acquisition & Construction Account	-	-	795,472	-	-	795,472
Interest Account	-	1	-	-	-	1
Reserve Fund	-	871,128	-	-	-	871,128
Revenue Fund	-	482,963	-	-	-	482,963
Sinking fund	-	66	-	-	-	66
Fixed Assets						
Construction Work In Process	-	-	-	1,500	-	1,500
Amount To Be Provided	-	-	-	-	12,530,000	12,530,000
TOTAL ASSETS	\$ 563,962	\$ 1,354,158	\$ 2,018,307	\$ 1,500	\$ 12,530,000	\$ 16,467,927
LIABILITIES						
Accounts Payable	\$ 128	\$ -	\$ -	\$ -	\$ -	\$ 128
Bonds Payable	-	-	-	-	12,530,000	12,530,000
Due To Other Funds	-	495,458	3,899	-	-	499,357
Deferred Inflow of Resources	21,120	-	-	-	-	21,120
TOTAL LIABILITIES	21,248	495,458	3,899	-	12,530,000	13,050,605

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(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	-	858,700	-	-	-	858,700
Capital Projects	-	-	2,014,408	-	-	2,014,408
Unassigned:	542,714	-	-	1,500	-	544,214
TOTAL FUND BALANCES	542,714	858,700	2,014,408	1,500	-	3,417,322
TOTAL LIABILITIES & FUND BALANCES	\$ 563,962	\$ 1,354,158	\$ 2,018,307	\$ 1,500	\$ 12,530,000	\$ 16,467,927

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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- CDD Collected	\$ 201,125	\$ 318,452	\$ 117,327	158.34%
Developer Contribution	-	21,245	21,245	0.00%
TOTAL REVENUES	201,125	339,697	138,572	168.90%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	3,000	2,000	1,000	66.67%
ProfServ-Administrative	4,500	1,875	2,625	41.67%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	1,350	2,850	32.14%
ProfServ-Info Technology	600	100	500	16.67%
ProfServ-Recording Secretary	2,400	600	1,800	25.00%
ProfServ-Trustee Fees	6,500	3,547	2,953	54.57%
District Counsel	15,000	2,453	12,547	16.35%
District Engineer	9,500	-	9,500	0.00%
District Manager	25,000	11,350	13,650	45.40%
Accounting Services	9,000	4,050	4,950	45.00%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage	500	18	482	3.60%
Rentals & Leases	600	100	500	16.67%
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	600	600	50.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	301	(126)	172.00%
Total Administration	113,225	30,883	82,342	27.28%

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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>				
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%
<u>Contingency</u>				
Misc-Contingency	4,500	-	4,500	0.00%
Total Contingency	4,500	-	4,500	0.00%
TOTAL EXPENDITURES	201,125	33,743	167,382	16.78%
Excess (deficiency) of revenues				
Over (under) expenditures	-	305,954	305,954	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		236,760		
FUND BALANCE, ENDING		\$ 542,714		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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	\$ -	\$ 18,970	\$ 18,970	0.00%
Special Assmnts- CDD Collected	867,563	541,337	(326,226)	62.40%
TOTAL REVENUES	867,563	560,307	(307,256)	64.58%
<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	-	214,388	214,388	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		644,312		
FUND BALANCE, ENDING		<u>\$ 858,700</u>		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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	\$ -	\$ 71,306	\$ 71,306	0.00%
TOTAL REVENUES	-	71,306	71,306	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	634,454	(634,454)	0.00%
Total Construction In Progress	-	634,454	(634,454)	0.00%
TOTAL EXPENDITURES	-	634,454	(634,454)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(563,148)	(563,148)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		2,577,556		
FUND BALANCE, ENDING		<u>\$ 2,014,408</u>		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 29, 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, 2023)		1,500		
FUND BALANCE, ENDING		<u>\$ 1,500</u>		

BUCKHEAD TRAILS CDD

Bank Reconciliation

Bank Account No. 2256 TRUIST - GF Operating
 Statement No. 02-24
 Statement Date 2/29/2024

G/L Balance (LCY)	43,484.69	Statement Balance	43,884.69
G/L Balance	43,484.69	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	43,884.69
Subtotal	43,484.69	Outstanding Checks	400.00
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	43,484.69	Ending Balance	43,484.69
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
1/18/2024	Payment	1076	AUSTIN BERNES	200.00	200.00	0.00
1/18/2024	Payment	1078	NICHOLAS J. DISTER	200.00	200.00	0.00
1/26/2024	Payment	1081	ALBERTO VIERA	200.00	200.00	0.00
1/26/2024	Payment	1082	AUSTIN BERNES	200.00	200.00	0.00
1/26/2024	Payment	1083	CARLOS DE LA OSSA	200.00	200.00	0.00
1/26/2024	Payment	1084	INFRAMARK LLC	7,951.38	7,951.38	0.00
1/26/2024	Payment	1085	NICHOLAS J. DISTER	200.00	200.00	0.00
2/7/2024	Payment	1087	INFRAMARK LLC	6.21	6.21	0.00
2/14/2024	Payment	1088	INFRAMARK LLC	3,825.00	3,825.00	0.00
2/14/2024	Payment	1089	STRALEY ROBIN VERICKER	1,515.00	1,515.00	0.00
Total Checks				14,497.59	14,497.59	0.00
Deposits						
2/1/2024		JE000268	CK#90354634##### - O&M	G/L 24,600.27	24,600.27	0.00
Total Deposits				24,600.27	24,600.27	0.00
Outstanding Checks						
1/18/2024	Payment	1079	RYAN MOTKO	200.00	0.00	200.00
1/26/2024	Payment	1086	RYAN MOTKO	200.00	0.00	200.00
Total Outstanding Checks.....				400.00		400.00