

# **Buckhead Trails Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
August 31, 2024

Prepared by:



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**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of August 31, 2024

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	SERIES 2022		SERIES 2024		SERIES 2022		SERIES 2024		TOTAL
	GENERAL FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECT FUNDS	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND		
<b>ASSETS</b>									
Cash - Operating Account	\$ 14,409	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,409
Due From Developer	21,120	-	-	-	-	-	-	-	21,120
Due From Other Funds	499,357	-	-	-	95	-	-	-	499,452
Investments:									
Acq. & Construction - Amenity	-	-	-	1,081,011	-	-	-	-	1,081,011
Acq. & Construction - Other	-	-	-	-	6,839,864	-	-	-	6,839,864
Acquisition & Construction Account	-	-	-	5	3,527,815	-	-	-	3,527,820
Reserve Fund	-	871,128	1,131,248	-	-	-	-	-	2,002,376
Revenue Fund	-	306,363	221,442	-	-	-	-	-	527,805
Sinking fund	-	1	-	-	-	-	-	-	1
Fixed Assets									
Construction Work In Process	-	-	-	-	-	1,500	-	-	1,500
Amount To Be Provided	-	-	-	-	-	-	12,530,000	-	12,530,000
<b>TOTAL ASSETS</b>	<b>\$ 534,886</b>	<b>\$ 1,177,492</b>	<b>\$ 1,352,690</b>	<b>\$ 1,081,016</b>	<b>\$ 10,367,774</b>	<b>\$ 1,500</b>	<b>\$ 12,530,000</b>	<b>\$ -</b>	<b>\$ 27,045,358</b>
<b>LIABILITIES</b>									
Accounts Payable	\$ -	\$ -	\$ -	\$ 254,308	\$ -	\$ -	\$ -	\$ -	\$ 254,308
Bonds Payable	-	-	-	-	-	-	12,530,000	-	12,530,000
Due To Other Funds	-	285,181	210,372	3,899	-	-	-	-	499,452
Deferred Inflow of Resources	21,120	-	-	-	-	-	-	-	21,120
<b>TOTAL LIABILITIES</b>	<b>21,120</b>	<b>285,181</b>	<b>210,372</b>	<b>258,207</b>	<b>-</b>	<b>-</b>	<b>12,530,000</b>	<b>-</b>	<b>13,304,880</b>

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of August 31, 2024

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2022	SERIES 2024	GENERAL FIXED ASSETS FUND	GENERAL LONG-TERM DEBT FUND	TOTAL
				CAPITAL PROJECTS FUND	CAPITAL PROJECT FUNDS			
<b>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	892,311	1,142,318	-	-	-	-	2,034,629
Capital Projects	-	-	-	822,809	10,367,774	-	-	11,190,583
Unassigned:	513,766	-	-	-	-	1,500	-	515,266
<b>TOTAL FUND BALANCES</b>	<b>513,766</b>	<b>892,311</b>	<b>1,142,318</b>	<b>822,809</b>	<b>10,367,774</b>	<b>1,500</b>	<b>-</b>	<b>13,740,478</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 534,886</b>	<b>\$ 1,177,492</b>	<b>\$ 1,352,690</b>	<b>\$ 1,081,016</b>	<b>\$ 10,367,774</b>	<b>\$ 1,500</b>	<b>\$ 12,530,000</b>	<b>\$ 27,045,358</b>

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 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
<b>REVENUES</b>				
Special Assmnts- CDD Collected	\$ 201,125	\$ 332,515	\$ 131,390	165.33%
Developer Contribution	-	21,245	21,245	0.00%
<b>TOTAL REVENUES</b>	<b>201,125</b>	<b>353,760</b>	<b>152,635</b>	<b>175.89%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
Supervisor Fees	3,000	6,200	(3,200)	206.67%
ProfServ-Administrative	4,500	2,625	1,875	58.33%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	6,250	(2,050)	148.81%
ProfServ-Info Technology	600	500	100	83.33%
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	17,353	(2,353)	115.69%
District Engineer	9,500	4,431	5,069	46.64%
Administrative Services	-	1,500	(1,500)	0.00%
District Manager	25,000	417	24,583	1.67%
Accounting Services	9,000	8,650	350	96.11%
Auditing Services	6,000	5,000	1,000	83.33%
Website Compliance	1,800	-	1,800	0.00%
Postage	500	23	477	4.60%
Rentals & Leases	600	500	100	83.33%
Public Officials Insurance	5,000	2,340	2,660	46.80%
Legal Advertising	3,500	254	3,246	7.26%
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	75	3,925	1.88%
Website Administration	1,200	1,100	100	91.67%
Office Supplies	100	21	79	21.00%
Dues, Licenses, Subscriptions	175	3,771	(3,596)	2154.86%
<b>Total Administration</b>	<b>113,225</b>	<b>65,157</b>	<b>48,068</b>	<b>57.55%</b>
<b>Other Physical Environment</b>				
ProfServ-Wildlife Management Service	6,400	-	6,400	0.00%
Contracts-Aquatic Control	38,000	2,835	35,165	7.46%
Contracts-Pond Maintenance	25,000	5,902	19,098	23.61%
Contracts-Trash & Debris Removal	9,000	-	9,000	0.00%
Insurance - General Liability	5,000	2,860	2,140	57.20%
<b>Total Other Physical Environment</b>	<b>83,400</b>	<b>11,597</b>	<b>71,803</b>	<b>13.91%</b>

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 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
<b><u>Contingency</u></b>				
Misc-Contingency	4,500	-	4,500	0.00%
<b>Total Contingency</b>	<b>4,500</b>	<b>-</b>	<b>4,500</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>201,125</b>	<b>76,754</b>	<b>124,371</b>	<b>38.16%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	277,006	277,006	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>236,760</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 513,766</b>		

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 51,232	\$ 51,232	0.00%
Special Assmnts- Tax Collector	-	240,270	240,270	0.00%
Special Assmnts- CDD Collected	867,563	828,335	(39,228)	95.48%
<b>TOTAL REVENUES</b>	<b>867,563</b>	<b>1,119,837</b>	<b>252,274</b>	<b>129.08%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	180,000	180,000	-	100.00%
Interest Expense	687,563	691,838	(4,275)	100.62%
<b>Total Debt Service</b>	<b>867,563</b>	<b>871,838</b>	<b>(4,275)</b>	<b>100.49%</b>
<b>TOTAL EXPENDITURES</b>	<b>867,563</b>	<b>871,838</b>	<b>(4,275)</b>	<b>100.49%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	247,999	247,999	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>644,312</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 892,311</b>		

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 2024  
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	\$ -	\$ 20,313	\$ 20,313	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>20,313</b>	<b>20,313</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	-	20,313	20,313	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	1,122,005	1,122,005	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>1,122,005</b>	<b>1,122,005</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 1,142,318</u>	<u>\$ 1,142,318</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>-</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,142,318</u></b>		

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 107,436	\$ 107,436	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>107,436</b>	<b>107,436</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	1,862,183	(1,862,183)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>1,862,183</b>	<b>(1,862,183)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>1,862,183</b>	<b>(1,862,183)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,754,747)	(1,754,747)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>2,577,556</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 822,809</u></b>		



**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 2024  
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>REVENUES</b>				
Interest - Investments	\$ -	\$ 240,177	\$ 240,177	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>240,177</b>	<b>240,177</b>	<b>0.00%</b>
<b>EXPENDITURES</b>				
<b>Administration</b>				
ProfServ-Info Technology	-	3,500	(3,500)	0.00%
ProfServ-Trustee Fees	-	5,950	(5,950)	0.00%
Bond Counsel	-	53,000	(53,000)	0.00%
Disclosure Report	-	85,000	(85,000)	0.00%
District Counsel	-	6,250	(6,250)	0.00%
District Manager	-	38,500	(38,500)	0.00%
Postage, Phone, Faxes, Copies	-	1,750	(1,750)	0.00%
Cost of Issuance	-	5,000	(5,000)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>198,950</b>	<b>(198,950)</b>	<b>0.00%</b>
<b>Construction In Progress</b>				
Construction in Progress	-	4,231,448	(4,231,448)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>4,231,448</b>	<b>(4,231,448)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>4,430,398</b>	<b>(4,430,398)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(4,190,221)	(4,190,221)	0.00%
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund Transfer - In	-	14,557,995	14,557,995	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>14,557,995</b>	<b>14,557,995</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 10,367,774	\$ 10,367,774	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>-</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 10,367,774</b>		

**BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 31, 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
<b>REVENUES</b>				
<b>TOTAL REVENUES</b>	-	-	-	0.00%
<b>EXPENDITURES</b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>1,500</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1,500</u></b>		

# Bank Account Statement

Buckhead Trails CDD

**Bank Account No.** 2256  
**Statement No.** 08-24  
**Statement Date** 08/31/2024

<b>GL Balance (LCY)</b>	14,409.17
<b>GL Balance</b>	14,409.17
<b>Positive Adjustments</b>	0.00
<hr/>	
<b>Subtotal</b>	14,409.17
<b>Negative Adjustments</b>	0.00
<hr/>	
<b>Ending G/L Balance</b>	14,409.17

<b>Statement Balance</b>	14,609.17
<b>Outstanding Deposits</b>	0.00
<hr/>	
<b>Subtotal</b>	14,609.17
<b>Outstanding Checks</b>	-200.00
<hr/>	
<b>Ending Balance</b>	14,409.17

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>						
<b>Total Deposits</b>						0.00
<b>Checks</b>						
07/08/2024	Payment	1116	Check for Vendor V00022	-200.00	-200.00	0.00
07/24/2024	Payment	1117	Check for Vendor V00031	-4,957.14	-4,957.14	0.00
08/01/2024	Payment	1120	Check for Vendor V00012	-200.00	-200.00	0.00
08/01/2024	Payment	1121	Check for Vendor V00022	-200.00	-200.00	0.00
08/01/2024	Payment	1122	Check for Vendor V00013	-200.00	-200.00	0.00
08/01/2024	Payment	1123	Check for Vendor V00028	-5,000.00	-5,000.00	0.00
08/01/2024	Payment	1124	Check for Vendor V00007	-4,243.59	-4,243.59	0.00
08/01/2024	Payment	1125	Check for Vendor V00014	-200.00	-200.00	0.00
08/01/2024	Payment	1127	Check for Vendor V00030	-945.00	-945.00	0.00
08/01/2024	Payment	1128	Check for Vendor V00021	-4,431.00	-4,431.00	0.00
08/01/2024	Payment	1129	Check for Vendor V00003	-3,157.04	-3,157.04	0.00
08/08/2024	Payment	1130	Check for Vendor V00007	-4,242.31	-4,242.31	0.00
08/08/2024	Payment	1131	Check for Vendor V00030	-1,890.00	-1,890.00	0.00
08/08/2024	Payment	1132	Check for Vendor V00003	-1,533.10	-1,533.10	0.00
08/20/2024	Payment	1133	Check for Vendor V00007	-8,506.12	-8,506.12	0.00
08/31/2024	Payment	DD104	Payment of Invoice 000301	-1,500.00	-1,500.00	0.00
<b>Total Checks</b>				-41,405.30	-41,405.30	0.00
<b>Adjustments</b>						
<b>Total Adjustments</b>						
<b>Outstanding Checks</b>						
08/01/2024	Payment	1126	Check for Vendor V00015			-200.00
<b>Total Outstanding Checks</b>						-200.00

# Bank Account Statement

Buckhead Trails CDD

**Bank Account No.** 2256  
**Statement No.** 08-24  
**Statement Date** 08/31/2024

**Outstanding Deposits**

**Total Outstanding Deposits**