

Buckhead Trails Community Development District

Financial Statements
(Unaudited)

Period Ending
January 31, 2025

Prepared by:



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BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 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
ASSETS								
Cash - Operating Account	\$ 237,885	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 237,885
Cash in Transit	-	526,139	-	-	-	-	-	526,139
Due From Developer	12,666	-	-	-	-	-	-	12,666
Due From Other Funds	250,682	-	-	-	95	-	-	250,777
Investments:								
Acq. & Construction - Amenity	-	-	-	829,562	-	-	-	829,562
Acq. & Construction - Other	-	-	-	-	3,001,187	-	-	3,001,187
Acquisition & Construction Account	-	-	-	5	94,750	-	-	94,755
Reserve Fund	-	871,128	1,122,005	-	-	-	-	1,993,133
Revenue Fund	-	11,996	18,592	-	-	-	-	30,588
Sinking fund	-	1	-	-	-	-	-	1
Fixed Assets								
Construction Work In Process	-	-	-	-	-	1,500	-	1,500
Amount To Be Provided	-	-	-	-	-	-	12,530,000	12,530,000
TOTAL ASSETS	\$ 501,233	\$ 1,409,264	\$ 1,140,597	\$ 829,567	\$ 3,096,032	\$ 1,500	\$ 12,530,000	\$ 19,508,193
LIABILITIES								
Accounts Payable	\$ 105,263	\$ -	\$ -	\$ 254,308	\$ -	\$ -	\$ -	\$ 359,571
Bonds Payable	-	-	-	-	-	-	12,530,000	12,530,000
Due To Other Funds	-	246,783	95	3,899	-	-	-	250,777
TOTAL LIABILITIES	105,263	246,783	95	258,207	-	-	12,530,000	13,140,348

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 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
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	1,162,481	1,140,502	-	-	-	-	2,302,983
Capital Projects	-	-	-	571,360	3,096,032	-	-	3,667,392
Unassigned:	395,970	-	-	-	-	1,500	-	397,470
TOTAL FUND BALANCES	395,970	1,162,481	1,140,502	571,360	3,096,032	1,500	-	6,367,845
TOTAL LIABILITIES & FUND BALANCES	\$ 501,233	\$ 1,409,264	\$ 1,140,597	\$ 829,567	\$ 3,096,032	\$ 1,500	\$ 12,530,000	\$ 19,508,193

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ -	\$ 154,352	\$ 154,352	0.00%
Special Assmnts- CDD Collected	-	148,098	148,098	0.00%
Developer Contribution	515,745	25,000	(490,745)	4.85%
TOTAL REVENUES	515,745	327,450	(188,295)	63.49%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	2,000	10,000	16.67%
ProfServ-Administrative	4,500	1,500	3,000	33.33%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	11,500	3,333	8,167	28.98%
ProfServ-Info Technology	600	200	400	33.33%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	4,506	1,994	69.32%
District Counsel	9,500	9,168	332	96.51%
District Engineer	9,500	3,722	5,778	39.18%
District Manager	25,000	8,333	16,667	33.33%
Accounting Services	9,000	3,000	6,000	33.33%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,600	-	1,600	0.00%
Postage	500	3	497	0.60%
Rentals & Leases	600	200	400	33.33%
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	648	2,852	18.51%
Bank Fees	100	-	100	0.00%
Financial & Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	1,000	-	1,000	0.00%
Entry System-Key Fob	2,000	-	2,000	0.00%
Website Administration	1,200	1,992	(792)	166.00%
Office Supplies	100	-	100	0.00%
Janitorial Supplies	1,500	-	1,500	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	142,549	41,213	101,336	28.91%

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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
<u>Other Physical Environment</u>				
Contracts-Janitorial Services	16,000	-	16,000	0.00%
Contracts-Landscape	150,000	42,823	107,177	28.55%
Contracts-Aquatic Control	38,000	3,780	34,220	9.95%
Contracts-Pools	24,000	25,541	(1,541)	106.42%
Amenity Center Pest Control	1,800	-	1,800	0.00%
Electricity - Streetlights	50,000	78,645	(28,645)	157.29%
Insurance - General Liability	3,146	2,975	171	94.56%
R&M-Pools	3,000	-	3,000	0.00%
R&M-Monument, Entrance & Wall	10,000	-	10,000	0.00%
R&M Landscape	20,000	-	20,000	0.00%
R&M-Security Cameras	2,000	-	2,000	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	3,500	6,500	35.00%
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%
Total Other Physical Environment	372,946	157,264	215,682	42.17%
<u>Contingency</u>				
Misc-Contingency	250	-	250	0.00%
Total Contingency	250	-	250	0.00%
TOTAL EXPENDITURES	515,745	198,477	317,268	38.48%
Excess (deficiency) of revenues				
Over (under) expenditures	-	128,973	128,973	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		266,997		
FUND BALANCE, ENDING		\$ 395,970		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 15,057	\$ 15,057	0.00%
Special Assmnts- Tax Collector	-	446,702	446,702	0.00%
Special Assmnts- CDD Collected	868,775	106,751	(762,024)	12.29%
TOTAL REVENUES	868,775	568,510	(300,265)	65.44%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	190,000	-	190,000	0.00%
Interest Expense	678,775	341,644	337,131	50.33%
Total Debt Service	868,775	341,644	527,131	39.32%
TOTAL EXPENDITURES	868,775	341,644	527,131	39.32%
Excess (deficiency) of revenues				
Over (under) expenditures	-	226,866	226,866	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		935,615		
FUND BALANCE, ENDING		\$ 1,162,481		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 18,592	\$ 18,592	0.00%
Special Assmnts- CDD Collected	1,117,985	300,554	(817,431)	26.88%
TOTAL REVENUES	1,117,985	319,146	(798,839)	28.55%
<u>EXPENDITURES</u>				
Principal Debt Retirement	220,000	-	220,000	0.00%
Interest Expense	897,985	-	897,985	0.00%
Total	1,117,985	-	1,117,985	0.00%
<u>Debt Service</u>				
Principal Debt Retirement	220,000	-	220,000	0.00%
Interest Expense	897,985	536,875	361,110	59.79%
Total Debt Service	1,117,985	536,875	581,110	48.02%
TOTAL EXPENDITURES	2,235,970	536,875	1,699,095	24.01%
Excess (deficiency) of revenues Over (under) expenditures	(1,117,985)	(217,729)	900,256	19.48%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(1,117,985)	-	1,117,985	0.00%
TOTAL FINANCING SOURCES (USES)	(1,117,985)	-	1,117,985	0.00%
Net change in fund balance	<u>\$ (1,117,985)</u>	<u>\$ (217,729)</u>	<u>\$ 3,136,226</u>	<u>19.48%</u>
FUND BALANCE, BEGINNING (OCT 1, 2024)		1,358,231		
FUND BALANCE, ENDING		<u>\$ 1,140,502</u>		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 13,811	\$ 13,811	0.00%
TOTAL REVENUES	-	13,811	13,811	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	99,322	(99,322)	0.00%
Total Construction In Progress	-	99,322	(99,322)	0.00%
TOTAL EXPENDITURES	-	99,322	(99,322)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(85,511)	(85,511)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		656,871		
FUND BALANCE, ENDING		\$ 571,360		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 96,595	\$ 96,595	0.00%
TOTAL REVENUES	-	96,595	96,595	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	5,144,919	(5,144,919)	0.00%
Total Construction In Progress	-	5,144,919	(5,144,919)	0.00%
TOTAL EXPENDITURES	-	5,144,919	(5,144,919)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(5,048,324)	(5,048,324)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		8,144,356		
FUND BALANCE, ENDING		\$ 3,096,032		

BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2025
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, 2024)		1,500		
FUND BALANCE, ENDING		<u>\$ 1,500</u>		

Bank Account Statement

Buckhead Trails CDD

Bank Account No. 2256

Statement No. 01-25

Statement Date 01/31/2025

G/L Account No. 101001 Balance	237,885.15	Statement Balance	763,866.38
		Outstanding Deposits	1,002.29
Positive Adjustments	0.00	Subtotal	764,868.67
Subtotal	237,885.15	Outstanding Checks	-526,983.52
Negative Adjustments	0.00	Ending Balance	237,885.15
Ending G/L Balance	237,885.15		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/21/2025		JE000534	Special Assmnts-Tax Collector	Tax Revenue/Debt Service	7,198.82	7,198.82	0.00
01/16/2025		JE000535	Special Assmnts-CDD Collected	Off Roll Revenue Deposit	108,964.20	108,964.20	0.00
Total Deposits					116,163.02	116,163.02	0.00
Checks							
							0.00
12/18/2024	Payment	1158	DISCLOSURE TECHNOLOGY SERVICES, LLC	Check for Vendor V00039	-3,500.00	-3,500.00	0.00
12/31/2024	Payment	1164	ADA SITE COMPLIANCE	Check for Vendor V00005	-1,592.05	-1,592.05	0.00
12/31/2024	Payment	1165	BUCKHEAD TRAILS CDD	Check for Vendor V00018	-1,545.06	-1,545.06	0.00
12/31/2024	Payment	1166	INFRAMARK LLC	Check for Vendor V00007	-4,241.97	-4,241.97	0.00
12/31/2024	Payment	1167	PEACE RIVER ELECTRIC	Check for Vendor V00032	-803.73	-803.73	0.00
12/31/2024	Payment	1168	SITEX AQUATICS, LLC	Check for Vendor V00030	-945.00	-945.00	0.00
12/31/2024	Payment	1169	STANTEC CONSULTING SERVICES INC	Check for Vendor V00021	-582.00	-582.00	0.00
12/31/2024	Payment	1170	STRALEY ROBIN VERICKER	Check for Vendor V00003	-1,227.50	-1,227.50	0.00
12/31/2024	Payment	1171	U.S. BANK	Check for Vendor V00011	-4,506.13	-4,506.13	0.00
01/13/2025	Payment	1172	DOWN TO EARTH LANDSCAPE & IRRIGATION	Check for Vendor V00031	-19,765.79	-19,765.79	0.00
01/13/2025	Payment	1173	INFRAMARK LLC	Check for Vendor V00007	-4,241.67	-4,241.67	0.00
01/13/2025	Payment	1174	SITEX AQUATICS, LLC	Check for Vendor V00030	-945.00	-945.00	0.00
01/13/2025	Payment	1175	STRALEY ROBIN VERICKER	Check for Vendor V00003	-910.50	-910.50	0.00
01/27/2025	Payment	1177	PEACE RIVER ELECTRIC	Check for Vendor V00032	-1,023.96	-1,023.96	0.00
Total Checks					-45,830.36	-45,830.36	0.00

Bank Account Statement

Buckhead Trails CDD

Bank Account No.

2256

Statement No.

01-25

Statement Date

01/31/2025

Adjustments

Total Adjustments

Outstanding Checks

11/13/2024	Payment	DD110	PEACE RIVER ELECTRIC	Payment of Invoice 000356	-104.58
11/13/2024	Payment	DD111	PEACE RIVER ELECTRIC	Payment of Invoice 000357	-93.50
11/13/2024	Payment	DD112	PEACE RIVER ELECTRIC	Payment of Invoice 000358	-90.18
11/13/2024	Payment	DD113	PEACE RIVER ELECTRIC	Payment of Invoice 000359	-84.84
11/13/2024	Payment	DD115	PEACE RIVER ELECTRIC	Payment of Invoice 000360	-71.81
12/17/2024	Payment	1157	RYAN MOTKO	Check for Vendor V00015	-400.00
01/27/2025	Payment	1176	BUCKHEAD TRAILS CDD	Check for Vendor V00018	-520,788.46
01/29/2025	Payment	1178	BUCKHEAD TRAILS CDD	Check for Vendor V00018	-5,350.15
Total Outstanding Checks					-526,983.52

Outstanding Deposits

12/01/2024	JE000473	Reve Adj of bank rec	1,002.29
Total Outstanding Deposits			1,002.29