

# BUCKEYE PARK COMMUNITY DEVELOPMENT DISTRICT

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## FINANCIAL STATEMENTS - JANUARY 2024

FISCAL YEAR 2024

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PREPARED BY:

JPWARD & ASSOCIATES, LLC, 2301 NORTHEAST 37<sup>TH</sup> STREET, FORT LAUDERDALE, FL 333308

T: 954-658-4900 E: [JimWard@JPWardAssociates.com](mailto:JimWard@JPWardAssociates.com)

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***JPWard and Associates, LLC***

*Community Development District Advisors*

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*Buckeye Park Community Development District*

*Table of Contents*

|   |            |
|---|------------|
| <i>Balance Sheet – All Funds</i>                                      | <i>1-2</i> |
| <i>Statement of Revenue, Expenditures and Changes in Fund Balance</i> |            |
| <i>General Fund</i>   | <i>3-4</i> |
| <i>Debt Service Fund</i><br><i>Series 2008</i>                        | <i>5</i>   |

*JPWard & Associates, LLC*

2301 NORTHEAST 37 STREET  
FORT LAUDERDALE,  
FLORIDA 33308

**Buckeye Park Community Development District**  
**Balance Sheet**  
**for the Period Ending January 31, 2024**

|  |                   | Governmental Funds |                     | Account Groups            |                         | Totals<br>(Memorandum<br>Only) |
|--|-------------------|--------------------|---------------------|---------------------------|-------------------------|--------------------------------|
|  |                   |                    |                     | General Long<br>Term Debt | General Fixed<br>Assets |                                |
|  | General Fund      | Series 2008        |                     |                           |                         |                                |
| <b>Assets</b>                                      |                   |                    |                     |                           |                         |                                |
| <b>Cash and Investments</b>                        |                   |                    |                     |                           |                         |                                |
| General Fund - Invested Cash                       | \$ 149,346        | \$ -               | \$ -                | \$ -                      | \$ -                    | \$ 149,346                     |
| <b>Debt Service Fund</b>                           |                   |                    |                     |                           |                         |                                |
| Interest Account                                   | -                 | 0                  | -                   | -                         | -                       | 0                              |
| Sinking Account                                    | -                 | -                  | -                   | -                         | -                       | -                              |
| Reserve Account                                    | -                 | 141,248            | -                   | -                         | -                       | 141,248                        |
| Revenue Account                                    | -                 | 183,412            | -                   | -                         | -                       | 183,412                        |
| Prepayment Account                                 | -                 | 4,795              | -                   | -                         | -                       | 4,795                          |
| Construction                                       | -                 | -                  | -                   | -                         | -                       | -                              |
| <b>Due from Other Funds</b>                        |                   |                    |                     |                           |                         |                                |
| General Fund                                       | -                 | 285                | -                   | -                         | -                       | 285                            |
| Debt Service Fund(s)                               | -                 | -                  | -                   | -                         | -                       | -                              |
| <b>Prepaid Expenses</b>                            |                   |                    |                     |                           |                         |                                |
| <b>Due from Other Governments</b>                  |                   |                    |                     |                           |                         |                                |
| <b>Market Valuation Adjustments</b>                |                   |                    |                     |                           |                         |                                |
| <b>Assessments Receivable</b>                      |                   |                    |                     |                           |                         |                                |
| On-Roll  | 159,398           | 1,828,466          | -                   | -                         | -                       | 1,987,864                      |
| Off-Roll   | 77,051            | 2,588,190          | -                   | -                         | -                       | 2,665,240                      |
| <b>Allowance for Uncollectable Assessments</b>     | (236,449)         | (4,416,656)        | -                   | -                         | -                       | (4,653,105)                    |
| <b>Land</b>  | -                 | -                  | -                   | -                         | 6,317,127               | 6,317,127                      |
| <b>Improvements Other Than Buildings</b>           | -                 | -                  | -                   | -                         | 4,862,861               | 4,862,861                      |
| <b>Amount Available in Debt Service Funds</b>      | -                 | -                  | 329,740             | -                         | -                       | 329,740                        |
| <b>Amount to be Provided by Debt Service Funds</b> | -                 | -                  | 1,290,260           | -                         | -                       | 1,290,260                      |
| <b>Total Assets</b>                                | <b>\$ 149,346</b> | <b>\$ 329,740</b>  | <b>\$ 1,620,000</b> | <b>\$ 11,179,988</b>      | <b>\$ -</b>             | <b>\$ 13,279,074</b>           |

**Buckeye Park Community Development District**  
**Balance Sheet**  
for the Period Ending January 31, 2024

|   | Governmental Funds |                   | Account Groups            |                         | Totals<br>(Memorandum<br>Only) |
|---|--------------------|-------------------|---------------------------|-------------------------|--------------------------------|
|   | General Fund       | Series 2008       | General Long<br>Term Debt | General Fixed<br>Assets |                                |
| <b>Liabilities</b>                                      |                    |                   |                           |                         |                                |
| <b>Accounts Payable &amp; Payroll Liabilities</b>       | \$ -               | \$ -              | \$ -                      | \$ -                    | \$ -                           |
| <b>Due to Other Funds</b>                               |                    |                   |                           |                         |                                |
| General Fund  | -                  | -                 | -                         | -                       | -                              |
| Debt Service Fund                                       | 285                | -                 | -                         | -                       | 285                            |
| <b>Matured Interest Payable</b>                         | -                  | -                 | -                         | -                       | -                              |
| <b>Matured Bonds Payable</b>                            | -                  | -                 | -                         | -                       | -                              |
| <b>Deferred Revenue</b>                                 | \$ -               | \$ -              | \$ -                      | \$ -                    | -                              |
| <b>Bonds Payable</b>                                    |                    |                   |                           |                         |                                |
| Current Portion   | -                  | -                 | \$0                       | -                       | -                              |
| Long Term   | -                  | -                 | \$1,620,000               | -                       | 1,620,000                      |
| <b>Total Liabilities</b>                                | <u>\$ 285</u>      | <u>\$ -</u>       | <u>\$ 1,620,000</u>       | <u>\$ -</u>             | <u>\$ 1,620,285</u>            |
| <b>Fund Equity and Other Credits</b>                    |                    |                   |                           |                         |                                |
| <b>Investment in General Fixed Assets</b>               | -                  | -                 | -                         | 11,179,988              | 11,179,988                     |
| <b>Fund Balance</b>                                     |                    |                   |                           |                         |                                |
| <b>Restricted</b>                                       |                    |                   |                           |                         |                                |
| Beginning: October 1, 2023 (Unaudited)                  | -                  | 220,424           | -                         | -                       | 220,424                        |
| Results from Current Operations                         | -                  | 109,316           | -                         | -                       | 109,316                        |
| <b>Unassigned</b>                                       |                    |                   |                           |                         |                                |
| Beginning: October 1, 2023 (Unaudited)                  | 118,430            | -                 | -                         | -                       | 118,430                        |
| Results from Current Operations                         | 30,631             | -                 | -                         | -                       | 30,631                         |
| <b>Total Fund Equity and Other Credits</b>              | <u>\$ 149,060</u>  | <u>\$ 329,740</u> | <u>\$ -</u>               | <u>\$ 11,179,988</u>    | <u>\$ 11,658,788</u>           |
| <b>Total Liabilities, Fund Equity and Other Credits</b> | <u>\$ 149,346</u>  | <u>\$ 329,740</u> | <u>\$ 1,620,000</u>       | <u>\$ 11,179,988</u>    | <u>\$ 13,279,074</u>           |

**Buckeye Park Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2024**

| Description                                     | October     | November      | December         | January       | Year to Date  | Total Annual Budget | % of Budget |
|---|-------------|---------------|------------------|---------------|---------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>                |             |               |                  |               |               |                     |             |
| <b>Carryforward</b>                             |             |               |                  |               |               | \$ -                | N/A         |
| <b>Interest</b>                                 |             |               |                  |               |               |                     |             |
| Interest - General Checking                     | -           | -             | -                | -             | -             | -                   | N/A         |
| <b>Special Assessment Revenue</b>               |             |               |                  |               |               |                     |             |
| Special Assessments - On-Roll                   | -           | 291           | 70,992           | 180           | 71,463        | 126,683             | 56%         |
| Special Assessments - Off-Roll                  | -           | -             | -                | -             | -             | -                   | N/A         |
| <b>Bondholder Contribution on behalf of SPE</b> | -           | -             | -                | -             | -             | -                   | N/A         |
| <b>Miscellaneous Revenue</b>                    | -           | -             | -                | -             | -             | -                   | N/A         |
| <b>Intragovernmental Transfer In</b>            | -           | -             | -                | -             | -             | -                   | N/A         |
| <b>Total Revenue and Other Sources:</b>         | <b>\$ -</b> | <b>\$ 291</b> | <b>\$ 70,992</b> | <b>\$ 180</b> | <b>71,463</b> | <b>\$ 126,683</b>   | <b>56%</b>  |
| <b>Expenditures and Other Uses</b>              |             |               |                  |               |               |                     |             |
| <b>Legislative</b>                              |             |               |                  |               |               |                     |             |
| Board of Supervisor's Fees                      | -           | -             | -                | -             | -             | 3,000               | 0%          |
| <b>Executive</b>                                |             |               |                  |               |               |                     |             |
| Professional Management                         | 2,083       | 2,083         | 2,083            | 2,083         | 8,333         | 25,000              | 33%         |
| <b>Financial and Administrative</b>             |             |               |                  |               |               |                     |             |
| Audit Services                                  | -           | -             | -                | -             | -             | 5,000               | 0%          |
| Accounting Services                             | -           | -             | -                | -             | -             | -                   | N/A         |
| Assessment Roll Services                        | -           | -             | -                | -             | -             | -                   | N/A         |
| Arbitrage Rebate Services                       | -           | -             | -                | -             | -             | 500                 | 0%          |
| <b>Other Contractual Services</b>               |             |               |                  |               |               |                     |             |
| Legal Advertising                               | -           | -             | -                | -             | -             | 1,000               | 0%          |
| Trustee Services                                | -           | -             | -                | -             | -             | 4,032               | 0%          |
| Dissemination Agent Services                    | -           | 1,500         | -                | -             | 1,500         | 1,500               | 100%        |
| Property Appraiser Fees                         | -           | -             | -                | -             | -             | -                   | N/A         |
| Bank Service Fees                               | 33          | 65            | 11               | 1             | 110           | 250                 | 44%         |
| <b>Communication and Freight Services</b>       |             |               |                  |               |               |                     |             |
| Postage, Freight and Messenger                  | -           | -             | -                | -             | -             | 50                  | 0%          |
| <b>Computer Services - Website Development</b>  | -           | -             | -                | -             | -             | 750                 | 0%          |
| <b>Insurance</b>                                | 5,958       | -             | -                | -             | 5,958         | 6,000               | 99%         |
| <b>Subscription &amp; Memberships</b>           | -           | 175           | -                | -             | 175           | 175                 | 100%        |
| <b>Printing &amp; Binding</b>                   | -           | -             | -                | -             | -             | 50                  | 0%          |
| <b>Rentals &amp; Leases - Meeting Room</b>      | -           | -             | -                | -             | -             | 200                 | 0%          |
| <b>Financial-Other Current Charges</b>          | -           | -             | -                | -             | -             | -                   | N/A         |
| <b>Legal Services</b>                           |             |               |                  |               |               |                     |             |
| Legal - General Counsel                         | -           | -             | -                | -             | -             | 4,000               | 0%          |
| <b>Other General Government Services</b>        |             |               |                  |               |               |                     |             |

Prepared by:

**JPWARD and Associates, LLC**

**Buckeye Park Community Development District**  
**General Fund**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2024**

| Description                               | October          | November         | December          | January           | Year to Date     | Total Annual Budget | % of Budget |
|---|------------------|------------------|-------------------|-------------------|------------------|---------------------|-------------|
| Engineering Services                      | -                | -                | -                 | -                 | -                | 3,000               | 0%          |
| Contingencies                             | -                | -                | -                 | -                 | -                | -                   | N/A         |
| Capital Outlay                            | -                | -                | -                 | -                 | -                | -                   | N/A         |
| <b>Stormwater Management Services</b>     |                  |                  |                   |                   |                  |                     |             |
| Repairs & Maintenance                     |                  |                  |                   |                   |                  |                     |             |
| Aquatic Weed Control                      | -                | -                | -                 | -                 | -                | 12,000              | 0%          |
| <b>Landscaping Services</b>               |                  |                  |                   |                   |                  |                     |             |
| Utility Services                          |                  |                  |                   |                   |                  |                     |             |
| Electric                                  | -                | -                | -                 | -                 | -                | -                   | N/A         |
| Repairs & Maintenance                     |                  |                  |                   |                   |                  |                     |             |
| Public Area Landscaping                   | 1,625            | 1,625            | 1,625             | 1,625             | 6,500.00         | 19,900              | 33%         |
| Irrigation System                         | -                | -                | -                 | -                 | -                | -                   | N/A         |
| Plant Replacement                         | -                | -                | -                 | -                 | -                | -                   | N/A         |
| Contingencies                             | -                | -                | -                 | -                 | -                | -                   | N/A         |
| <b>Road and Street Services</b>           |                  |                  |                   |                   |                  |                     |             |
| Repairs & Maintenance                     |                  |                  |                   |                   |                  |                     |             |
| Street Lights                             | -                | -                | -                 | -                 | -                | -                   | N/A         |
| Pavement & Signage                        | 18,256           | -                | -                 | -                 | 18,256.00        | 500                 | 3651%       |
| Repairs and Maintenance                   | -                | -                | -                 | -                 | -                | -                   | N/A         |
| <b>Parks &amp; Recreation</b>             |                  |                  |                   |                   |                  |                     |             |
| Security Patrol                           | -                | -                | -                 | -                 | -                | 6,500               | 0%          |
| <b>Contingencies</b>                      | -                | -                | -                 | -                 | -                | 24,988              | 0%          |
| <b>Other Fees and Charges</b>             |                  |                  |                   |                   |                  |                     |             |
| Discounts/Collection Fees                 | -                | -                | -                 | -                 | -                | 8,288               | 0%          |
| <b>Sub-Total:</b>                         | <b>27,956</b>    | <b>5,448</b>     | <b>3,720</b>      | <b>3,709</b>      | <b>40,833</b>    | <b>126,683</b>      | <b>32%</b>  |
| <b>Total Expenditures and Other Uses:</b> | <b>\$ 27,956</b> | <b>\$ 5,448</b>  | <b>\$ 3,720</b>   | <b>\$ 3,709</b>   | <b>\$ 40,833</b> | <b>\$ 126,683</b>   | <b>32%</b>  |
| Net Increase/ (Decrease) in Fund Balance  | (27,956)         | (5,157)          | 67,272            | (3,529)           | 30,631           | -                   |             |
| Fund Balance - Beginning                  | 118,430          | 90,474           | 85,317            | 152,589           | 118,430          | 118,430             |             |
| <b>Fund Balance - Ending</b>              | <b>\$ 90,474</b> | <b>\$ 85,317</b> | <b>\$ 152,589</b> | <b>\$ 149,060</b> | <b>149,060</b>   | <b>\$ 118,430</b>   |             |

**Buckeye Park Community Development District**  
**Debt Service Fund - Series 2008**  
**Statement of Revenues, Expenditures and Changes in Fund Balance**  
**Through January 31, 2024**

| Description                                       | October           | November          | December          | January           | Year to Date      | Total Annual Budget | % of Budget |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------|-------------|
| <b>Revenue and Other Sources</b>                  |                   |                   |                   |                   |                   |                     |             |
| <b>Carryforward</b>                               | \$ -              | \$ -              | \$ -              | \$ -              | -                 | \$ -                | N/A         |
| <b>Interest Income</b>                            |                   |                   |                   |                   |                   |                     |             |
| Revenue Account                                   | 326               | 342               | 55                | 401               | 1,124             | -                   | N/A         |
| Reserve Account                                   | 631               | 642               | 617               | 634               | 2,523             | -                   | N/A         |
| Interest Account                                  | -                 | -                 | -                 | -                 | -                 | -                   | N/A         |
| Prepayment Account                                | 0                 | 0                 | 0                 | 0                 | 0                 | -                   | N/A         |
| Sinking Fund Account                              | -                 | -                 | -                 | -                 | -                 | -                   | -           |
| <b>Special Assessment Revenue</b>                 |                   |                   |                   |                   |                   |                     |             |
| Special Assessments - On-Roll                     | -                 | 452               | 168,719           | 285               | 169,456           | 200,705             | 84%         |
| Special Assessments - Off-Roll                    | -                 | -                 | -                 | -                 | -                 | -                   | N/A         |
| Special Assessments - Prepayments                 | -                 | -                 | -                 | -                 | -                 | -                   | N/A         |
| <b>Contributions - Bondholder</b>                 |                   |                   |                   |                   |                   |                     |             |
| Other Miscellaneous Revenue-Sale of Lots          | -                 | -                 | -                 | -                 | -                 | -                   | N/A         |
| <b>Intragovernmental Transfer In</b>              |                   |                   |                   |                   |                   |                     |             |
| <b>Total Revenue and Other Sources:</b>           | <b>\$ 957</b>     | <b>\$ 1,436</b>   | <b>\$ 169,390</b> | <b>\$ 1,320</b>   | <b>173,104</b>    | <b>\$ 200,705</b>   | <b>N/A</b>  |
| <b>Expenditures and Other Uses</b>                |                   |                   |                   |                   |                   |                     |             |
| <b>Financial and Administrative</b>               |                   |                   |                   |                   |                   |                     |             |
| Professional Management                           | -                 | -                 | -                 | -                 | -                 | -                   | N/A         |
| Accounting Services                               | -                 | -                 | -                 | -                 | -                 | -                   | N/A         |
| <b>Other Contractual Services</b>                 |                   |                   |                   |                   |                   |                     |             |
| Trustee Services                                  | -                 | -                 | -                 | -                 | -                 | -                   | N/A         |
| Property Appraiser & Tax Coll. Fees               | -                 | -                 | -                 | -                 | -                 | -                   | N/A         |
| <b>Insurance</b>                                  |                   |                   |                   |                   |                   |                     |             |
| -   | -                 | -                 | -                 | -                 | -                 | -                   | N/A         |
| <b>Legal Services</b>                             |                   |                   |                   |                   |                   |                     |             |
| General Counsel                                   | -                 | -                 | -                 | -                 | -                 | -                   | N/A         |
| Litigation Counsel                                | -                 | -                 | -                 | -                 | -                 | -                   | N/A         |
| <b>Other General Government Services</b>          |                   |                   |                   |                   |                   |                     |             |
| Engineering Services                              | -                 | -                 | -                 | -                 | -                 | -                   | N/A         |
| <b>Landscaping Services</b>                       |                   |                   |                   |                   |                   |                     |             |
| Repairs & Maintenance                             | -                 | -                 | -                 | -                 | -                 | -                   | N/A         |
| <b>Debt Service</b>                               |                   |                   |                   |                   |                   |                     |             |
| <b>Principal Debt Service - Mandatory</b>         |                   |                   |                   |                   |                   |                     |             |
| Series 2008 Bonds                                 | -                 | -                 | -                 | -                 | -                 | \$ 60,000           | 0%          |
| <b>Principal Debt Service - Early Redemptions</b> |                   |                   |                   |                   |                   |                     |             |
| Series 2008 Bonds                                 | -                 | -                 | -                 | -                 | -                 | -                   | N/A         |
| <b>Interest Expense</b>                           |                   |                   |                   |                   |                   |                     |             |
| Series 2008 Bonds                                 | -                 | 63,788            | -                 | -                 | 63,788            | 127,575             | 50%         |
| <b>Operating Transfers Out (To Other Funds)</b>   |                   |                   |                   |                   |                   |                     |             |
| -   | -                 | -                 | -                 | -                 | -                 | -                   | N/A         |
| <b>Fees/Discounts for Early Payment</b>           |                   |                   |                   |                   |                   |                     |             |
| -   | -                 | -                 | -                 | -                 | -                 | 13,130              | 0%          |
| <b>Total Expenditures and Other Uses:</b>         | <b>\$ -</b>       | <b>\$ 63,788</b>  | <b>\$ -</b>       | <b>\$ -</b>       | <b>\$ 63,788</b>  | <b>\$ 200,705</b>   | <b>N/A</b>  |
| Net Increase/ (Decrease) in Fund Balance          | 957               | (62,352)          | 169,390           | 1,320             | 109,316           | -                   |             |
| Fund Balance - Beginning                          | 220,424           | 221,381           | 159,029           | 328,420           | 220,424           | 220,424             |             |
| <b>Fund Balance - Ending</b>                      | <b>\$ 221,381</b> | <b>\$ 159,029</b> | <b>\$ 328,420</b> | <b>\$ 329,740</b> | <b>\$ 329,740</b> | <b>\$ 220,424</b>   |             |