



**CAPRON TRAIL  
COMMUNITY DEVELOPMENT  
DISTRICT**

**ST. LUCIE COUNTY  
REGULAR BOARD MEETING  
MARCH 21, 2022  
1:30 P.M.**

Special District Services, Inc.  
The Oaks Center  
2501A Burns Road  
Palm Beach Gardens, FL 33410

[www.caprontraileddd.org](http://www.caprontraileddd.org)  
561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**CAPRON TRAIL**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Premier Citrus  
14885 Indrio Road  
Ft. Pierce, Florida 34945  
**REGULAR BOARD MEETING**  
March 21, 2021  
1:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
  - 1. November 15, 2021 Regular Board Meeting.....Page 3
- G. Old Business
- H. New Business
  - 1. Discussion Regarding the Wetlands on the North and South Ends of the District.....Page 6
  - 2. Consider Approval of Proposal for Year 2022 Reservoir Inspection.....Page 8
- I. Engineer’s Report
- J. Attorney’s Report
- K. Field Maintenance Report
- L. Administrative Matters
  - 1. Financial Report.....Page 11
- M. Board Members Comments
- N. Adjourn

# Treasure Coast Newspapers

PART OF THE USA TODAY NETWORK

St Lucie News Tribune

1801 U.S. 1, Vero Beach, FL 32960

## AFFIDAVIT OF PUBLICATION

SPECIAL DISTRICT SERVICES

2501 BURNS RD # A


PALM BEACH GARDENS, FL 33410-5207

STATE OF WISCONSIN

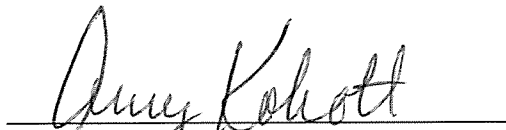
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

Issue(s) dated before where the dates are noted: 10/06/2021

  
\_\_\_\_\_

Subscribed and sworn to before on October 7, 2021:

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

  
\_\_\_\_\_  
My commission expires

Publication Cost: \$147.06

Ad No: 0004938081

Customer No: 1313365

PO #:

AMY KOKOTT  
Notary Public  
State of Wisconsin

# of Affidavits: 1

CAPRON TRAIL COMMUNITY  
DEVELOPMENT DISTRICT FIS-  
CAL YEAR 2021/2022 REGU-  
LAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that  
the Board of Supervisors of  
the Capron Trail Community  
Development District will hold  
Regular Meetings in the offi-  
ces of Premier Citrus located  
at 14885 Indrio Road, Fort  
Pierce, Florida 34945 at 1:30  
p.m. on the following dates:

October 18, 2021  
November 15, 2021  
December 20, 2021  
January 17, 2022  
February 21, 2022  
March 21, 2022  
April 18, 2022  
May 16, 2022  
June 20, 2022  
July 18, 2022  
August 15, 2022  
September 19, 2022

The purpose of the meetings  
is to conduct any business  
coming before the Board.  
Meetings are open to the  
public and will be conducted  
in accordance with the provi-  
sions of Florida law. Copies of  
the Agendas for any of the  
meetings may be obtained  
from the District's website or  
by contacting the District  
Manager at (772) 345-5119  
and/or at toll free 1-877-737-  
4922 prior to the date of the  
particular meeting.

From time to time one or  
more Supervisors may partici-  
pate by telephone; therefore  
a speaker telephone may be  
present at the meeting loca-  
tion so that Supervisors may  
be fully informed of the dis-  
cussions taking place. Said  
meetings may be continued as  
found necessary to a time and  
place specified on the record.

If any person decides to ap-  
peal any decision made with  
respect to any matter consid-  
ered at these meetings, such  
person will need a record of  
the proceedings and such per-  
son may need to insure that a  
verbatim record of the pro-  
ceedings is made at his or her  
own expense and which re-  
cord includes the testimony  
and evidence on which the  
appeal is based.

In accordance with the provi-  
sions of the Americans with  
Disabilities Act, any person re-  
quiring special accommoda-  
tions or an interpreter to par-  
ticipate at any of these meet-  
ings should contact the  
District Manager at (772) 345-  
5119 and/or toll-free at 1-877-  
737-4922 at least seven (7)  
days prior to the date of the  
particular meeting.

Meetings may be cancelled  
from time to time without ad-  
vertised notice.

Capron Trail Community De-  
velopment District [www.capro-  
ntrailcdd.org](http://www.capro-<br/>ntrailcdd.org)  
Pub Oct. 6th, 2021  
TCN4938081

**CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 15, 2021**

**A. CALL TO ORDER**

District Manager Frank Sakuma called the November 15, 2021, Regular Board Meeting of the Capron Trail Community Development District (the “District”) to order at 1:51 p.m. at the offices of Premier Citrus, 14885 Indrio Road, Fort Pierce, Florida 34945.

**B. PROOF OF PUBLICATION**

Mr. Sakuma presented proof of publication that notice of the Regular Board Meeting was published in the *St. Lucie News Tribune* on October 6, 2021, as required by law.

**C. ESTABLISH QUORUM**

Mr. Sakuma stated that the attendance of Supervisors Tom Jerkins, David Bass and Randy Weaver constituted a quorum and it was in order for the meeting to proceed.

Also in attendance were: District Manager Frank Sakuma of Special District Services, Inc. and Tom McGowan, P.E. of AECOM.

**D. ADDITIONS OR DELETIONS TO AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

There were no comments from the public for items not on the agenda.

**F. APPROVAL OF MINUTES**

**1. August 16, 2021 Regular Board Meeting**

The August 16, 2021 Regular Board Meeting minutes were approved, as presented, on a **motion** made by Mr. Bass, seconded by Mr. Weaver. The **motion** passed unanimously.

**G. OLD BUSINESS**

There were no Old Business items to come before the Board.

**H. NEW BUSINESS**

**1. Consider Resolution No. 2021-05 – Adopting a Fiscal Year 2020/2021 Amended Budget**

Mr. Sakuma presented Resolution No. 2021-05, entitled:

## RESOLUTION NO. 2021-05

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

There was a **motion** to adopt Resolution No. 2021-05, as presented, made by Mr. Weaver, seconded by Mr. Bass and the **motion** carried unanimously.

#### **I. ENGINEER’S REPORT**

Mr. McGowan advised as to the history of FDEP’s request for an Emergency Action Plan, and noted that it was not a statutory or FDEP required document. After further discussion, the Board did not take any further action related to the Emergency Action Plan.

Mr. McGowan advised the Board of the new statutory stormwater needs assessment that is due for submittal to St. Lucie County on or before June 30, 2022. After further discussion, there was a **motion** authorizing AECOM to prepare the stormwater needs assessment, made by Mr. Bass, seconded by Mr. Weaver and the **motion** carried unanimously.

#### **J. ATTORNEY’S REPORT**

There was no Attorney’s Report at this time.

#### **K. FIELD MAINTENANCE REPORT**

The Board was notified that one of the triple pumps would be pulled for repair in the next month or so.

#### **L. ADMINISTRATIVE MATTERS**

**Financial Report:** Mr. Sakuma briefly discussed the Financial Report included in the Board Package.

#### **M. BOARD MEMBER COMMENTS**

There were no comments from the Board Members.

**N. ADJOURNMENT**

There being no further business to come before the Board, the meeting was adjourned at 2:31 p.m. on a **motion** made by Mr. Bass, seconded by Mr. Weaver and the **motion** carried unanimously.

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Secretary

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Chairman



# SOUTH FLORIDA WATER MANAGEMENT DISTRICT

February 01, 2022

Todd Wodraska  
Capron Trail Cdd  
2501 Burns Road Suite A  
Palm Beach Gardens, FL 33410

*Delivered via email*

**Subject: Capron Trail Basin 4 Grove  
First Notice of Noncompliance  
Environmental Resource Permit (ERP) No. 56-00745-S  
St Lucie County**

Dear Mr. Wodraska:

This letter is to provide notification that an inspection of the referenced project was conducted by South Florida Water Management District (District) staff on January 19, 2022. This inspection and a concurrent review of our files indicate that the project is not in compliance with the conditions of the ERP; specifically, items that need to be addressed include the following:

1. Pursuant to Special Condition 32 (Application 920608-5) and Special Condition 19 (Application 890124-2), nuisance and exotic plant maintenance is required within the wetland areas to reduce the total coverage of these species below a total of 10%. Species that should be targeted include, but may not be limited to Brazilian pepper, melaleuca, and Australian pine. Please schedule a maintenance event for the northern and southern wetlands to reduce coverage of these plant species.

The District requests correction of noncompliance item noted above within 30 days of the date of this letter.

If you have any questions or require additional assistance, please contact Brian Randle at 863-462-5260 x3011 or via email at [brandle@sfwmd.gov](mailto:brandle@sfwmd.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Randle".

Brian Randle  
Compliance Environmental Reviewers



eEnclosures: Site Location Map ([56-00745-S\\_LocMap\\_20210520.pdf](#))

c: Randy Weaver, Premier Citrus (E-Mail)

*This document is filed in the ePermitting system under Permit Number 56-00745-S via the Application/Permit Section on the Records Search home page*



AAI Proposal No. 21-1645  
March 7, 2022

Capron Trail Community Development District  
c/o AECOM  
3550 Southwest Corporate Parkway  
Palm City, Florida 34990

Attention: Mr. Peter May, P.E.

**PROPOSAL FOR YEAR 2022 RESERVOIR INSPECTION  
CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT  
ST. LUCIE COUNTY, FLORIDA**

In accordance with your request, we will be pleased to inspect the two water reservoirs and two wetland enclosures of the Capron Trail Community Development District off Indrio Road. The inspection will be completed by Ardaman & Associates, Inc. Engineer, Jason Manning, P.E. We believe that the field work can be completed in one day, with the report to be completed shortly thereafter. We request that you mow the embankments so that we can closely inspect the downgradient slopes and toes of the reservoirs. At the time of our inspection we will mark areas that need maintenance.

The anticipated cost for our Year 2022 inspection and associated engineering services is **\$3,100.00**. Follow up inspections will be billed at a rate of \$165.00/hour (portal to portal).

If the terms above are acceptable to you, please sign and return the Proposal/Project Acceptance and Agreement form as an indication of your acceptance and authorization to proceed with the work.

Please let us know when you will have the mowing completed so that we can conduct our work. We look forward to being of service to you on this project as in previous years.

**ARDAMAN & ASSOCIATES, INC.**

Jason P. Manning, P.E.  
Branch Manager

Attachments: Proposal/Project Acceptance and Agreement Form  
General Conditions



**PROPOSAL/PROJECT ACCEPTANCE AND AGREEMENT**

**PROJECT INFORMATION:**

Project Name \_\_\_\_\_ Capron Trail Community Development District \_\_\_\_\_  
 Project Location \_\_\_\_\_ St. Lucie County, Florida \_\_\_\_\_  
 Proposal Number and Date \_\_\_\_\_ 21-1645 / March 7, 2022 \_\_\_\_\_  
 Description of Services \_\_\_\_\_ Year 2022 Reservoir Inspection \_\_\_\_\_  
 Estimated Fee \_\_\_\_\_ **\$3,100.00** \_\_\_\_\_

**PROPERTY OWNER IDENTIFICATION:**

Name \_\_\_\_\_  
 Property Identification Number \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/State \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone \_\_\_\_\_  
 Attention \_\_\_\_\_ Title \_\_\_\_\_

**PAYMENT TERMS:**

Payment shall be due within 30 days after date of each periodic invoice. Interest at the rate of 18% per annum (or the highest rate allowable by law) shall accrue on all amounts not paid within 30 days after date of invoice. All attorney fees and expenses associated with collection of past due invoices will be paid by Client. Failure to timely pay any invoice shall constitute a waiver of any and all claims against Ardaman & Associates, Inc.

**PROPOSAL ACCEPTANCE:**

By accepting this Proposal, the Terms and Conditions of this Proposal, including the Terms on this page, and Ardaman & Associates, Inc.'s General Conditions appearing on the following page of this Proposal, are incorporated herein by reference. In the event this Proposal Acceptance was received by facsimile, Client hereby confirms that the above described Proposal, the Terms and Conditions of this Proposal, including the Terms on this page, and Ardaman & Associates, Inc.'s General Conditions have been made available and are incorporated in this agreement.

Accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Individual, Firm or Corporate Body Name \_\_\_\_\_  
 Authorized Contact Person \_\_\_\_\_  
 Address \_\_\_\_\_  
 City/State \_\_\_\_\_ Zip Code \_\_\_\_\_ Phone \_\_\_\_\_  
 Title \_\_\_\_\_ Fax \_\_\_\_\_ Email \_\_\_\_\_

\_\_\_\_\_  
(Signature of authorized representative)

## GENERAL CONDITIONS - FLORIDA

**Parties And Scope Of Work** – Ardaman & Associates, Inc. (hereinafter referred to as “A&A”) shall include said company, its division, subsidiary, parent or affiliate performing the Work. “Work” means the specific services to be performed by A&A as set forth in A&A’s proposal as well as any additional services requested or accepted by Client. “Client” refers to the person or business entity ordering the Work to be done by A&A. If the Client is ordering the Work on behalf of a third party, the Client represents and warrants that the Client is the duly authorized agent of said third party for the purpose of ordering and directing said Work. In the event Client is not the authorized agent of said third party, Client shall be individually liable hereunder. Further, Client shall disclose any such agency relationship to A&A in writing before the commencement of A&A’s Work hereunder. Client agrees that A&A’s professional duties are specifically limited to the Work as set forth in A&A’s proposal. The Client assumes sole responsibility for determining whether the quantity and the nature of the Work ordered by the Client is adequate and sufficient for the Client’s intended purpose. A&A’s Work is for the exclusive use of Client, and its properly disclosed principal. In no event shall A&A have any duty or obligation to any third party. Directing A&A to proceed with the Work shall constitute acceptance of the terms of A&A’s proposal and these General Conditions.

**On-Call Services** – In the event A&A is retained to perform construction materials testing (“CMT”), including but not limited to proctor and soil density tests, concrete tests, etc., on an On-Call basis such that A&A is not retained to perform continuous observations of construction, Client assumes sole responsibility for determining the location and frequency of sampling and testing. In such On-Call testing, A&A’s test results are only representative of conditions at the test location and elevation, and different conditions may exist at other locations and other elevations. Furthermore, in the event Client fails to properly determine the location or frequency of sampling and testing, under no circumstances will A&A assume that duty by performing its CMT services.

**Right-of-Entry** – Unless otherwise agreed, Client will furnish right-of-entry on the property for A&A to make the planned borings, surveys, and/or explorations. A&A will take reasonable precautions to minimize damage to the property caused by its equipment and sampling procedures, but the cost of restoration or damage which may result from the planned operations is not included in the contracted amount.

**Damage to Existing Man-made Objects** – It shall be the responsibility of the Client to disclose the presence and accurate location of all hidden or obscure man-made objects relative to field tests, sampling, or boring locations. Client waives any claim against A&A arising from any damage to existing man-made objects. In addition, Client shall defend, indemnify and hold A&A harmless from any third party claim arising from damage to existing man-made objects.

**Limitation of Liability** - A&A shall perform services for Client in a professional manner, using that degree of care and skill ordinarily exercised by and consistent with the standards of competent consultants practicing in the same or a similar locality as the project. In the event any portion of the services fails to comply with this obligation and A&A is promptly notified in writing prior to one year after completion of such portion of the services, A&A will re-perform such portion of the services, or if re-performance is impracticable, A&A will refund the amount of compensation paid to A&A for such portion of the services. In no event shall A&A be liable for any special, indirect, incidental, or consequential damages. The remedies set forth herein are exclusive and the total liability of A&A whether in contract, tort (including negligence whether sole or concurrent), or otherwise arising out of, connected with or resulting from any and all services provided by A&A, including but not limited to the Work, shall not exceed the total fees paid by Client or \$50,000.00, whichever is greater. Client may, upon written request received within five days of Client’s acceptance hereof, increase the limit of A&A’s liability by agreeing to pay A&A an additional sum as agreed in writing prior to the commencement of A&A’s services. This charge is not to be construed as being a charge for insurance of any type, but is increased consideration for the greater liability involved. A&A’s individual professionals, employees, and agents are third party beneficiaries to these General Conditions.

**PURSUANT TO §558.0035, FLORIDA STATUTES, CONSULTANT’S INDIVIDUAL EMPLOYEES AND/OR AGENTS MAY NOT BE HELD INDIVIDUALLY LIABLE FOR NEGLIGENCE ARISING OUT OF, CONNECTED WITH, OR RESULTING FROM THEIR SERVICES PROVIDED PURSUANT TO THIS AGREEMENT.**

**Sampling or Testing Location** – Unless specifically stated to the contrary, the unit fees included in this proposal do not include costs associated with professional land surveying of the site or the accurate horizontal and vertical locations of tests. Field tests or boring locations described in our report or shown on our sketches are based on specific information furnished to us by others or estimates made in the field by our technicians. Such dimensions, depths or elevations should be considered as approximations unless otherwise stated in the report.

**Sample Handling and Retention** – Generally test samples or specimens are consumed and/or substantially altered during the conduct of tests and A&A, at its sole discretion, will dispose (subject to the following) of any remaining residue immediately upon completion of test unless required in writing by the Client to store or otherwise handle the samples. (a) NON HAZARDOUS SAMPLES: At Client’s written request, A&A will maintain preservable test samples and specimens or the residue therefrom for thirty (30) days after submission of A&A’s report to Client free of storage charges. After the initial 30 days and upon written request, A&A will retain test specimens or samples for a mutually acceptable storage charge and period of time. (b) HAZARDOUS OR POTENTIALLY HAZARDOUS SAMPLES: In the event that samples contain substances or constituents hazardous or detrimental to human health, safety or the environment as defined by federal, state or local statutes, regulations, or ordinances (“Hazardous Substances” and “Hazardous Constituents”, respectively), A&A will, after completion of testing and at Client’s expense: (i) return such samples to Client; (ii) using a manifest signed by Client as generator, will have such samples transported to a location selected by Client for final disposal. Client agrees to pay all costs associated with the storage, transport, and disposal of such samples. Client recognizes and agrees that A&A is acting as a bailee and at no time does A&A assume title of said waste.

**Discovery of Unanticipated Hazardous Materials** – Hazardous materials or certain types of hazardous materials may exist at a site where there is no reason to believe they could or should be present. A&A and Client agree that the discovery of unanticipated hazardous materials constitutes a changed condition mandating a renegotiation of the scope of work or termination of services. A&A and Client also agree that the discovery of unanticipated hazardous materials may make it necessary for A&A to take immediate measures to protect health and safety. A&A agrees to notify Client as soon as practicable should unanticipated hazardous materials or suspected hazardous materials be encountered. Client encourages A&A to take any and all measures that, in A&A’s professional opinion, are justified to preserve and protect the health and safety of A&A’s personnel and the public. Client agrees to compensate A&A for the additional cost of working to protect employees’ and the public’s health and safety. In addition, Client waives any claim against A&A arising from A&A’s discovery of unanticipated hazardous materials or suspected hazardous materials.

**Indemnification** – Client agrees to defend, indemnify and save harmless A&A from all claims, including negligence claims, suits, losses, personal injuries, death and property liability resulting from the actions or inactions of Client, Client’s contractors, representatives, agents and employees.

**Legal Jurisdiction** – The parties agree that any litigation shall only be brought in a court of competent jurisdiction located in Orlando, Orange County, Florida. All causes of action, including but not limited to actions for indemnification and contribution, arising out of A&A’s Work shall be deemed to have accrued and the applicable statutes of limitation shall commence to run not later than the date of issuance of A&A’s final invoice for the Work. Each of the parties hereto irrevocably waives any and all right to trial by jury in any legal proceeding arising out of or relating to this agreement.

**Force Majeure** - A&A shall not be held responsible for any delay or failure in performance caused by fire, flood, explosion, war, strike, embargo, government requirement, civil or military authority, acts of God, act or omission of subcontractors, carrier, clients or other similar causes beyond its control.

**Drafting and Severability** – This Agreement has been drafted by all Parties hereto and shall not be construed against one Party or in favor of any other Party. In the event that any provision of this Agreement is held invalid, the remainder of this Agreement shall be fully enforceable.

Capron Trail  
Community Development District

**Financial Report For  
February 2022**

**CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
OPERATING FUND  
FEBRUARY 2022**

	Annual Budget 10/1/21 - 9/30/22	Actual Feb-22	Year To Date Actual 10/1/21 - 2/28/22
<b>REVENUES</b>			
O & M ASSESSMENTS	341,193	0	339,958
OTHER INCOME	15,209	0	0
FACILITIES & SERVICE AGREEMENT	0	0	0
INTEREST INCOME	360	0	6
<b>TOTAL REVENUES</b>	<b>\$ 356,762</b>	<b>\$ -</b>	<b>\$ 339,964</b>
<b>ADMINISTRATIVE EXPENDITURES</b>			
SUPERVISOR FEES	0	0	0
FICA TAXES	0	0	0
ENGINEERING	13,000	0	0
MANAGEMENT FEES	24,000	2,000	10,000
LEGAL FEES	3,000	1,113	2,877
AUDIT FEES	3,500	0	0
INSURANCE - LIABILITY	6,064	0	5,706
LEGAL ADVERTISING	1,050	0	0
POSTAGE AND DELIVERY	300	0	28
OFFICE SUPPLIES/MISCELLANEOUS	1,000	41	288
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	1,750	145	729
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 53,839</b>	<b>\$ 3,299</b>	<b>\$ 19,803</b>
<b>MAINTENANCE EXPENDITURES</b>			
MOWING	44,000	0	6,829
FUEL & OIL	72,630	0	37,938
AQUATIC MAINTENANCE	17,565	0	4,456
OPERATIONS MANAGEMENT	48,000	0	13,247
ROADWAYS & CULVERTS	12,000	0	3,061
CANAL REPAIR & MAINTENANCE	8,400	0	2,733
RESERVOIR REPAIR & MAINTENANCE	23,380	0	459
DRAINAGE ENGINE/PUMP REPAIR & MAINTENANCE	45,000	0	8,952
INSURANCE - MAINTENANCE	1,500	0	0
MISCELLANEOUS MAINTENANCE	1,936	0	0
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 274,411</b>	<b>\$ -</b>	<b>\$ 77,675</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 328,250</b>	<b>\$ 3,299</b>	<b>\$ 97,478</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 28,512</b>	<b>\$ (3,299)</b>	<b>\$ 242,486</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,256)	0	(13,395)
DISCOUNTS FOR EARLY PAYMENTS	(14,256)	0	(11,417)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (3,299)</b>	<b>\$ 217,674</b>
CARRYOVER FROM PRIOR YEAR	0	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ (3,299)</b>	<b>\$ 217,674</b>

**Note: Premier Citrus Management Invoices Received Through January 2022**

Bank Balance As Of 2/28/22	\$ 347,461.78
Accounts Payable As Of 2/28/22	\$ 37,624.31
Accounts Receivable As Of 2/28/22	\$ -
Available Funds As Of 2/28/22	\$ 309,837.47

**Capron Trail Community Development District**  
**Budget vs Actual**  
**October 2021 - February 2022**

	<u>Oct 21 - Feb 22</u>	<u>21/22 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
01-1399 · Carryover from prior year	0.00	0.00	0.00	0.0%
01-3100 · O & M Assessments	339,958.29	341,193.00	-1,234.71	99.64%
01-3830 · Assessment Fees	-13,395.19	-14,256.00	860.81	93.96%
01-3831 · Assessment Discounts	-11,416.52	-14,256.00	2,839.48	80.08%
01-9400 · Other Income	0.00	0.00	0.00	0.0%
01-9401 · Facilities & Service Agreement	0.00	15,209.00	-15,209.00	0.0%
01-9410 · Interest Income (GF)	5.34	360.00	-354.66	1.48%
<b>Total Income</b>	<b>315,151.92</b>	<b>328,250.00</b>	<b>-13,098.08</b>	<b>96.01%</b>
<b>Expense</b>				
01-1311 · Management Fees	10,000.00	24,000.00	-14,000.00	41.67%
01-1315 · Legal Fees	2,877.00	3,000.00	-123.00	95.9%
01-1320 · Audit Fees	0.00	3,500.00	-3,500.00	0.0%
01-1450 · Insurance (Liability)	5,706.00	6,064.00	-358.00	94.1%
01-1480 · Legal Advertisements	0.00	1,050.00	-1,050.00	0.0%
01-1513 · Postage and Delivery	27.51	300.00	-272.49	9.17%
01-1514 · Office Supplies/Miscellaneous	287.65	1,000.00	-712.35	28.77%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1750 · Website Management	729.15	1,750.00	-1,020.85	41.67%
01-1803 · Aquatic Maintenance	4,456.19	17,565.00	-13,108.81	25.37%
01-1810 · Engineering / Inspections	0.00	13,000.00	-13,000.00	0.0%
01-1815 · Miscellaneous Maintenance	0.00	1,936.00	-1,936.00	0.0%
01-1822 · Mowing	6,828.84	44,000.00	-37,171.16	15.52%
01-1823 · Fuel & oil	37,937.76	72,630.00	-34,692.24	52.23%
01-1824 · Operations Management	13,247.39	48,000.00	-34,752.61	27.6%
01-1825 · Roadways & Culverts	3,060.90	12,000.00	-8,939.10	25.51%
01-1826 · Canal Repair & Maintenance	2,733.35	8,400.00	-5,666.65	32.54%
01-1827 · Reservoir Repair & Maintenance	458.85	23,380.00	-22,921.15	1.96%
01-1828 · Drainage Engine/Pump Repair Maint	8,952.61	45,000.00	-36,047.39	19.9%
01-1829 · Insurance-Maintenance	0.00	1,500.00	-1,500.00	0.0%
<b>Total Expense</b>	<b>97,478.20</b>	<b>328,250.00</b>	<b>-230,771.80</b>	<b>29.7%</b>
<b>Net Income</b>	<b>217,673.72</b>	<b>0.00</b>	<b>217,673.72</b>	<b>100.0%</b>

**Capron Trail Community Development District  
Balance Sheet  
As Of February 28, 2022**

	<u>Operating Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>General Fixed Assets Fund</u>	<u>Long Term Debt Fund</u>	<u>TOTAL</u>
<b>ASSETS</b>						
<b>Current Assets</b>						
Checking/Savings						
CSB	347,461.78	0.00	0.00	0.00	0.00	347,461.78
<b>Total Checking/Savings</b>	<u>347,461.78</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>347,461.78</u>
<b>Total Current Assets</b>	347,461.78	0.00	0.00	0.00	0.00	347,461.78
<b>Other Assets</b>						
Accounts Receivable	0.00	0.00	0.00	0.00	0.00	0.00
Land & Land Improvements	0.00	0.00	0.00	458,847.00	0.00	458,847.00
Infrastructure (Grass Carp System)	0.00	0.00	0.00	29,374.00	0.00	29,374.00
Infrastructure	0.00	0.00	0.00	6,062,836.00	0.00	6,062,836.00
Equipment	0.00	0.00	0.00	5,000.00	0.00	5,000.00
Depreciation - Infrastructure	0.00	0.00	0.00	-6,043,872.00	0.00	-6,043,872.00
Depreciation - Equipment	0.00	0.00	0.00	-5,000.00	0.00	-5,000.00
Amount Available in DSF	0.00	0.00	0.00	0.00	0.00	0.00
Amount To Be Provided	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Other Assets</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>507,185.00</u>	<u>0.00</u>	<u>507,185.00</u>
<b>TOTAL ASSETS</b>	<u><b>347,461.78</b></u>	<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>507,185.00</b></u>	<u><b>0.00</b></u>	<u><b>854,646.78</b></u>
<b>LIABILITIES &amp; EQUITY</b>						
<b>Liabilities</b>						
<b>Current Liabilities</b>						
Accounts Payable						
Accounts Payable	37,624.31	0.00	0.00	0.00	0.00	37,624.31
<b>Total Accounts Payable</b>	<u>37,624.31</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>37,624.31</u>
<b>Other Current Liabilities</b>						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Other Current Liabilities</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Current Liabilities</b>	37,624.31	0.00	0.00	0.00	0.00	37,624.31
<b>Long Term Liabilities</b>						
Special Assessment Debt (2002)	0.00	0.00	0.00	0.00	0.00	0.00
Special Assessment Debt (2008)	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total Long Term Liabilities</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Total Liabilities</b>	37,624.31	0.00	0.00	0.00	0.00	37,624.31
<b>Equity</b>						
Retained Earnings	92,163.75	0.00	0.00	-6,048,872.00	0.00	-5,956,708.25
Net Income	217,673.72	0.00	0.00	0.00	0.00	217,673.72
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00
Investment In Gen Fixed Assets	0.00	0.00	0.00	6,556,057.00	0.00	6,556,057.00
<b>Total Equity</b>	<u>309,837.47</u>	<u>0.00</u>	<u>0.00</u>	<u>507,185.00</u>	<u>0.00</u>	<u>817,022.47</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><b>347,461.78</b></u>	<u><b>0.00</b></u>	<u><b>0.00</b></u>	<u><b>507,185.00</b></u>	<u><b>0.00</b></u>	<u><b>854,646.78</b></u>