



**CAPRON TRAIL
COMMUNITY DEVELOPMENT
DISTRICT**

**ST. LUCIE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
MAY 19, 2025
1:30 P.M.**

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

www.caprontrailcdd.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 & PUBLIC HEARING
May 19, 2025
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. March 17, 2025 Regular Board Meeting Minutes.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 5
 - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
 - 3. Consider Resolution No. 2025-02 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 6
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 12
- J. Engineer’s Report
- K. Attorney’s Report
- L. Field Maintenance Report
- M. Administrative Matters
 - 1. Financial Report.....Page 14
- N. Board Member Comments
- O. Adjourn

AFFIDAVIT OF PUBLICATION

Special District Services Capron Trail
Capron Trail Comm. D
Capron Trail Community Development District
2501 Burns RD # A
Palm Beach Gardens FL 33410-5207

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Indian River Press Journal/St Lucie News Tribune/Stuart News, newspapers published in Indian River/St Lucie/Martin Counties, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Govt Public Notices, was published on the publicly accessible websites of Indian River/St Lucie/Martin Counties, Florida, or in a newspaper by print in the issues of, on:

10/10/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 10/10/2024

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$149.00	
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KAITLYN FELTY
Notary Public
State of Wisconsin

CAPRON TRAIL COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
REGULAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN that
the Board of Supervisors of the
Capron Trail Community Develop-
ment District will hold Regular
Meetings in the offices of Premier
Citrus located at 14885 Indrio Road,
Fort Pierce, Florida 34945 at 1:30
p.m. on the following dates:
October 21, 2024
November 18, 2024
December 16, 2024
January 20, 2025
February 17, 2025
March 17, 2025
April 21, 2025
May 19, 2025
June 16, 2025
July 21, 2025
August 18, 2025
September 15, 2025

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 provisions 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 toll
free at 1-877-737-4922 prior to the
date of the particular meeting.

From time to time one or more
Supervisors may participate by tele-
phone; therefore a speaker tele-
phone may be present at the meet-
ing location so that Supervisors may
be fully informed of the discussions
taking place. Said meetings may be
continued as found necessary to a
time and place specified on the
record.

If any person decides to appeal any
decision made with respect to any
matter considered at these meet-
ings, such person will need a record
of the proceedings and such person
may need to ensure that a verbatim
record of the proceedings is made of
his or her own expense and which
record includes the testimony and
evidence on which the appeal is
based.

In accordance with the provisions of
the Americans with Disabilities Act,
any person requiring special accom-
modations or an interpreter to
participate at any of these meetings
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 advertised
notice.

Capron Trail Community Develop-
ment District
www.caprontrailcdd.org
PUBLISH: ST. LUCIE NEWS
TRIBUNE 10/10/24 #10646309

**CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING MINUTES
MARCH 17, 2025**

A. CALL TO ORDER

District Manager Stephanie Brown called the March 17, 2025, Regular Board Meeting of the Capron Trail Community Development District (the “District”) to order at 1:30 p.m. at the offices of Premier Citrus located at 14885 Indrio Road, Fort Pierce, Florida 34945.

B. PROOF OF PUBLICATION

Ms. Brown presented proof of publication that notice of the Regular Board Meeting was published in the *St. Lucie News Tribune* on October 10, 2024, as part of the District’s Fiscal Year 2024/2025 Meeting Schedule, as required by law.

C. ADMINISTER OATH OF OFFICE

Ms. Brown administered the Oath of Office to Tom Jerkins and Buster Hunter, and they were seated.

D. ESTABLISH QUORUM

Ms. Brown stated that the attendance of Supervisors David Bass, Buster Hunter, Nick Stewart, and Tom Jerkins constituted a quorum, and it was in order for the meeting to proceed.

Also in attendance were: District Managers Stephanie Brown and Frank Sakuma of Special District Services, Inc.; and District Attorney Ruth Holmes of Torcivia, Donlon, Goddeau & Rubin, P.A.

E. ELECTION OF OFFICERS

A **motion** was made by Mr. Bass, seconded by Mr. Hunter approving the slate of Officers listed below. The **motion** passed unanimously.

- Tom Jerkins-**Chair**
- Nick Stewart-**Vice Chair**
- David Bass-**Assistant Secretary**
- Buster Hunter-**Assistant Secretary**
- Stephanie Brown- **Secretary/Treasurer**

F. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

G. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

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

H. APPROVAL OF MINUTES

1. October 21, 2024, Regular Board Meeting Minutes

The October 21, 2024, Regular Board Meeting minutes were approved, as presented, on a **motion** made by Mr. Bass, seconded by Mr. Stewart. The **motion** passed unanimously.

I. OLD BUSINESS

There was no old business to come before the board.

J. NEW BUSINESS

1. Consider Resolution No. 2025-01 Adopting Fiscal Year 2025/2026 Proposed Budget

Resolution No. 2025-01 was presented, entitled:

RESOLUTION NO. 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.

Mr. Bass made a **motion**, seconded by Mr. Hunter, adopting Resolution No. 2025-01 Fiscal Year 2025/2026 Proposed Budget and setting the public hearing for May 19, 2025. The **motion** passed unanimously.

K. ENGINEER'S REPORT

There was no Engineer's Report at this time.

L. ATTORNEY'S REPORT

There was no Attorney's Report at this time. Ms. Holmes advised that Ms. Garrett would be retiring, and she would represent the District moving forward.

M. FIELD MAINTENANCE REPORT

Mr. Bass provided an update on pump repairs. He stated that repairs had been started on Pump 2A, with additional work on the flap gate, and Pump 2B repairs were still in progress. Mr. Bass stated that Pump 1 had been pulled out of the triples for a total rebuild, which will cost \$12,000.

Mr. Stewart stated that Canal C4 needed to be cleaned. Mr. Bass responded that some fencing may need to be removed in order to access the area that needs to be cleaned. Mr. Hunter estimated that it may take 5 days to clean.

N. ADMINISTRATIVE MATTERS

1. Financial Report

Ms. Brown stated that the Financial Report was included in the Board package. There were no questions from the Board Members.

O. BOARD MEMBER COMMENTS

There were no further Board Member comments.

P. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 2:15 p.m. by Chairman Jerkins. There were no objections.

Secretary

Chairman

Publication Date
2025-05-06

Subcategory
Miscellaneous Notices

Notice of Public Hearing
and Regular Board Meeting of the
Capron Trail Community
Development District

The Board of Supervisors (the Board) of the Capron Trail Community Development District (the District) will hold a Public Hearing and Regular Board Meeting on May 19, 2025, at 1:30 p.m., or as soon thereafter as can be heard, at the offices of Premier Citrus located at 14885 Indrio Road, Ft. Pierce, Florida 34945.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2025/2026 Proposed Final Budget of the District. A copy of the Budget and/or the Agenda may be obtained from the Districts website or at the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The purpose of the Regular Board Meeting is for the Board to consider any other business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or more Supervisors will participate by telephone. At the location of the meeting, there may be a speaker telephone present so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings 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 meetings. If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

Capron Trail Community Development District

www.caprontrailcdd.org

Pub: Apr 29 & May 6, 2025

TCN11247446

RESOLUTION NO. 2025-02

A RESOLUTION OF THE CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.

WHEREAS, the Capron Trail Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 19th day of May, 2025.

ATTEST:

**CAPRON TRAIL
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Capron Trail Community Development District

**Final Budget For
Fiscal Year 2025/2026
October 1, 2025 - September 30, 2026**

CONTENTS

- I FINAL BUDGET**
- II DETAILED FINAL BUDGET**
- III ASSESSMENT COMPARISON**

FINAL BUDGET
CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	57,409
MAINTENANCE ASSESSMENTS	288,194
FACILITIES & SERVICE AGREEMENT (ADMIN)	2,361
FACILITIES & SERVICE AGREEMENT (MAINT)	12,845
DIRECT BILL - 2024 EXPANSION AREA (ADMIN)	0
INTEREST INCOME	1,800
TOTAL REVENUES	\$ 362,609
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	0
FICA TAXES	0
ENGINEERING	12,000
MANAGEMENT FEES	24,000
LEGAL FEES	4,000
AUDIT FEES	3,500
INSURANCE - LIABILITY	8,000
LEGAL ADVERTISING	1,150
POSTAGE AND DELIVERY	300
OFFICE SUPPLIES/MISCELLANEOUS	1,750
DUES & SUBSCRIPTIONS	175
WEBSITE MANAGEMENT	1,750
ADMINISTRATIVE CONTINGENCY	690
TOTAL ADMINISTRATIVE EXPENDITURES	57,315
MAINTENANCE EXPENDITURES	
MOWING	27,000
FUEL & OIL	115,500
AQUATIC MAINTENANCE	17,565
OPERATIONS MANAGEMENT	40,000
ROADWAYS & CULVERTS	11,600
CANAL REPAIR & MAINTENANCE	8,400
RESERVOIR REPAIR & MAINTENANCE	10,000
DRAINAGE ENGINE/PUMP REPAIR & MAINTENANCE	46,000
MISCELLANEOUS MAINTENANCE	855
TOTAL MAINTENANCE EXPENDITURES	276,920
TOTAL EXPENDITURES	\$ 334,235
REVENUES LESS EXPENDITURES	\$ 28,374
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,187)
DISCOUNTS FOR EARLY PAYMENTS	(14,187)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	341,249	52,969	57,409	Expenditures Less Interest, Direct Bills & Carryover/.92
MAINTENANCE ASSESSMENTS	0	288,194	288,194	Expenditures Less Direct Bills/.92
FACILITIES & SERVICE AGREEMENT (ADMIN)	0	2,361	2,361	Baer LLC: 241.41 Acres X \$9.78 = \$2,360.99
FACILITIES & SERVICE AGREEMENT (MAINT)	15,208	12,845	12,845	Baer LLC: 241.41 Acres X \$53.21= \$12,845.23
DIRECT BILL - 2024 EXPANSION AREA (ADMIN)	0	4,440	0	
INTEREST INCOME	5,976	840	1,800	Interest Projected At \$150.00 Per Month
TOTAL REVENUES	\$ 362,433	\$ 361,649	\$ 362,609	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	0	0	0	No Change From 2024/2025 Budget
FICA TAXES	0	0	0	No Change From 2024/2025 Budget
ENGINEERING	9,690	12,000	12,000	No Change From 2024/2025 Budget
MANAGEMENT FEES	24,000	24,000	24,000	\$2,000 Per Month
LEGAL FEES	1,920	4,000	4,000	No Change From 2024/2025 Budget
AUDIT FEES	3,700	3,800	3,500	Accepted Amount For 2024/2025 Audit
INSURANCE - LIABILITY	7,267	7,505	8,000	FY 2024/2025 Expenditure Was \$7,531
LEGAL ADVERTISING	1,188	1,050	1,150	\$100 Increase From 2024/2025 Budget
POSTAGE AND DELIVERY	212	325	300	\$25 Decrease From 2024/2025 Budget
OFFICE SUPPLIES/MISCELLANEOUS	1,471	1,750	1,750	No Change From 2024/2025 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2024/2025 Budget
WEBSITE MANAGEMENT	1,750	1,750	1,750	No Change From 2024/2025 Budget
ADMINISTRATIVE CONTINGENCY	0	2,835	690	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	51,373	59,190	57,315	
MAINTENANCE EXPENDITURES				
MOWING	25,304	27,000	27,000	No Change From 2024/2025 Budget
FUEL & OIL	113,545	115,500	115,500	No Change From 2024/2025 Budget
AQUATIC MAINTENANCE	18,140	17,565	17,565	No Change From 2024/2025 Budget
OPERATIONS MANAGEMENT	41,035	40,000	40,000	No Change From 2024/2025 Budget
ROADWAYS & CULVERTS	9,452	11,600	11,600	No Change From 2024/2025 Budget
CANAL REPAIR & MAINTENANCE	7,975	8,400	8,400	No Change From 2024/2025 Budget
RESERVOIR REPAIR & MAINTENANCE	10,807	10,000	10,000	No Change From 2024/2025 Budget
DRAINAGE ENGINE/PUMP REPAIR & MAINTENANCE	48,888	46,000	46,000	No Change From 2024/2025 Budget
MISCELLANEOUS MAINTENANCE	25	855	855	No Change From 2024/2025 Budget
TOTAL MAINTENANCE EXPENDITURES	275,171	276,920	276,920	
TOTAL EXPENDITURES	\$ 326,544	\$ 336,110	\$ 334,235	
REVENUES LESS EXPENDITURES	\$ 35,889	\$ 25,539	\$ 28,374	
COUNTY APPRAISER & TAX COLLECTOR FEE	(11,940)	(14,187)	(14,187)	Four Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(4,871)	(14,187)	(14,187)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 19,078	\$ (2,835)	\$ -	
CARRYOVER FROM PRIOR YEAR	0	2,835	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 19,078	\$ -	\$ -	

Capron Trail Community Development District
Assessment Comparison

	Fiscal Year 2022/2023 Assessment Per Unit	Fiscal Year 2023/2024 Assessment Per Unit	Fiscal Year 2024/2025 Assessment Per Unit	Fiscal Year 2025/2026 Projected Assessment Per Unit
Administrative (formerly O&M)	\$ 63.00	\$ 63.00	\$ 9.78	\$ 9.78
Maintenance	\$ -	\$ -	\$ 53.21	\$ 53.21
Total	\$ 63.00	\$ 63.00	\$ 62.99	\$ 62.99

* Assessments Include the Following :

- 4% Discount for Early Payments
- 2% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information (Administrative):

Units (One Unit = 1 Acre) 6,111.57
Includes Baer LLC Acres (241.41)
and 2024 Expansion Area (453.99)
On Roll: 5,870.16 Acres - Direct Bill: Baer 241.41

Community Information (Maintenance):

Units (One Unit = 1 Acre) 5,657.58
Includes Baer LLC Acres (241.41)
On Roll: 5,416.17 Acres - Direct Bill: 241.41

RESOLUTION NO. 2025-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT,
ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL
YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID
DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, it is necessary for the Capron Trail Community Development District ("District") to establish a regular meeting schedule for fiscal year 2025/2026; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 19th day of May, 2025.

ATTEST:

**CAPRON TRAIL
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE**

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

**October 20, 2025
November 17, 2025
December 15, 2025
February 16, 2026
March 16, 2026
April 20, 2026
May 18, 2026
June 15, 2026
July 20, 2026
August 17, 2026
September 21, 2026**

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 provisions 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 toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone may be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings 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 advertised notice.

Capron Trail Community Development District

www.caprontrailcdd.org

PUBLISH: ST. LUCIE NEWS TRIBUNE 10/10/24

Capron Trail
Community Development District

**Financial Report For
April 2025**

**CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
OPERATING FUND
APRIL 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Apr-25	Year To Date Actual 10/1/24 - 4/30/25
REVENUES			
ADMINISTRATIVE ASSESSMENTS	52,969	0	19,116
MAINTENANCE ASSESSMENTS	288,194	0	103,972
FACILITIES & SERVICE AGREEMENT (ADMIN)	2,361	0	0
FACILITIES & SERVICE AGREEMENT (MAINT)	12,845	0	15,206
DIRECT BILL - 2024 EXPANSION AREA (ADMIN)	4,440	0	0
OTHER INCOME	0	0	0
INTEREST INCOME	840	0	1,824
DEVELOPER CONTRIBUTION - EXTRAORDINARY	0	0	0
TOTAL REVENUES	\$ 361,649	\$ -	\$ 140,118
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	0	0	0
FICA TAXES	0	0	0
ENGINEERING	12,000	0	5,600
ENGINEERING - EXTRAORDINARY	0	0	0
MANAGEMENT FEES	24,000	2,000	14,000
LEGAL FEES	4,000	0	936
AUDIT FEES	3,800	0	0
INSURANCE - LIABILITY	7,505	0	7,531
LEGAL ADVERTISING	1,050	0	423
POSTAGE AND DELIVERY	325	29	29
OFFICE SUPPLIES/MISCELLANEOUS	1,750	176	1,198
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	1,750	145	1,021
ADMINISTRATIVE CONTINGENCY	2,835	0	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 59,190	\$ 2,350	\$ 30,913
MAINTENANCE EXPENDITURES			
MOWING	27,000	0	6,062
FUEL & OIL	115,500	0	56,746
AQUATIC MAINTENANCE	17,565	0	1,948
OPERATIONS MANAGEMENT	40,000	0	20,952
ROADWAYS & CULVERTS	11,600	0	6,718
CANAL REPAIR & MAINTENANCE	8,400	0	0
RESERVOIR REPAIR & MAINTENANCE	10,000	0	668
DRAINAGE ENGINE/PUMP REPAIR & MAINTENANCE	46,000	0	23,562
INSURANCE - MAINTENANCE	0	0	0
MISCELLANEOUS MAINTENANCE	855	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 276,920	\$ -	\$ 116,656
TOTAL EXPENDITURES	\$ 336,110	\$ 2,350	\$ 147,569
REVENUES LESS EXPENDITURES	\$ 25,539	\$ (2,350)	\$ (7,451)
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,187)	0	(9,186)
DISCOUNTS FOR EARLY PAYMENTS	(14,187)	0	(4,895)
EXCESS/ (SHORTFALL)	\$ (2,835)	\$ (2,350)	\$ (21,532)
CARRYOVER FROM PRIOR YEAR	2,835	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (2,350)	\$ (21,532)

Notes: Premier Citrus Management Invoices Received Through February 2025
Distribution For \$212,183 Was Received On May 2, 2025

Bank Balance As Of 4/30/25	\$ 89,738.23
Accounts Payable As Of 4/30/25	\$ 36,871.92
Accounts Receivable As Of 4/30/25	\$ -
Available Funds As Of 4/30/25	\$ 52,866.31

Capron Trail Community Development District
Budget vs. Actual
October 2024 through April 2025

	Oct 24 - April 25	24/25 Budget	\$ Over Budget	% of Budget
Income				
01-1399 · Carryover from prior year	0.00	2,835.00	-2,835.00	0.0%
01-3100 · Admin Assessments	19,115.57	52,969.00	-33,853.43	36.09%
01-3200 · Maintenance Assessment	103,972.44	288,194.00	-184,221.56	36.08%
01-3201 · Facilities & Service Agre Admin	0.00	2,361.00	-2,361.00	0.0%
01-3202 · Facilities & Service Agre Maint	15,206.42	12,845.00	2,361.42	118.38%
01-3203 · Direct Bill 24 Exp. Area Admin	0.00	4,440.00	-4,440.00	0.0%
01-3830 · Assessment Fees	-9,185.79	-14,187.00	5,001.21	64.75%
01-3831 · Assessment Discounts	-4,895.67	-14,187.00	9,291.33	34.51%
01-9410 · Interest Income (GF)	1,824.27	840.00	984.27	217.18%
Total Income	126,037.24	336,110.00	-210,072.76	37.5%
Expense				
01-1310 · Engineering	5,600.00	12,000.00	-6,400.00	46.67%
01-1311 · Management Fees	14,000.00	24,000.00	-10,000.00	58.33%
01-1315 · Legal Fees	936.00	4,000.00	-3,064.00	23.4%
01-1320 · Audit Fees	0.00	3,800.00	-3,800.00	0.0%
01-1450 · Insurance (Liability)	7,530.66	7,505.00	25.66	100.34%
01-1480 · Legal Advertisements	422.50	1,050.00	-627.50	40.24%
01-1513 · Postage and Delivery	28.54	325.00	-296.46	8.78%
01-1514 · Office Supplies	1,198.26	1,750.00	-551.74	68.47%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1750 · Website Management	1,020.81	1,750.00	-729.19	58.33%
01-1755 · Administrative Contingency	0.00	2,835.00	-2,835.00	0.0%
01-1803 · Aquatic Maintenance	1,947.50	17,565.00	-15,617.50	11.09%
01-1815 · Miscellaneous Maintenance	0.00	855.00	-855.00	0.0%
01-1822 · Mowing	6,061.65	27,000.00	-20,938.35	22.45%
01-1823 · Fuel & oil	56,746.23	115,500.00	-58,753.77	49.13%
01-1824 · Operations Management	20,952.02	40,000.00	-19,047.98	52.38%
01-1825 · Roadways & Culverts	6,718.36	11,600.00	-4,881.64	57.92%
01-1826 · Canal Repair & Maintenance	0.00	8,400.00	-8,400.00	0.0%
01-1827 · Reservoir Repair & Maintenance	668.00	10,000.00	-9,332.00	6.68%
01-1828 · Drainage Engine/Pump Repair Mai	23,563.49	46,000.00	-22,436.51	51.23%
Total Expense	147,569.02	336,110.00	-188,540.98	43.91%
Net Income	-21,531.78	0.00	-21,531.78	100.0%

Capron Trail Community Development District
Balance Sheet
As Of April 30, 2025

	Operating Fund	Debt Service Fund	Capital Projects Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS						
Current Assets						
Checking/Savings	89,738.23	0.00	0.00	0.00	0.00	89,738.23
CSB	89,738.23	0.00	0.00	0.00	0.00	89,738.23
Total Checking/Savings						
Total Current Assets	89,738.23	0.00	0.00	0.00	0.00	89,738.23
Other Assets						
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	-6,052,708.00	0.00	-6,052,708.00
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
Total Other Assets	0.00	0.00	0.00	498,349.00	0.00	498,349.00
TOTAL ASSETS	89,738.23	0.00	0.00	498,349.00	0.00	588,087.23
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable	36,871.92	0.00	0.00	0.00	0.00	36,871.92
Accounts Payable	36,871.92	0.00	0.00	0.00	0.00	36,871.92
Total Accounts Payable						
Other Current Liabilities	0.00	0.00	0.00	0.00	0.00	0.00
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Current Liabilities						
Total Current Liabilities	36,871.92	0.00	0.00	0.00	0.00	36,871.92
Long Term Liabilities						
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
Total Long Term Liabilities	0.00	0.00	0.00	0.00	0.00	0.00
Total Liabilities	36,871.92	0.00	0.00	0.00	0.00	36,871.92
Equity						
Retained Earnings	74,398.09	0.00	0.00	-6,057,708.00	0.00	-5,983,309.91
Net Income	-21,531.78	0.00	0.00	0.00	0.00	-21,531.78
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
Total Equity	52,866.31	0.00	0.00	498,349.00	0.00	551,215.31
TOTAL LIABILITIES & EQUITY	89,738.23	0.00	0.00	498,349.00	0.00	588,087.23