



**PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
MARCH 19, 2025
4:00 P.M.**

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

www.palmbeachplantationcdd.org

561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
Palm Beach Plantation Clubhouse
8751 Palm Beach Plantation Boulevard
Royal Palm Beach, Florida 33411
REGULAR BOARD MEETING
March 19, 2025
4:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Appointments to Board Vacancies
- E. Administer Oath of Office & Review Board Member Responsibilities
- F. Election of Officers
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. October 16, 2024 Regular Board Meeting.....Page 2
- J. Old Business
- K. New Business
 - 1. Consider Resolution No. 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget.....Page 5
 - 2. Consider Resolution No. 2025-02 – Registered Agent Change.....Page 12
- L. Administrative Matters
 - 1. Financial Update.....Page 14
- M. Board Member Comments
- N. Adjourn

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune
News Herald | The Palm Beach Post
Northwest Florida Daily News

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Palm Beach Plantation Cdd
Palm Beach Plantation Cdd
2501 BURNS RD
STE A

PALM BEACH GARDENS FL 334105207

STATE OF WISCONSIN, COUNTY OF BROWN

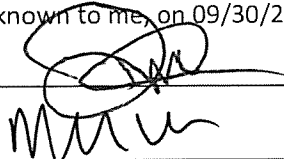
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Palm Beach Post, published in Palm Beach County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Palm Beach County, Florida, or in a newspaper by print in the issues of, on:

09/30/2024

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 09/30/2024

Legal Clerk



Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost:	\$273.92	
Tax Amount:	\$0.00	
Payment Cost:	\$273.92	
Order No:	10605915	# of Copies:
Customer No:	730536	1
PO #:	meeting schedule	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Palm Beach Plantation Community Development District will hold Regular Meetings for Fiscal Year 2024/2025 at 4:00 p.m. at the Palm Beach Plantation Clubhouse located at 8751 Palm Beach Plantation Boulevard, Royal Palm Beach, Florida 33411, on:

- October 16, 2024
- November 20, 2024
- December 18, 2024
- January 15, 2025
- February 19, 2025
- March 19, 2025
- April 16, 2025
- May 21, 2025
- June 18, 2025
- July 16, 2025
- August 20, 2025
- September 17, 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 agendas for any of the meetings may be obtained on the District's website or by contacting the District Manager at (561) 630-4922 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 will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. 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 (561) 630-4922 and/or toll free 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.
PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
www.palmbeachplantationcdd.org
No. 10605915

Sept. 30, 2024

MARIAH VERHAGEN
Notary Public
State of Wisconsin

PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 16, 2024

A. CALL TO ORDER

District Manager Michael McElligott called to order the Regular Board Meeting of the Palm Beach Plantation Community Development District on October 16, 2024, at 4:00 p.m. in the Palm Beach Plantation Clubhouse located at 8751 Palm Beach Plantation Boulevard, Royal Palm Beach, Florida 33411.

B. PROOF OF PUBLICATION

Mr. McElligott presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on September 30, 2024, as legally required.

C. ESTABLISH A QUORUM

Present and constituting a quorum were Russ Warnet, Richard Feltz, Bob Vey, and Rebecca Delgado.

Staff in attendance were District Managers Michael McElligott of Special District Services, Inc., and District Counsel Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE 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. June 19, 2024, Regular Board Meeting & Public Hearing

Mr. McElligott presented the minutes of the June 19, 2024, Regular Board Meeting & Public Hearing and asked if there were any changes or corrections. Mr. Warnet pointed out that on page 4, the last sentence seems to be missing a word and it should read “there is no requirement”. A **motion** was made by Mrs. Delgado, seconded by Mr. Feltz that the minutes of the June 19, 2024, Regular Board Meeting & Public Hearing be approved, as amended. That **motion** passed unanimously.

G. OLD BUSINESS

There was no old business.

PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 16, 2024

H. NEW BUSINESS

1. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2023/2024 Amended Budget

Mr. McElligott presented Resolution No. 2024-05, entitled:

RESOLUTION NO. 2024-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. McElligott reminded the Board that this is a required look back comparison of the actual expenses of the district versus the budgeted amounts. There was a brief discussion among the Board and Mr. McElligott answered any questions.

A **motion** was then made by Mrs. Delgado, seconded by Mr. Feltz to approve Resolution no. 2024-05 as presented. That **motion** passed unanimously.

2. Consider Resolution No. 2024-06 – Adopting Goals and Objectives

Mr. McElligott presented Resolution No. 2024-06, entitled:

RESOLUTION NO. 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SERVABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. McElligott and Mr. Cochran explained that due to a new statutory requirement, the Board needs to adopt Goals & Objectives that they will post to their website and then next year they will revisit and evaluate how they did against those Goals & Objectives.

PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 16, 2024

Mr. McElligott presented the exhibit to the resolution which lists out proposed Goal & Objectives, and how the Board will measure them next year.

After a brief discussion among the Board, there was a suggestion that in the future we may add an item about following the district engineers recommendations to do the lake bank erosion repairs. This will be revisited next year. With no further discussion, there was a **motion** by Mrs. Delgado, seconded by Mr. Feltz, to approve resolution No. 2024-06 – Adopting Goals & Objectives as presented. The **motion** carried **4-0**.

3. Memo 2023 Legislative Update

Mr. Cochran pointed the Board to the memo in the meeting materials. He went over any items that might affect CDD's like Palm Beach Plantation CDD. There was a brief discussion, but there was no action required.

I ADMINISTRATIVE MATTERS

1. Financial Report

Mr. McElligott presented the Financial Report in the meeting book and opened it up for any questions. There was no action required.

2. Other Items

Mr. McElligott reminded the Board about the required ethics training and about the video links on the SDS website.

J. BOARD MEMBER COMMENTS

There were no Board member comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mrs. Delgado, seconded by Mr. Feltz to adjourn the Regular Board Meeting at 4:25 p.m. That **motion** passed unanimously.

Secretary/Asst. Secretary

Chair/Vice Chair

RESOLUTION NO. 2025-01

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

WHEREAS, the Board of Supervisors (“Board”) of the Palm Beach Plantation Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2025/2026 has been prepared and considered by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for May 21, 2025 at 4:00 p.m. in the Palm Beach Plantation Clubhouse, 8751 Palm Beach Plantation Boulevard, Royal Palm Beach, Florida 33411, for the purpose of receiving public comments on the Proposed Fiscal Year 2025/2026 Budget.

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

ATTEST:

**PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Palm Beach Plantation
Community Development District

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

CONTENTS

- I PROPOSED BUDGET
- II DETAILED PROPOSED BUDGET
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

PROPOSED BUDGET
PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET
REVENUES	
O & M Assessments	166,902
Debt Assessments	476,193
Other Revenues	0
Interest Income	1,200
TOTAL REVENUES	\$ 644,295
Discounts For Early Payments	(25,725)
TOTAL NET REVENUES	\$ 618,570
EXPENDITURES	
Supervisor Fees	7,000
Payroll Taxes	560
Maintenance	7,500
Engineering/Inspections	10,000
Management	39,240
Secretarial	4,200
Legal	8,500
Assessment Roll	3,000
Audit Fees	3,600
Arbitrage Calculation Report Fee	650
Insurance	7,700
Legal Advertisements	1,500
Miscellaneous	800
Postage	250
Office Supplies	600
Dues & Subscriptions	175
Trustee Fees	4,100
Website Management	1,250
Reserve/Contingency	53,300
County Appraiser & Tax Collector Fee	7,500
TOTAL EXPENDITURES	\$ 161,425
REVENUES LESS EXPENDITURES	\$ 457,145
Bond Payments	(457,145)
EXCESS/ (SHORTFALL)	\$ -

Notes

Fund Balance As Of 9-30-24: \$86,000 Plus Reserve/Contingency \$54,600

Estimated Fund Balance As Of 9-30-25: \$86,000 Plus Reserve/Contingency (Estimated At \$105,900)

DETAILED PROPOSED BUDGET
PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
O & M Assessments	167,821	163,668	166,902	Expenditures Less Interest/.96
Debt Assessments	478,838	479,724	476,193	Bond Payments/.96
Other Revenues	0	0	0	
Interest Income	8,477	600	1,200	Projected At \$100 Per Month
TOTAL REVENUES	\$ 655,136	\$ 643,992	\$ 644,295	
Discounts For Early Payments	(23,931)	(25,736)	(25,725)	Four Percent Of Total Assessment Roll
TOTAL NET REVENUES	\$ 631,205	\$ 618,256	\$ 618,570	
EXPENDITURES				
Supervisor Fees	1,800	7,000	7,000	Supervisor Fees
Payroll Taxes	156	560	560	Projected At 8 Percent Of Supervisor Fees
Maintenance	5,000	7,500	7,500	No Change From 2024/2025 Budget
Engineering/Inspections	0	10,000	10,000	No Change From 2024/2025 Budget
Management	37,032	38,136	39,240	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2024/2025 Budget
Legal	7,090	8,500	8,500	No Change From 2024/2025 Budget
Assessment Roll	3,000	3,000	3,000	No Change From 2024/2025 Budget
Audit Fees	3,400	3,500	3,600	Accepted Amount For 2024/2025 Audit
Arbitrage Calculation Report Fee	650	650	650	No Change From 2024/2025 Budget
Insurance	6,925	7,400	7,700	Fiscal Year 2024/2025 Expenditure Was For \$7,202
Legal Advertisements	1,612	1,200	1,500	\$300 Increase From 2024/2025 Budget
Miscellaneous	353	850	800	\$50 Decrease From 2024/2025 Budget
Postage	91	275	250	\$25 Decrease From 2024/2025 Budget
Office Supplies	259	625	600	\$25 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Trustee Fees	4,080	4,100	4,100	No Change From 2024/2025 Budget
Website Management	1,250	1,250	1,250	No Change From 2024/2025 Budget
Reserve/Contingency	0	51,300	53,300	Reserve/Contingency
County Appraiser & Tax Collector Fee	7,403	7,500	7,500	County Appraiser & Tax Collector Fee
TOTAL EXPENDITURES	\$ 84,476	\$ 157,721	\$ 161,425	
REVENUES LESS EXPENDITURES	\$ 546,729	\$ 460,535	\$ 457,145	
Bond Payments	(458,713)	(460,535)	(457,145)	2026 P & I Payments Less Earned Interest
EXCESS/ (SHORTFALL)	\$ 88,016	\$ -	\$ -	

Notes

Fund Balance As Of 9-30-24: \$86,000 Plus Reserve/Contingency \$54,600

Estimated Fund Balance As Of 9-30-25: \$86,000 Plus Reserve/Contingency (Estimated At \$105,900)

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	15,481	400	1,000	Interest For FY 2025/2026
NAV Tax Collection	458,713	460,535	457,145	2026 P & I Payments Less Earned Interest
	0	0	0	
Total Revenues	\$ 474,194	\$ 460,935	\$ 458,145	
EXPENDITURES				
Principal Payments	340,000	345,000	355,000	Principal Payment Due In 2026
Interest Payments	135,930	115,935	103,145	Interest Payments Due In 2026
Total Expenditures	\$ 475,930	\$ 460,935	\$ 458,145	
Excess/ (Shortfall)	\$ (1,736)	\$ -	\$ -	

Series 2014 Bond Refunding Information

Original Par Amount =	\$5,940,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.940%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2014		
Maturity Date =	May 2029		

Par Amount As Of 1-1-25 = \$3,115,000

Principal Amount Due In May 2029: \$1,655,000 (\$405,000 - Regular Payment & \$1,250,000 - Balloon Payment)

Palm Beach Plantation Community Development District Assessment Comparison

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Projected Assessment*
O & M For Lot Size 45	\$ 206.46	\$ 201.03	\$ 278.21	\$ 272.79	\$ 278.18
<u>Debt For Lot Size 45</u>	<u>\$ 760.94</u>	<u>\$ 765.43</u>	<u>\$ 760.62</u>	<u>\$ 762.30</u>	<u>\$ 756.68</u>
Total	\$ 967.40	\$ 966.46	\$ 1,038.83	\$ 1,035.09	\$ 1,034.86
O & M For Lot Size 65+70	\$ 206.46	\$ 201.03	\$ 278.21	\$ 272.79	\$ 278.18
<u>Debt For Lot Size 65+70</u>	<u>\$ 845.15</u>	<u>\$ 850.14</u>	<u>\$ 847.89</u>	<u>\$ 852.87</u>	<u>\$ 846.60</u>
Total	\$ 1,051.61	\$ 1,051.17	\$ 1,126.10	\$ 1,125.66	\$ 1,124.78

* Assessments Include the Following :

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

Community Information:

45 Foot Lots	326
<u>65/70 Foot Lots</u>	<u>274</u>
Total Units	600

45 Foot Lots Information

Total Units	326
<u>Prepayments</u>	<u>1</u>
Billed For Debt	325

65/70 Foot Lots Information

Total Units	274
<u>Prepayments</u>	<u>2</u>
Billed For Debt	272

RESOLUTION 2025-02

**A RESOLUTION OF THE PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
DESIGNATING MICHAEL J. PAWELCZYK AS THE
DISTRICT’S REGISTERED AGENT AND DESIGNATING
THE OFFICE OF BILLING, COCHRAN, LYLES, MAURO
& RAMSEY, P.A. AS THE REGISTERED OFFICE**

WHEREAS, Section 189.014, Florida Statutes requires that the Palm Beach Plantation Community Development District (the “District”) designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the “Board”); and

WHEREAS, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

WHEREAS, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

WHEREAS, the Board seeks designate Michael J. Pawelczyk as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF THE PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT, THAT:**

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. Michael J. Pawelczyk is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

Section 3. The registered office of the District is hereby designated as the office at Billing, Cochran, Lyles, Mauro & Ramsey, P.A., 515 East Las Olas Boulevard, Suite 600, Fort Lauderdale, Florida 33301. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

Section 4. Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District’s Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

Section 5. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 19th DAY OF MARCH, 2025.

**PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair/Vice-Chair, Board of Supervisors

Palm Beach Plantation Community Development District
Budget vs. Actual
October 2024 through February 2025

	<u>Oct 24 - Feb 25</u>	<u>24/25 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense				
Income				
363.100 · O & M Assessments	154,975.67	163,668.00	-8,692.33	94.69%
363.810 · Debt Assessments	453,898.82	479,724.00	-25,825.18	94.62%
363.820 · Debt Assessment-Paid To Trustee	-432,627.89	-460,535.00	27,907.11	93.94%
363.831 · Discounts For Early Payments	-24,033.75	-25,736.00	1,702.25	93.39%
369.401 · Interest Income	3,274.14	600.00	2,674.14	545.69%
Total Income	<u>155,486.99</u>	<u>157,721.00</u>	<u>-2,234.01</u>	<u>98.58%</u>
Expense				
511.122 · Payroll Expense	133.05	560.00	-426.95	23.76%
511.131 · Supervisor Fee	600.00	7,000.00	-6,400.00	8.57%
511.305 · Maintenance/Contingency	0.00	7,500.00	-7,500.00	0.0%
511.310 · Engineering	0.00	10,000.00	-10,000.00	0.0%
511.311 · Management Fees	15,890.00	38,136.00	-22,246.00	41.67%
511.312 · Secretarial Fees	1,750.00	4,200.00	-2,450.00	41.67%
511.315 · Legal Fees	2,492.50	8,500.00	-6,007.50	29.32%
511.318 · Assessment/Tax Roll	0.00	3,000.00	-3,000.00	0.0%
511.320 · Audit Fees	0.00	3,500.00	-3,500.00	0.0%
511.330 · Arbitrage Calculation Rprt Fee	0.00	650.00	-650.00	0.0%
511.450 · Insurance	7,202.00	7,400.00	-198.00	97.32%
511.480 · Legal Advertisements	0.00	1,200.00	-1,200.00	0.0%
511.512 · Miscellaneous	70.82	850.00	-779.18	8.33%
511.513 · Postage and Delivery	2.76	275.00	-272.24	1.0%
511.514 · Office Supplies	64.60	625.00	-560.40	10.34%
511.515 · Website Management Fees	520.85	1,250.00	-729.15	41.67%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.732 · Reserve/Contingency	0.00	51,300.00	-51,300.00	0.0%
511.733 · Trustee Fees	0.00	4,100.00	-4,100.00	0.0%
511.735 · County Appraiser & Tax Coll Fee	6,968.41	7,500.00	-531.59	92.91%
Total Expense	<u>35,869.99</u>	<u>157,721.00</u>	<u>-121,851.01</u>	<u>22.74%</u>
Net Ordinary Income	<u>119,617.00</u>	<u>0.00</u>	<u>119,617.00</u>	<u>100.0%</u>
Net Income	<u><u>119,617.00</u></u>	<u><u>0.00</u></u>	<u><u>119,617.00</u></u>	<u><u>100.0%</u></u>

Bank Balance As Of 2/28/25	\$ 279,467.75
Accounts Payable As Of 2/28/25	\$ 18,950.10
Accounts Receivable As Of 2/28/25	\$ -
Reserve/Contingency Funds As Of 2/28/25	\$ 54,600.00
Total Fund Balance As Of 2/28/25	\$ 205,917.65