



**PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
PUBLIC HEARING
MAY 21, 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 & PUBLIC HEARING
May 21, 2025
4:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. March 19, 2025 Regular Board Meeting.....Page 2
- G. Public Hearing
 - 1. Proof of Publication.....Page 6
 - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
 - 3. Consider Resolution No. 2025-03 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 7
- H. Old Business
- I. New Business
 - 1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 14
- J. Administrative Matters
 - 1. Financial Update.....Page 16
- K. Board Member Comments
- L. 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

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
MARCH 19, 2025

A. CALL TO ORDER

District Manager Michael McElligott called to order the Regular Board Meeting of the Palm Beach Plantation Community Development District on March 19, 2025, 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, Rebecca Delgado, and Bob Vey.

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. CONSIDER BOARD VACANCIES AND APPOINTMENTS

Mr. McElligott noted that since no one qualified for the open seats in the general election this past November, it would be appropriate to consider vacancies and appointments. The seats that were up this past election were seats 2 and 4.

There was a **motion** by Mr. Vey, with a second from Mrs. Delgado, to declare seats 2 and 4 vacant, and to reappoint Mr. Richard Feltz back to Seat 2, and to leave Seat 4 vacant at this time. The **motion** passed **3-0**.

E. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER RESPONSIBILITIES

Since Mr. Feltz is not present, Mr. McElligott will have the oath administered at his next meeting.

F. ELECTION OF OFFICERS

There was a **motion** by Mr. Vey, with a second by Mrs. Delgado, to keep the current slate of officers as is. That **motion** passed **3-0**.

The current slate is as follow:

PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 19, 2025

Chair – Russell Warnet
Vice Chair – Richard Feltz
Assistant Secretary – Rebecca Delgado
Assistant Secretary – Robert Vey
Assistant Secretary – vacant
Secretary – Michael McElligott
Treasurer – Michale McElligott

G. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

I. APPROVAL OF MINUTES

1. October 16, 2024, Regular Board Meeting

Mr. McElligott presented the minutes of the October 16, 2024, Regular Board Meeting and asked if there were any changes or corrections. Without comment, a **motion** was made by Mrs. Delgado, seconded by Mr. Warnet that the minutes of the October 16, 2024, Regular Board Meeting be approved, as presented. That **motion** passed **unanimously**.

J. OLD BUSINESS

There was no old business.

K. NEW BUSINESS

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

Mr. McElligott presented Resolution No. 2025-01.

RESOLUTION NO. 2025-01

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
PALM BEACH PLANTATION COMMUNITY DEVELOPMENT**

PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 19, 2025

**DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL
YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.**

Mr. McElligott presented the budget. After some discussion among the Board, a **motion** was then made by Mrs. Delgado, seconded by Mr. Warnet, passing Resolution 2025-01 – Adopting a Fiscal Year 2025/2026 Proposed Budget as presented and setting the Public Hearing for May 12, 2025, at 4:00 p.m. The **motion** passed **unanimously**.

2. Consider Resolution No. 2025-02 – Registered Agent Change

Mr. McElligott presented Resolution No. 2025-02, entitled:

RESOLUTION NO. 2025-02

**A RESOLUTION OF THE BOARD OF SUPERVISORS 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.**

Mr. Cochran explained that currently Mr. Lyles in their office is the registered agent for the District, but that Mr. Lyles is in the process of retiring, so a new registered agent from their office needs to be designated. Mr. Pawelczyk is the senior CDD attorney in the office, so they are recommending the Board designate him as the registered agent. After some discussion, a **motion** was made by Mr. Vey, seconded by Mrs. Delgado, and **passed 3-0** to adopt Resolution No. 2025-02 as presented appointing Mr. Pawelczyk as the registered agent.

L. 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 Matters

Mr. McElligott reminded Board to be on the lookout for an email from the state for their online Form 1.

PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 19, 2025

M. BOARD MEMBER COMMENTS

Mr. Warnet suggested we ask the HOA to send out an email looking for someone to fill the vacant Seat 4 at the next meeting. The rest of the Board agreed and authorized Mr. Warnet to get with the HOA to move forward with that idea.

N. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Vey, seconded by Mrs. Delgado to adjourn the Regular Board Meeting at 4:23 p.m. That **motion** passed unanimously.

Secretary/Asst. Secretary

Chair/Vice Chair

Publication Date
2025-05-08

Subcategory
Miscellaneous Notices

Notice of Public Hearing
and Regular Board Meeting of the
Palm Beach Plantation Community Development District

The Board of Supervisors of the Palm Beach Plantation Community Development District (the District) will hold a Public Hearing and Regular Board Meeting on May 21, 2025, at 4:00 p.m., or as soon thereafter as the meeting can be heard, in the Palm Beach Plantation Clubhouse located at 8751 Palm Beach Plantation Boulevard, Royal Palm Beach, Florida 33411.

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 (www.palmbeachplantationcdd.org) 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 Board members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place.

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 (561) 630-4922 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.

Palm Beach Plantation Community Development District

www.palmbeachplantationcdd.org

5/1, 5/8/25 11255427

RESOLUTION NO. 2025-03

A RESOLUTION OF THE PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.

WHEREAS, the Palm Beach Plantation 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 PALM BEACH PLANTATION 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 21st day of May, 2025.

ATTEST:

**PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Palm Beach Plantation Community Development District

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

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

FINAL 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 FINAL BUDGET
PALM BEACH PLANTATION 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				
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 FINAL 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
Debt For Lot Size 45	\$ 760.94	\$ 765.43	\$ 760.62	\$ 762.30	\$ 756.68
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
Debt For Lot Size 65+70	\$ 845.15	\$ 850.14	\$ 847.89	\$ 852.87	\$ 846.60
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 NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PALM BEACH PLANTATION 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 Palm Beach Plantation 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 PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT, PALM BEACH 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 21st day of May, 2025.

ATTEST:

**PALM BEACH PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 REGULAR MEETING SCHEDULE**

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September 16, 2026**

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PALM BEACH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

www.palmbeachplantationcdd.org

PUBLISH: PALM BEACH POST

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

	Oct 24 - Apr 25	24/25 Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
363.100 · O & M Assessments	160,832.70	163,668.00	-2,835.30	98.27%
363.810 · Debt Assessments	469,384.17	479,724.00	-10,339.83	97.85%
363.820 · Debt Assessment-Paid To Trustee	-447,918.88	-460,535.00	12,616.12	97.26%
363.831 · Discounts For Early Payments	-24,087.27	-25,736.00	1,648.73	93.59%
369.401 · Interest Income	4,606.66	600.00	4,006.66	767.78%
Total Income	162,817.38	157,721.00	5,096.38	103.23%
Expense				
511.122 · Payroll Expense	184.61	560.00	-375.39	32.97%
511.131 · Supervisor Fee	1,000.00	7,000.00	-6,000.00	14.29%
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	22,246.00	38,136.00	-15,890.00	58.33%
511.312 · Secretarial Fees	2,450.00	4,200.00	-1,750.00	58.33%
511.315 · Legal Fees	3,827.50	8,500.00	-4,672.50	45.03%
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	127.46	850.00	-722.54	15.0%
511.513 · Postage and Delivery	2.76	275.00	-272.24	1.0%
511.514 · Office Supplies	112.00	625.00	-513.00	17.92%
511.515 · Website Management Fees	729.19	1,250.00	-520.81	58.34%
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	4,079.63	4,100.00	-20.37	99.5%
511.735 · County Appraiser & Tax Coll Fee	7,324.89	7,500.00	-175.11	97.67%
Total Expense	49,461.04	157,721.00	-108,259.96	31.36%
Net Ordinary Income	113,356.34	0.00	113,356.34	100.0%
Net Income	113,356.34	0.00	113,356.34	100.0%

Bank Balance As Of 4/30/25	\$ 278,265.22
Accounts Payable As Of 4/30/25	\$ 24,008.23
Accounts Receivable As Of 4/30/25	\$ -
Reserve/Contingency Funds As Of 4/30/25	\$ 54,600.00
Total Fund Balance As Of 4/30/25	\$ 199,656.99