



**VERONA WALK
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
APRIL 18, 2024
10:00 A.M.**

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

www.veronawalkcdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
Town Center at Verona Walk
8090 Sorrento Lane
Naples, Florida 34114
REGULAR BOARD MEETING
April 18, 2024
10:00 a.m.

- A. Call to Order
- B. Pledge of Allegiance
- C. Proof of Publication.....Page 1
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public
- G. Approval of Minutes
 - 1. March 21, 2024 Regular Board Meeting.....Page 2
- H. Old Business
- I. New Business
 - 1. Discussion on Delineation of CDD and HOA Responsibilities
 - 2. Discussion on Upcoming Budget
- J. Administrative Matters
 - 1. District Attorney Update
 - 2. District Engineer Update
 - 3. Field Inspector Update.....Page 6
 - 4. District Manager Update
 - a. Financials.....Page 7
 - b. Update on Vacancy
- K. Board Members Comments
- L. Adjourn



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

PROOF OF PUBLICATION

Verona Walk Community Dev.
Verona Walk Community Dev.
2501 A Burns Rd
Palm Beach Gardens FL 33410

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 Naples Daily News, a newspaper published in Collier County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Collier and Lee Counties, Florida, or in a newspaper by print in the issues of, on:

10/06/2023

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 10/06/2023

[Handwritten signature]

Legal Clerk

[Handwritten signature]
Notary, State of WI, County of Brown
5.15.27

My commission expires

Publication Cost: \$305.76
Order No: 9343493 # of Copies:
Customer No: 1125598 1
PO #: FY 23/24 Meetings

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

VERONA WALK
COMMUNITY DEVELOPMENT
DISTRICT
FISCAL YEAR 2023/2024
REGULAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN that
the Board of Supervisors of the
Verona Walk Community Develop-
ment District will hold Regular
Meetings at 10:00 a.m. in the Town
Center of Verona Walk located at
8090 Sorrento Lane, Naples, Florida
34114, on the following dates:
October 19, 2023
November 16, 2023
December 21, 2023
January 18, 2024
February 15, 2024
March 21, 2024
April 18, 2024
May 16, 2024
June 20, 2024
July 18, 2024
August 15, 2024
September 19, 2024

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 (239) 444-5790 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, at the location of these meetings there will be a speaker telephone present so that interested persons can attend the meetings at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Said meetings may be continued as found necessary to a date and time certain as stated 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 insure 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 (239) 444-5790 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. VERONA WALK COMMUNITY DEVELOPMENT DISTRICT www.veronawalkcdd.org Oct. 6, 2023 #9343493

NANCY HEYRMAN
Notary Public
State of Wisconsin

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 21, 2024**

A. CALL TO ORDER

The March 21, 2024, Regular Board Meeting of the Verona Walk Community Development District (the “District”) was called to order at 10:00 a.m. at the Town Center at Verona Walk located at 8090 Sorrento Lane, Naples, Florida 34114.

B. PLEDGE OF ALLEGIANCE

C. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Naples Daily News* on October 6, 2023, as part of the District’s Fiscal Year 2023/2024 Meeting Schedule, as legally required.

D. ESTABLISH A QUORUM

It was determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting:

Chairperson	Marilyn Czubkowski	Present
Vice Chairman	Peter Monti	Present
Supervisor	Vacant	Vacant
Supervisor	Jack Hogan	Present
Supervisor	Michael Kurzawski	Present

Staff members in attendance were:

District Manager	Kathleen Meneely	Special District Services, Inc.
General Counsel	Greg Urbancic (via phone)	Coleman Yovanovich Koester
District Engineer	Terry Cole (via phone)	Hole Montes, Inc.
Field Inspector	Bohdan Hirniak	Special District Services, Inc.

Also present were the following District residents:

Roger Roy, Stu Workman, Jim Donnelly, Joe Candeli, Herb Czeshin, Laura Hughes, Laura & Gelli Wittek, Rosemarie Luie, Ralph Morello, Judi Muckenhaupt, Anne McCauley and Ken Muckenhaupt.

E. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

Mr. Candeli suggested the CDD and HOA have a written agreement that clearly outlines maintenance responsibilities.

Mr. Roy opined that he would like to see the repainted structures repainted from a bright Kelly green to a sage green or something more appealing.

Ms. McCauley asked if the Board Members received stipends. Ms. Czubkowski stated that they had all declined the payment. Ms. McCauley also asked about broadcasting the meeting via Zoom. Mr. Urbancic stated that a record would need to be preserved through Zoom and Ms. Meneely went over the discussion that had taken place several years ago regarding the equipment and process that would be necessary. Ms. Czubkowski stated that the conference call number was available for people to participate by phone.

G. APPROVAL OF MINUTES

1. January 18, 2024, Regular Board Meeting

The January 18, 2024, Regular Board Meeting minutes were presented for approval.

A **motion** was made by Mr. Hogan, seconded by Mr. Monti and passed unanimously approving the minutes of the January 18, 2024, Regular Board Meeting, as presented.

H. OLD BUSINESS

1. Update on Littoral Plantings

Mr. Monti advised that he had spoken with the contractor who had been engaged that they were not comfortable with the water levels. He stated that until the area was back in the wet season it was not advantageous to plant.

2. Update on Palm Trees Growing on CDD Property

Mr. Hirniak stated there were 29 palm trees in 17 locations growing on CDD property. He went over the locations on an exhibit and opined that he believed the trees enhanced the stability of the slopes and recommended that they be left alone. Ms. McCauley asked about trimming and Mr. Hirniak indicated that they appear to be trimmed but were not included in the HOA's trimming contract. Ms. Czubkowski stated that they were recently brought to the CDD's attention and may need maintenance in the future. Mr. Hirniak stated that he believed the homeowners adjacent to the various trees were undertaking maintenance.

I. NEW BUSINESS

1. Discussion Regarding Storm Drains During Heavy Rains

Ms. Czubkowski advised that she had received emails from residents who were concerned about street drains during heavy rains. She explained that the HOA removed street sweeping from their budget several years ago and said they would take care of it in other ways. She added that the streets apparently flooded and that the streets were the HOA's responsibility. Mr. Morello reiterated that it would be helpful to have an agreement between the CDD and HOA to delineate responsibilities.

Discussion ensued about the obligations of both entities with Mr. Urbancic stating that even though the CDD had maintenance obligations, they often, by contract, have HOAs take over certain services, depending on what was in the best interest of the community. Ms. McCauley asked if there was not such an agreement years ago and Ms. Czubkowski stated that there was, but it was rescinded. Mr. Monti suggested a Board Member work with the HOA on the issue and Ms. Czubkowski stated, and it was the consensus of the Board, to put this item on the next agenda for further discussion.

2. Discussion Regarding Retention Ponds

Ms. Czubkowski stated that there were many concerns being expressed concerning the growth in the retention ponds and the lack of water in the ponds. She added that she did a PowerPoint over a year ago on the issue and brought some copies. Mr. Hirniak stated that the retention ponds were not only to hold water, but also to maintain the banks in the development. He continued that spike rush was mandated in littoral zones but with the water levels so dry this year, they were more visible. He added that torpedo grass was invasive and was sprayed. Mr. Monti went over how spike rush grows and in the rainy season is under water. He continued that the native plant responds to water and sunlight and went over the circular process of spraying and the cycles the plant takes. Ms. Muckenhaupt asked if they could be pulled out and Mr. Monti stated that like irises up north, they can be harvested mechanically, but then the cuts promulgate and get more aggressive in growth long-term. He added that there were no silver bullets, just a balance of the cyclical nature of Florida and flora. Ms. Czubkowski summarized that the lakes were healthy, the District does not have control of the wells and the PowerPoint information explained where the water goes and the treatments that take place.

3. Discussion Regarding Replenishing Wells

Ms. Czubkowski stated that there were issues a few years ago with the wells and that they were controlled by the HOA. Mr. Monti stated that 400 million gallons were drained from the lakes each year and of the 4 wells, one was useless and the other three did not have the ability to be pumped to the bottom, so nature has to be relied upon. He stated that the overbuilding of Florida draws from the same aquifer and the entire network is all connected. He added it was all spelled out in the U.S. Geographical Survey. Mr. Morello stated it was helpful to get the information straight and a resident stated that new wells would be being discussed by the HOA in the near future.

J. ADMINISTRATIVE MATTERS

1. District Attorney Update

Mr. Urbancic advised that all special district supervisors were now required to complete four hours of ethics training annually. He will redistribute a memo he put together that outlines available resources. He indicated that it was to be self-reported on next year's Form 1, which is all electronic now. He stated that he was monitoring legislation including a bill that would require districts to set annual goals, objectives and performance measures as an annual report.

2. District Engineer Update

Mr. Cole stated, pursuant to the earlier discussion, street sweeping is generally required in best practices for water management systems to keep material from getting into the system. He is glad

there will be further discussion, as he believes it is in the best interest of the community for the HOA to be reinstating street sweeping services.

3. Field Inspector Update

Mr. Hirniak indicated that the issue has been belabored at the meeting but with little rain he does not see us doing any lake bank repairs this year. He stated that the benchmark reports show the water quality was good and he went over the reports.

Mr. Hirniak introduced Ken Muckenhaupt as the resident who houses the District's golf cart. Mr. Muckenhaupt stated that they were requesting the monthly rental fee go from \$1,200 to \$1,500. The Board thanked the Muckenhauts for their cooperation on the cart storage and Ms. Meneely asked if they would consider the increase to take effect October 1, 2024, with the new fiscal year for the District. Mr. Mauckenhaupt agreed and let the Board know that their garage floor was being resurfaced the second week of April so the cart would need to be outside during those days.

4. District Manager Update

Ms. Meneely presented the financials. There were no questions from the Board Members.

Ms. Meneely went over the upcoming meeting schedule of April 18, 2024, May 16, 2024, and August 15, 2024.

Ms. Meneely went over the background of the Board vacancy, stating that there was a candidate but they had since dropped out of consideration. She went over how in the past a notice was sent to the HOA for distribution and suggested the same process. Upon discussion, there was a consensus of the Board to follow the same process with letters of interest due back for the May meeting and to extend the date if none are received by then.

K. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 12:06 p.m. on a **motion** made by Mr. Monti, seconded by Mr. Kurzawski and that **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

From: bphirniak@aol.com <bphirniak@aol.com>

Sent: Wednesday, April 10, 2024 8:11 PM

To: Kathleen Meneely <kmeneely@sdsinc.org>

Subject: Monthly report - March/April

1) Lake inspections for erosion, water quality & littoral health.

Erosion appears to be much less this season, water quality continues to be excellent, littoral health also excellent.

2) Outfall Inspections.

Visual inspections - no issues noted - all looks normal.

3) Lake levels

Lake levels are slowly dropping, reflecting continuing dry season.

4) Inspection of HOA lawn spraying and lake bank mowing.

Instructions were given to CDD spraying contractor to spray for torpedo grass. Also, request was made of HOA landscape contractor to get proposal to mow entire exposed bank, all the way down to water edge.

5) Quarterly water sampling and results.

Benchmark testing and results are excellent

6) Coordination of Contractors

Only contractor is spraying contractor.

7) Swimming pool inspections

None ongoing work this reporting period.

8) Drainage inspections

Met and coordinated down spout extensions projects at three separate homes. All went well.

9) Rain events

Nothing of consequence occurred this reporting period.

Verona Walk
Community Development District

**Financial Report For
March 2024**

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
MARCH 2024**

	Annual Budget 10/1/23 - 9/30/24	Actual Mar-24	Year To Date Actual 10/1/23 - 3/31/24
REVENUES			
O & M ASSESSMENTS	311,297	4,221	303,226
DEBT ASSESSMENTS - SERIES 2013	515,565	6,993	500,382
DEBT ASSESSMENTS - SERIES 2018	581,478	7,887	564,349
OTHER REVENUES	0	0	0
INTEREST INCOME	600	0	19,523
TOTAL REVENUES	\$ 1,408,940	\$ 19,101	\$ 1,387,480
EXPENDITURES			
MAINTENANCE EXPENDITURES			
FIELD INSPECTOR	42,600	3,802	22,815
VEHICLE - INSURANCE	1,000	0	0
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	0	0
VEHICLE - GAS & MAINTENANCE	2,750	15	67
GOLF CART STORAGE	1,200	0	0
LAKE SPRAYING (SOLITUDE-CLARK)	77,500	5,876	34,578
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000	0	1,902
LAKE LITTORAL & LAKE BANK PLANTINGS	6,000	0	0
LAKE BANK MOWING	16,500	0	0
OUTFALL PIPE & STRUCTURE INSPECTION & CLEANING	5,000	0	0
STORM PIPE & EROSION REPAIRS	48,000	0	0
DREDGING	1,000	0	0
MISCELLANEOUS MAINTENANCE	1,250	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 210,345	\$ 9,693	\$ 59,362
ADMINISTRATIVE EXPENDITURES			
ENGINEERING	14,500	0	151
MANAGEMENT	49,788	4,149	24,894
SECRETARIAL	4,200	350	2,100
LEGAL	16,000	0	1,530
ASSESSMENT ROLL	10,000	0	0
AUDIT FEES	4,100	0	0
ARBITRAGE REBATE FEE - SERIES 2013	650	0	0
ARBITRAGE REBATE FEE - SERIES 2018	650	0	0
INSURANCE	7,250	0	6,799
LEGAL ADVERTISING	2,050	0	317
MISCELLANEOUS/CONTINGENCY	2,000	-150	358
POSTAGE	700	12	211
OFFICE SUPPLIES	1,075	18	227
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	2,000	167	1,000
TRUSTEE FEES - SERIES 2013	4,730	0	0
TRUSTEE FEES - SERIES 2018	4,100	3,709	3,709
CONTINUING DISCLOSURE FEE - SERIES 2013	1,000	0	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 124,968	\$ 8,255	\$ 41,471
TOTAL EXPENDITURES	\$ 335,313	\$ 17,948	\$ 100,833
REVENUES LESS EXPENDITURES	\$ 1,073,627	\$ 1,153	\$ 1,286,647
BOND PAYMENTS (SERIES 2013)	(476,898)	(6,781)	(471,392)
BOND PAYMENTS (SERIES 2018)	(537,867)	(7,648)	(531,652)
BALANCE	\$ 58,862	\$ (13,276)	\$ 283,603
ADMINISTRATIVE COSTS	(48,628)	(378)	(26,278)
DISCOUNTS FOR EARLY PAYMENTS	(57,085)	(201)	(52,911)
EXCESS/ (SHORTFALL)	\$ (46,851)	\$ (13,855)	\$ 204,414
CARRYOVER FROM PRIOR YEAR	46,851	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (13,855)	\$ 204,414

Bank Balance As Of 3/31/24	\$ 937,905.44
Accounts Payable As Of 3/31/24	\$ 33,289.88
Accounts Receivable As Of 3/31/24	\$ -
Available Funds As Of 3/31/24	\$ 904,615.56

Verona Walk Community Development District
Budget vs. Actual
October 2023 through March 2024

	<u>Oct 23 - March 24</u>	<u>23/24 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 • O & M Assessment Income	303,226.18	311,297.00	-8,070.82	97.41%
363.812 • Debt Assessments (Series 2013)	500,382.65	515,565.00	-15,182.35	97.06%
363.813 • Debt Assessments (Series 2018)	564,348.55	581,478.00	-17,129.45	97.05%
363.822 • Debt Assessmnt-Pd To Trustee-13	-471,391.90	-476,898.00	5,506.10	98.85%
363.823 • Debt Assessmnt-Pd To Trustee-18	-531,651.85	-537,867.00	6,215.15	98.84%
363.830 • Assessment Fees	-26,277.60	-48,628.00	22,350.40	54.04%
363.831 • Discounts For Early Payments	-52,911.48	-57,085.00	4,173.52	92.69%
369.399 • Carryover From Prior Year	0.00	46,851.00	-46,851.00	0.0%
369.401 • Interest Income	19,522.93	600.00	18,922.93	3,253.82%
Total Income	<u>305,247.48</u>	<u>335,313.00</u>	<u>-30,065.52</u>	<u>91.03%</u>
Expense				
511.306 • Dredging	0.00	1,000.00	-1,000.00	0.0%
511.308 • Miscellaneous Maintenance	0.00	1,250.00	-1,250.00	0.0%
511.310 • Engineering	150.75	14,500.00	-14,349.25	1.04%
511.311 • Management Fees	24,894.00	49,788.00	-24,894.00	50.0%
511.312 • Secretarial Fees	2,100.00	4,200.00	-2,100.00	50.0%
511.315 • Legal Fees	1,529.50	16,000.00	-14,470.50	9.56%
511.318 • Assessment/Tax Roll	0.00	10,000.00	-10,000.00	0.0%
511.320 • Audit Fees	0.00	4,100.00	-4,100.00	0.0%
511.450 • Insurance	6,799.00	7,250.00	-451.00	93.78%
511.480 • Legal Advertisements	317.49	2,050.00	-1,732.51	15.49%
511.512 • Miscellaneous	357.95	2,000.00	-1,642.05	17.9%
511.513 • Postage and Delivery	211.19	700.00	-488.81	30.17%
511.514 • Office Supplies	227.20	1,075.00	-847.80	21.14%
511.540 • Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 • Website Management	999.96	2,000.00	-1,000.04	50.0%
512.738 • Continuing Disclosure Fee 06-18	0.00	1,000.00	-1,000.00	0.0%
513.330 • Arbitrage Rebate Fee-Series 13	0.00	650.00	-650.00	0.0%
513.733 • Trustee Fees - Series 2013	0.00	4,730.00	-4,730.00	0.0%
514.100 • Golf Cart Storage	0.00	1,200.00	-1,200.00	0.0%
514.101 • Field Inspector	22,814.70	42,600.00	-19,785.30	53.56%
514.103 • Vehicle Insurance	0.00	1,000.00	-1,000.00	0.0%
514.104 • Vehicle Equipment (small tools)	0.00	1,545.00	-1,545.00	0.0%
514.105 • Vehicle Gas and Maintenance	67.40	2,750.00	-2,682.60	2.45%
514.106 • Lake Spraying (Clark)	34,578.00	77,500.00	-42,922.00	44.62%
514.107 • Lake H2O Quality Tests-Benchmrk	1,902.00	6,000.00	-4,098.00	31.7%
514.108 • Lake Littoral & Lake Bank Plant	0.00	6,000.00	-6,000.00	0.0%
514.109 • Outfall Pipe & Structure Insp &	0.00	5,000.00	-5,000.00	0.0%
514.110 • Storm Pipe & Erosion Repairs	0.00	48,000.00	-48,000.00	0.0%
514.111 • Lake Bank Mowing	0.00	16,500.00	-16,500.00	0.0%
514.330 • Arbitrage Rebate Fee (2018)	0.00	650.00	-650.00	0.0%
514.733 • Trustee Fees (2018)	3,708.75	4,100.00	-391.25	90.46%
Total Expense	<u>100,832.89</u>	<u>335,313.00</u>	<u>-234,480.11</u>	<u>30.07%</u>
Net Income	<u><u>204,414.59</u></u>	<u><u>0.00</u></u>	<u><u>204,414.59</u></u>	<u><u>100.0%</u></u>

**Verona Walk Community Development District
Balance Sheet
As of March 31, 2024**

	Operating Fund	Debt Service (13) Fund	Debt Service (18) Fund	General Fixed Assets Fund	Long Term Debt Fund	TOTAL
ASSETS						
Current Assets						
Operating Bank Account	937,905.44	0.00	0.00	0.00	0.00	937,905.44
Total Current Assets	937,905.44	0.00	0.00	0.00	0.00	937,905.44
Fixed Assets						
Storm Water Management	0.00	0.00	0.00	15,481,040.00	0.00	15,481,040.00
Accumulated Depreciation - Stormwater Mgt	0.00	0.00	0.00	-9,288,630.00	0.00	-9,288,630.00
Total Fixed Assets	0.00	0.00	0.00	6,192,410.00	0.00	6,192,410.00
Other Assets						
A/R Assessment Income	0.00	0.00	0.00	0.00	0.00	0.00
A/R Non Ad Valorem Receipts	0.00	0.00	0.00	0.00	0.00	0.00
Investments - Sinking Acct	0.00	0.00	107.03	0.00	0.00	107.03
Investments - Interest Acct	0.00	0.00	32.49	0.00	0.00	32.49
Investments - Reserve Acct	0.00	228,881.25	53,211.02	0.00	0.00	282,092.27
Investments - Revenue Acct	0.00	474,227.26	665,045.00	0.00	0.00	1,139,272.26
Investments - Prepayment Acct	0.00	2,609.75	4,596.12	0.00	0.00	7,205.87
Investments - Excess Revenue	0.00	2,333.42	0.00	0.00	0.00	2,333.42
Amount Available In DSF (2013)	0.00	0.00	0.00	0.00	708,051.68	708,051.68
Amount Available In DSF (2018)	0.00	0.00	0.00	0.00	722,991.66	722,991.66
Amount To Be Provided	0.00	0.00	0.00	0.00	8,708,956.66	8,708,956.66
Total Other Assets	0.00	708,051.68	722,991.66	0.00	10,140,000.00	11,571,043.34
TOTAL ASSETS	937,905.44	708,051.68	722,991.66	6,192,410.00	10,140,000.00	18,701,358.78
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	33,289.88	0.00	0.00	0.00	0.00	33,289.88
Total Current Liabilities	33,289.88	0.00	0.00	0.00	0.00	33,289.88
Long Term Liabilities						
Special Assessment Debt (2013A-1)	0.00	0.00	0.00	0.00	4,065,000.00	4,065,000.00
Special Assessment Debt (2013A-2)	0.00	0.00	0.00	0.00	110,000.00	110,000.00
Special Assessment Debt (2018)	0.00	0.00	0.00	0.00	5,965,000.00	5,965,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	10,140,000.00	10,140,000.00
Total Liabilities	33,289.88	0.00	0.00	0.00	10,140,000.00	10,173,289.88
Equity						
Retained Earnings	700,200.97	374,390.05	301,962.41	-9,288,630.00	0.00	-7,912,076.57
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	204,414.59	333,661.63	421,029.25	0.00	0.00	959,105.47
Investment In Gen Fixed Assets	0.00	0.00	0.00	15,481,040.00	0.00	15,481,040.00
Total Equity	904,615.56	708,051.68	722,991.66	6,192,410.00	0.00	8,528,068.90
TOTAL LIABILITIES & EQUITY	937,905.44	708,051.68	722,991.66	6,192,410.00	10,140,000.00	18,701,358.78