



**VERONA WALK
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
MARCH 20, 2025
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

March 20, 2025

10:00 a.m.

Call-In: 800-743-4099 Participant Passcode: 7423990

- A. Call to Order
- B. Pledge of Allegiance
- C. Proof of Publication.....Page 1
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Approval of Minutes
 - 1. February 20, 2025 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Further Discussion of CDD/HOA Maintenance Responsibilities/Easements
- H. New Business
 - 1. Discussion of HOA Election Results regarding CDD Maintenance Items
 - 2. Discussion on Street Drain Pipe Inspection
 - 3. Premier Lakes Status Update
 - 4. Discussion of Budget Items for 2025-2026 Budget
- I. 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. Upcoming Meetings
 - April 17, 2025
- J. Comments from the Public
- K. Board Member Comments
- L. Adjourn



Florida

PO Box 631244 Cincinnati, OH 45263-1244

GANNETT

AFFIDAVIT 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:

10/07/2024

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 10/07/2024

Legal Clerk

Nancy Heyrman

Notary, State of WI, County of Brown
5.15.27

My commission expires

Publication Cost: \$303.84
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NANCY HEYRMAN
Notary Public
State of Wisconsin

VERONA WALK
COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
REGULAR MEETING SCHEDULE
NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Verona Walk Community Development District will hold Regular Meetings at 10:00 a.m. in the Town Center at Verona Walk located at 8090 Sorrento Lane, Naples, Florida 34114, on the following dates:
October 17, 2024
November 21, 2024
December 19, 2024
January 16, 2025
February 20, 2025
March 20, 2025
April 17, 2025
May 15, 2025
July 17, 2025
August 21, 2025
September 18, 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 (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
10/7/24 #10630339

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 20, 2025**

A. CALL TO ORDER

The February 20, 2025, 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 7, 2024, as part of the District’s Fiscal Year 2024/2025 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	Absent
Supervisor	Roger Roy	Present
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
Field Inspector	Bohdan Hirniak	Special District Services, Inc.
District Engineer	Terry Cole (via phone)	Hole Montes, Inc.

Also present were the following:

Residents Dan Shallow, Ron Talbot, Marthanna Kallop, Nikki DiPietro, Joe Candela, Herb Czeschin, Libby Barrick, Tom Feldmann, Jeanne Condle, Beth Boland, Anne Macauley, Joe Contaldi, Ken & Judi Muckenhaupt, Irene Maife, Terence Smith

E. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

F. APPROVAL OF MINUTES

1. January 16, 2025, Regular Board Meeting

The January 16, 2025, Regular Board Meeting minutes were presented for approval.

A **motion** was made by Mr. Hogan, seconded by Mr. Kurzawski and passed unanimously approving the minutes of the January 16, 2025, Regular Board Meeting, as presented.

G. NEW BUSINESS

1. Consider Lake Management Agreement with Premier

Ms. Czubkowski gave the background and went over the scope of the agreement, noting that the contract called for 96 visits versus the 24 visits with the current contractor. She continued that this was in response to the resident's request and assessment funding for additional spraying.

A **motion** was made by Mr. Roy, seconded by Mr. Hogan and passed unanimously approving the Lake Management Agreement with Premier, as presented.

H. OLD BUSINESS

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

I. ADMINISTRATIVE MATTERS

1. District Attorney Update

a. Discussion Regarding CDD/HOA Maintenance Responsibilities/Easements

Mr. Urbancic stated that he had connected with the engineer and they had gone over the historical documents. He continued that the District accepted assignments of dedications, lake drainage and maintenance easements and continued to take care of those property rights. Mr. Czeschin questioned Section 3.6 of the charging documents that stated a district responsibility for maintenance for property they own pursuant to the platted tracks. Ms. Czubkowski asked if that meant the CDD needed to maintain trees in the easement that they did not plant. Mr. Urbancic stated if there was an agreement for trees that would supersede the language, but if they are on our lake track it would be the District's responsibility. He added that the drainage easements were grey as there are easements in facility areas so it is not a one size fits all responsibility. There was a consensus of the Board to proceed on this issue. Mr. Hogan stated the maintenance all came out of the same pocket and Mr. Roy added that it would be best if the Board used the same contractor as the HOA so that there are not two maintenance contracts. Mr. Contaldi stated that things may have been put in before land was deeded to the CDD and the HOA so it would be helpful to have a comprehensive agreement between the two organizations on maintenance. There was general discussion on high water lines and maps noting that the County would have maps digitized on their website. Mr. Cole stated that he agreed with the summary Mr. Urbancic had provided and added that maintenance for lakes was spraying of lakes, and other responsibilities were assigned over the years between the HOA and CDD. He noted that plantings were often done without the CDD's knowledge and he would recommend agreements to be required.

2. District Engineer Update

a. Announcement of Retirement

Ms. Czubkowski announced Mr. Cole's retirement and the District would need to find a new engineer. Mr. Urbancic stated that state statutes require going through the RFQ process for engineers and other professionals, noting this included publishing a notice, ranking, selecting and negotiating an agreement for services. Ms. Czubkowski asked about the process timeline and Mr. Urbancic responded that notices usually run for about 30 days, then they would come back to the Board for ranking. Next, staff will negotiate an agreement. If not reached, then negotiations would begin with the next highest ranked firm. He added that there were not too many firms applying to recent engineering RFQs he had seen. Ms. Czubkowski thanked Mr. Cole for his years of service to the District. Mr. Cole stated that he enjoyed working with everyone and will still be available while the Board goes through the RFQ process.

A **motion** was made by Mr. Hogan, seconded by Mr. Roy and passed unanimously to move forward with the RFQ process for a District Engineer.

3. Field Inspector Update

Mr. Hirniak went over his report included in the meeting material. He stated that the area was in a dry period where normally there is 2.5 inches of rain and it currently stands at ½ inch. He pointed out though that this pattern was not inconsistent with prior years. He reported that he had inspected downspout extensions on two homes and that there were two pools under construction.

4. District Manager Update

- **Financials**

Ms. Meneely went over the financials and there were no questions from the Board Members.

Ms. Meneely reminded the Board of the upcoming March 20, 2025, meeting.

Ms. Meneely advised that the budget was currently scheduled to be presented at the March 20, 2025, and July 17, 2025, meetings. After discussion it was the consensus of the Board to change the April 17, 2025, and July 17, 2025, meeting dates.

J. COMMENTS FROM THE PUBLIC

Mr. Talbot stated he was pleased with the additional attention being given to the lakes. Mr. Contaldi agreed and expressed, again, that he believed the HOA & CDD needed to get together without attorneys being involved. Ms. Czubkowski stated that the HOA was in flux and changing so she believed the professionals needed to be involved and adhered to.

K. BOARD MEMBER COMMENTS

Ms. Czubkowski stated she had been contacted by James Ratz from 4-Star who owns a community just north of Verona Walk. She explained that the community needed stormwater capacity and were given the District's name by the SFWMD. She told Mr. Ratz that the District was in flux with an engineer and it was beyond her expertise. Mr. Cole stated that a fellow engineer, Chris Wright, was working with this developer and had expressed the issue of wanting to flow through Verona Walk.

Ms. Czubkowski asked that an executive summary be put together and gave no commitment. Mr. Cole added that if there were a discharge, permits would need to be modified accordingly as would control structures for the pass through. Mr. Hogan stated that he was not sure what benefit it would be to the District and Ms. Czubkowski stated it might impact our water levels. Mr. Kurzawski added that he knew they had issues in this neighboring development.

Mr. Hogan stated the paint was available for the pump boxes for whoever was going to do the painting. Mr. Hirniak stated he would try to get them painted in mid-March when all is exposed. Ms. Czubkowski advised that Mr. Hirniak could contact Premier to get the boxes painted.

L. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 11:00 on a **motion** made by Mr. Hogan, seconded by Mr. Roy and that **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

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

Sent: Thursday, March 13, 2025 9:29 PM

To: Kathleen Meneely <kmeneely@sdsinc.org>

Subject: Monthly Report - 2/20/2025 to 3/20/2025

Verona Walk Field Inspection Report for 2/20/2025 to 3/20/2025.

1. The inspections for this period indicate no changes in erosion (very little rain - we are still in the dry season), water quality (still good), and littoral health (still good and some say too good).
2. Outfall inspections indicate no changes with conditions still good.
3. Lake levels dropped 5" over the reporting period due to very little rain.
4. Inspections for HOA landscape spraying continues on an as needed basis with no issues. Lake bank mowing not occurring because of the little growth.
5. Water quality treating not scheduled for this period, but visual inspections indicate good quality of water with active fish life,
6. No contractor coordination required for this reporting period.
7. Little swimming pool construction ongoing with what is ongoing is acceptable.
8. No drainage inspections required. One previously installed drain pipe being replaced and buried.
9. As mentioned previously, rain events and flows are seasonal with little occurring.
10. New contractor, Premier, in place and had started their work. Will replace on progress in next rept.

Verona Walk
Community Development District

**Financial Report For
February 2025**

**VERONA WALK COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
FEBRUARY 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Feb-25	Year To Date Actual 10/1/24 - 2/28/25
REVENUES			
O & M ASSESSMENTS	448,974	0	414,022
DEBT ASSESSMENTS - SERIES 2013	515,025	0	474,980
DEBT ASSESSMENTS - SERIES 2018	580,455	0	535,224
OTHER REVENUES	0	0	0
INTEREST INCOME	1,200	0	10,205
TOTAL REVENUES	\$ 1,545,654	\$ -	\$ 1,434,431
EXPENDITURES			
MAINTENANCE EXPENDITURES			
FIELD INSPECTOR	43,200	3,852	19,262
VEHICLE - INSURANCE	1,000	0	0
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	0	0
VEHICLE - GAS & MAINTENANCE	2,750	0	10
GOLF CART STORAGE	1,500	0	1,800
LAKE SPRAYING (SOLITUDE-CLARK)	100,000	0	5,198
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000	0	2,297
LAKE LITTORAL & LAKE BANK PLANTINGS	0	0	0
LAKE BANK MOWING	65,650	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
SPECIAL PROJECTS	15,000	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 291,895	\$ 3,852	\$ 28,567
ADMINISTRATIVE EXPENDITURES			
ENGINEERING	13,500	352	1,806
MANAGEMENT	51,276	4,273	21,365
SECRETARIAL	4,200	350	1,750
LEGAL	15,000	0	4,872
ASSESSMENT ROLL	10,000	0	0
AUDIT FEES	4,200	0	0
ARBITRAGE REBATE FEE - SERIES 2013	650	0	0
ARBITRAGE REBATE FEE - SERIES 2018	650	0	0
INSURANCE	7,500	0	7,265
LEGAL ADVERTISING	2,050	0	304
MISCELLANEOUS/CONTINGENCY	1,800	98	368
POSTAGE	700	25	195
OFFICE SUPPLIES	1,075	192	358
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	2,000	167	833
TRUSTEE FEES - SERIES 2013	4,730	0	0
TRUSTEE FEES - SERIES 2018	4,100	0	0
CONTINUING DISCLOSURE FEE - SERIES 2013	1,000	0	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 124,606	\$ 5,457	\$ 39,291
TOTAL EXPENDITURES	\$ 416,501	\$ 9,309	\$ 67,858
REVENUES LESS EXPENDITURES	\$ 1,129,153	\$ (9,309)	\$ 1,366,573
BOND PAYMENTS (SERIES 2013)	(476,898)	0	(447,041)
BOND PAYMENTS (SERIES 2018)	(536,921)	0	(503,742)
BALANCE	\$ 115,334	\$ (9,309)	\$ 415,790
ADMINISTRATIVE COSTS	(53,048)	0	(27,356)
DISCOUNTS FOR EARLY PAYMENTS	(62,286)	0	(56,419)
EXCESS/ (SHORTFALL)	\$ -	\$ (9,309)	\$ 332,015
CARRYOVER FROM PRIOR YEAR	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (9,309)	\$ 332,015

Bank Balance As Of 2/28/25	\$ 1,181,142.04
Accounts Payable As Of 2/28/25	\$ 54,459.90
Accounts Receivable As Of 2/28/25	\$ -
Available Funds As Of 2/28/25	\$ 1,126,682.14

Verona Walk 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>
Income				
363.100 · O & M Assessment Income	414,022.12	448,974.00	-34,951.88	92.22%
363.812 · Debt Assessments (Series 2013)	474,979.60	515,565.00	-40,585.40	92.13%
363.813 · Debt Assessments (Series 2018)	535,224.40	580,455.00	-45,230.60	92.21%
363.822 · Debt Assessmnt-Pd To Trustee-13	-447,040.70	-476,898.00	29,857.30	93.74%
363.823 · Debt Assessmnt-Pd To Trustee-18	-503,741.90	-536,921.00	33,179.10	93.82%
363.830 · Assessment Fees	-27,356.14	-53,302.00	25,945.86	51.32%
363.831 · Discounts For Early Payments	-56,419.47	-62,572.00	6,152.53	90.17%
369.401 · Interest Income	10,205.20	1,200.00	9,005.20	850.43%
Total Income	<u>399,873.11</u>	<u>416,501.00</u>	<u>-16,627.89</u>	<u>96.01%</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	1,805.50	13,500.00	-11,694.50	13.37%
511.311 · Management Fees	21,365.00	51,276.00	-29,911.00	41.67%
511.312 · Secretarial Fees	1,750.00	4,200.00	-2,450.00	41.67%
511.315 · Legal Fees	4,871.53	15,000.00	-10,128.47	32.48%
511.318 · Assessment/Tax Roll	0.00	10,000.00	-10,000.00	0.0%
511.320 · Audit Fees	0.00	4,200.00	-4,200.00	0.0%
511.450 · Insurance	7,265.00	7,500.00	-235.00	96.87%
511.480 · Legal Advertisements	303.84	2,050.00	-1,746.16	14.82%
511.512 · Miscellaneous	367.98	1,800.00	-1,432.02	20.44%
511.513 · Postage and Delivery	195.32	700.00	-504.68	27.9%
511.514 · Office Supplies	357.65	1,075.00	-717.35	33.27%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	833.30	2,000.00	-1,166.70	41.67%
512.736 · Continuing Disclosure Fee 2013	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	1,800.00	1,500.00	300.00	120.0%
514.101 · Field Inspector	19,262.25	43,200.00	-23,937.75	44.59%
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	10.25	2,750.00	-2,739.75	0.37%
514.106 · Lake Spraying (Solitude-Clark)	5,198.00	100,000.00	-94,802.00	5.2%
514.107 · Lake H2O Quality Tests-Benchmrk	2,297.25	6,000.00	-3,702.75	38.29%
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	65,650.00	-65,650.00	0.0%
514.112 · Special Projects	0.00	15,000.00	-15,000.00	0.0%
514.330 · Arbitrage Rebate Fee (2018)	0.00	650.00	-650.00	0.0%
514.733 · Trustee Fees (2018)	0.00	4,100.00	-4,100.00	0.0%
Total Expense	<u>67,857.87</u>	<u>416,501.00</u>	<u>-348,643.13</u>	<u>16.29%</u>
Net Income	<u><u>332,015.24</u></u>	<u><u>0.00</u></u>	<u><u>332,015.24</u></u>	<u><u>100.0%</u></u>

Verona Walk Community Development District

Balance Sheet

As of February 28, 2025

	<u>Operating Fund</u>	<u>Debt Service (13) Fund</u>	<u>Debt Service (18) Fund</u>	<u>General Fixed Assets Fund</u>	<u>Long Term Debt Fund</u>	<u>TOTAL</u>
ASSETS						
Current Assets						
Operating Bank Account	1,181,142.04	0.00	0.00	0.00	0.00	1,181,142.04
Total Current Assets	1,181,142.04	0.00	0.00	0.00	0.00	1,181,142.04
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	-9,907,872.00	0.00	-9,907,872.00
Total Fixed Assets	0.00	0.00	0.00	5,573,168.00	0.00	5,573,168.00
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	112.00	0.00	0.00	112.00
Investments - Interest Acct	0.00	0.00	0.14	0.00	0.00	0.14
Investments - Reserve Acct	0.00	228,881.25	55,688.27	0.00	0.00	284,569.52
Investments - Revenue Acct	0.00	498,879.88	647,896.06	0.00	0.00	1,146,775.94
Investments - Prepayment Acct	0.00	6,615.81	14,779.42	0.00	0.00	21,395.23
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	736,710.36	736,710.36
Amount Available In DSF (2018)	0.00	0.00	0.00	0.00	718,475.89	718,475.89
Amount To Be Provided	0.00	0.00	0.00	0.00	8,064,813.75	8,064,813.75
Total Other Assets	0.00	736,710.36	718,475.89	0.00	9,520,000.00	10,975,186.25
TOTAL ASSETS	1,181,142.04	736,710.36	718,475.89	5,573,168.00	9,520,000.00	17,729,496.29
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	54,459.90	0.00	0.00	0.00	0.00	54,459.90
Total Current Liabilities	54,459.90	0.00	0.00	0.00	0.00	54,459.90
Long Term Liabilities						
Special Assessment Debt (2013A-1)	0.00	0.00	0.00	0.00	3,800,000.00	3,800,000.00
Special Assessment Debt (2013A-2)	0.00	0.00	0.00	0.00	105,000.00	105,000.00
Special Assessment Debt (2018)	0.00	0.00	0.00	0.00	5,615,000.00	5,615,000.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	9,520,000.00	9,520,000.00
Total Liabilities	54,459.90	0.00	0.00	0.00	9,520,000.00	9,574,459.90
Equity						
Retained Earnings	794,666.90	386,594.08	322,153.04	-9,907,872.00	0.00	-8,404,457.98
Current Year Depreciation	0.00	0.00	0.00	0.00	0.00	0.00
Net Income	332,015.24	350,116.28	396,322.85	0.00	0.00	1,078,454.37
Investment In Gen Fixed Assets	0.00	0.00	0.00	15,481,040.00	0.00	15,481,040.00
Total Equity	1,126,682.14	736,710.36	718,475.89	5,573,168.00	0.00	8,155,036.39
TOTAL LIABILITIES & EQUITY	1,181,142.04	736,710.36	718,475.89	5,573,168.00	9,520,000.00	17,729,496.29