



**VERONA WALK
COMMUNITY DEVELOPMENT
DISTRICT**

**COLLIER COUNTY
REGULAR BOARD MEETING
MAY 15, 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

May 15, 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. April 17, 2025 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update on CDD/HOA Maintenance Memo of Understanding
- H. New Business
 - 1. HOA plans for Removal of the Original Fountain Pump Mechanisms from Pond 2
- I. Administrative Matters
 - 1. District Attorney Update
 - 2. District Engineer Update
 - a. Update on Spot Check of Catch Basins
 - 3. Field Inspector Update.....Page 7
 - 4. District Manager Update
 - a. Financials.....Page 8
 - b. Upcoming Meetings
 - July 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

Notary, State of WI, County of Brown
5.15.27

My commission expires

Publication Cost: \$303.84
Tax Amount: \$0.00
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Order No: 10630339 # of Copies:
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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
APRIL 17, 2025**

A. CALL TO ORDER

The April 17, 2025, Regular Board Meeting of the Verona Walk Community Development District (the “District”) was called to order at 10:01 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	Present
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	Megan Magaldi	Coleman Yovanovich Koester
Field Inspector	Bohdan Hirniak	Special District Services, Inc.
District Engineer	Terry Cole & John Baker	Bowman Engineering

Also present were the following:

- Roger Cobb – via phone
- Bill Kurth – Premier
- Chris Wright and Mike Pappas– RWA Consulting
- James Ratz - Forestar

Also present were the following District residents: Bill & Darlene Bilger, Kathy Kilijanski, Jane Monti, Larry & Regina Gordon, Libby Barrick, Debra DeBlasie, Diann Cucinella, Geoge & JoAnne

Vanyo, Gail Stein, Thelma Goodson, Dan & Mary Shallow, Mark & Rosemary Jones, Matt Monroe, Dale Boeha, Bob Styler, Joe Dispotto, Nancy & Garry Rothbaum, Jane & John Batoroc, Ann Mallare, Tom Strouble, Diane Sentowski, Keith & Nancy Parrent, Vici O'Brien, Anne Holde, Jeanne Condle, Frank Borowiecz, Herb Czeschin, Bill, Weibly, James Brylka, Nark & Lind Boelter, Annick Smart, Mathanna Kallop, Irene Malfa, Allie Delventhal, Joe Candela and several others.

E. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

F. APPROVAL OF MINUTES

1. March 20, 2025, Regular Board Meeting

The March 20, 2025, Regular Board Meeting minutes were presented for approval.

Ms. Czubkowski advised that Terry Cole, the District Engineer, had a company name change from Hole Montes to Bowman.

A **motion** was made by Mr. Monti, seconded by Mr. Hogan and passed unanimously approving the minutes of the March 20, 2025, Regular Board Meeting, as amended.

G. PRESENTATION – Tamarindo Proposal to Discharged into Verona Walk

Mr. Cole first introduced John Baker as the new District Engineer who will be taking over the District on behalf of Bowman Engineering. He then introduced Chris Wright from RWA, District Engineer for Tamarindo, noting that Mr. Wright had answered the questions he had before coming to make the presentation. He also stated that the SFWMD allows discharges into other communities and the presentation is only a proposal at this time. Mr. Monti asked if the District had the authority to accept or reject the request and Ms. Magaldi stated that the District does, however, this is an exploratory exercise. Mr. Wright went over the background of Tamarindo, noting the community was built out and that the groundwater needs more going out than what is permitted; they currently are permitted at 6.5 cfs (cubic feet per second) but need 8 cfs more. He explained that two alternatives were being considered downstream, one being to pipe down Sabel Palm to discharge or to run through the Verona Walk system. He continued that the Verona Walk alternative is preferred and would not be allowed unless there were no adverse impacts to the District's system. Concerns were expressed by both the Board Members and members of the audience regarding large storms and the impact of additional water rising into residential properties. Also expressed were concerns that the Verona Walk community has no input or monitoring of what Tamarindo puts into their system. Mr. Wright stated that they were awaiting experts' modeling and if the modeling does not make good technical sense, SFWMD will shut the proposal down.

After a lengthy discussion, a **motion** was made by Mr. Roy, seconded by Mr. Kurzawski rejecting the proposal. The **motion** failed on a vote of 2 to 3 with Ms. Czubkowski, Mr. Monti and Mr. Hogan dissenting. Ms. Czubkowski stated that due diligence was being done on the proposal at their costs and clarified that the failed motion was not an approval. She continued that the overall consensus in the community was not supporting the proposal. Mr. Wright stated he would communicate that the proposal was not received favorably, and Mr. Monti stated that they were welcome to come back with an alternative if it absolutely covers all the issues of the Verona Walk residents.

H. OLD BUSINESS

1. Update on CDD/HOA Maintenance Memo of Understanding

Ms. Czubkowski stated that this issue was still in progress, noting that the old agreement was distributed to the Board Members. She added that she would work with the attorney and the HOA on a Memo of Understanding. Mr. Monti added that any Memo of Understanding should include a scope of work.

I. NEW BUSINESS

1. Premier Lakes Status Update & Chemical Used

Mr. Kurth of Premier stated that he hopes that the residents have noticed all the activity and went over the treatments and processes being used. Mr. Monti urged Mr. Kurth to coordinate with the irrigation contractor. Ms. Czubkowski stated that she was receiving good comments, and their efforts were having a positive impact in the community. She asked Mr. Kurth to send a list of the chemical names used, as that is often questioned. Mr. Kurth went over the chemicals and answered questions, noting that the water quality was good and the lakes were healthy.

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

Resolution No. 2025-01 was presented, entitled:

RESOLUTION NO. 2025-01

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

Ms. Meneely went over the budget and what was added based on the comments from the last meeting.

A **motion** was made by Mr. Monti, seconded by Mr. Hogan and passed unanimously adopting Resolution No. 2025-01, as presented, setting the Public Hearing for July 17, 2025.

J. ADMINISTRATIVE MATTERS

1. District Attorney Update

Ms. Magaldi stated that they were monitoring the legislative session.

Ms. Czubkowski asked about switching to the County system for legal ads and Ms. Meneely went over the process, noting that first, an ad notifying the public of the District's intent to advertise on the County website needed to be published, which will be published in the *Naples Daily News* prior to the District's budget Public Hearing ad.

2. District Engineer Update

a. Update on Contract for Pipe TV-ing

Mr. Cole recommended spot checking catch basins before tv-ing, stating that there was not a problem if there is less than 6 inches of silt. He continued that the engineering budget would cover those tests and then cleaning or tv-ing could take place, if needed. He stated that the tests should not cost more than \$2,500.

After discussion, a **motion** was made by Mr. Kurzawski, seconded by Mr. Hogan and passed unanimously to move forward with the spot checking at a cost not to exceed \$2,500.

Mr. Cole again introduced John Baker to the community, noting that he would slowly be taking over as the District Engineer.

3. Field Inspector Update

Mr. Hirniak stated that the area was in the throes of dry season and the water levels were similar to previous years. Ms. Czubkowski asked about the painting of the pump structures and Mr. Hirniak stated that he would be lining things up with the new person on the HOA in charge of such projects to get it completed.

4. District Manager Update

- **Financials**

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

- **Upcoming Meetings**

Ms. Meneely noted that the next meetings were scheduled for May 15, 2025, and July 17, 2025. She furthered that the July meeting would include the Public Hearing on the budget and noted that Mr. Roy would not be able to attend that meeting.

There was a consensus of the Board to send an inquiry to determine whether the May meeting should be held.

K. COMMENTS FROM THE PUBLIC

Ms. Condle asked about the budget and what happens to money that is not spent. Ms. Meneely explained that that money goes back into the reserves.

Garry Rothbaum asked who owned the bridges and Ms. Czubkowski responded that it was the HOA.

Mr. Borowiecz asked who would clean the catch basins, if needed, after the spot check. Ms. Czubkowski responded that if it was the CDD, we would take care of it. She also reiterated the request that the HOA start street sweeping again and cover the drains when they do plantings. Mr. Borowiecz asked if when the sidewalks are cleaned, should the drains be covered and Mr. Monti stated they should be, and that the County has the rules for this process.

L. BOARD MEMBER COMMENTS

There were no further comments from the Board Members.

M. ADJOURNMENT

There being no further business to come before the Board, the Regular Board Meeting was adjourned at 12:32 p.m. on a **motion** made by Mr. Roy, seconded by Mr. Monti and that **motion** carried unanimously.

Secretary/Assistant Secretary

Chair/Vice-Chair

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

Sent: Wednesday, May 7, 2025 11:45 AM

To: Kathleen Meneely <kmeneely@sdsinc.org>

Subject: Monthly report

Report for month ending 5/15/2025

- 1) Lake and littoral health looks good with very little bank erosion.
- 2) Outfalls were inspected and need to be cleaned. Schedule being developed.
- 3) Lake levels dropped 18" since last report.
- 4) Lawn spraying ongoing with both replenishment wells pumping. No lake bank mowing currently scheduled. Awaiting rain.
- 5) Previous report showed good results. Awaiting next quarterly report.
- 6) Coordination with contractors good.
- 7) Swimming pool construction inspection good.
- 8) Drainage inspections good.
- 9) No rain events, awaiting end of dry season.

Verona Walk
Community Development District

**Financial Report For
April 2025**

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

	Annual Budget 10/1/24 - 9/30/25	Actual Apr-25	Year To Date Actual 10/1/24 - 4/30/25
REVENUES			
O & M ASSESSMENTS	448,974	0	433,901
DEBT ASSESSMENTS - SERIES 2013	515,025	0	496,482
DEBT ASSESSMENTS - SERIES 2018	580,455	0	559,454
OTHER REVENUES	0	0	0
INTEREST INCOME	1,200	0	20,378
TOTAL REVENUES	\$ 1,545,654	\$ -	\$ 1,510,215
EXPENDITURES			
MAINTENANCE EXPENDITURES			
FIELD INSPECTOR	43,200	3,852	26,967
VEHICLE - INSURANCE	1,000	0	0
VEHICLE - EQUIPMENT (SMALL TOOLS)	1,545	0	0
VEHICLE - GAS & MAINTENANCE	2,750	15	25
GOLF CART STORAGE	1,500	0	1,800
LAKE SPRAYING	100,000	8,000	23,769
LAKE WATER QUALITY TESTING (BENCHMARK)	6,000	0	2,297
LAKE LITTORAL & LAKE BANK PLANTINGS	0	0	0
LAKE BANK MOWING	65,650	0	17,080
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	182	182
SPECIAL PROJECTS	15,000	0	0
TOTAL MAINTENANCE EXPENDITURES	\$ 291,895	\$ 12,049	\$ 72,120
ADMINISTRATIVE EXPENDITURES			
ENGINEERING	13,500	0	3,062
MANAGEMENT	51,276	4,273	29,911
SECRETARIAL	4,200	350	2,450
LEGAL	15,000	0	8,121
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	1,247
MISCELLANEOUS/CONTINGENCY	1,800	115	602
POSTAGE	700	41	287
OFFICE SUPPLIES	1,075	58	513
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	2,000	168	1,167
TRUSTEE FEES - SERIES 2013	4,730	0	0
TRUSTEE FEES - SERIES 2018	4,100	0	4,031
CONTINUING DISCLOSURE FEE - SERIES 2013	1,000	0	1,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 124,606	\$ 5,005	\$ 59,831
TOTAL EXPENDITURES	\$ 416,501	\$ 17,054	\$ 131,951
REVENUES LESS EXPENDITURES	\$ 1,129,153	\$ (17,054)	\$ 1,378,264
BOND PAYMENTS (SERIES 2013)	(476,898)	0	(467,724)
BOND PAYMENTS (SERIES 2018)	(536,921)	0	(527,048)
BALANCE	\$ 115,334	\$ (17,054)	\$ 383,492
ADMINISTRATIVE COSTS	(53,048)	0	(28,622)
DISCOUNTS FOR EARLY PAYMENTS	(62,286)	0	(57,611)
EXCESS/ (SHORTFALL)	\$ -	\$ (17,054)	\$ 297,259
CARRYOVER FROM PRIOR YEAR	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (17,054)	\$ 297,259

Bank Balance As Of 4/30/25	\$ 1,113,172.08
Accounts Payable As Of 4/30/25	\$ 21,246.05
Accounts Receivable As Of 4/30/25	\$ -
Available Funds As Of 4/30/25	\$ 1,091,926.03

Verona Walk Community Development District
Budget vs. Actual
October 2024 through April 2025

	<u>Oct 24 - April 25</u>	<u>24-25 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · O & M Assessment Income	433,901.41	448,974.00	-15,072.59	96.64%
363.812 · Debt Assessments (Series 2013)	496,482.30	515,565.00	-19,082.70	96.3%
363.813 · Debt Assessments (Series 2018)	559,454.40	580,455.00	-21,000.60	96.38%
363.822 · Debt Assessmnt-Pd To Trustee-13	-467,723.90	-476,898.00	9,174.10	98.08%
363.823 · Debt Assessmnt-Pd To Trustee-18	-527,048.50	-536,921.00	9,872.50	98.16%
363.830 · Assessment Fees	-28,621.81	-53,302.00	24,680.19	53.7%
363.831 · Discounts For Early Payments	-57,611.21	-62,572.00	4,960.79	92.07%
369.401 · Interest Income	20,377.46	1,200.00	19,177.46	1,698.12%
Total Income	<u>429,210.15</u>	<u>416,501.00</u>	<u>12,709.15</u>	<u>103.05%</u>
Expense				
511.306 · Dredging	0.00	1,000.00	-1,000.00	0.0%
511.308 · Miscellaneous Maintenance	182.39	1,250.00	-1,067.61	14.59%
511.310 · Engineering	3,061.75	13,500.00	-10,438.25	22.68%
511.311 · Management Fees	29,911.00	51,276.00	-21,365.00	58.33%
511.312 · Secretarial Fees	2,450.00	4,200.00	-1,750.00	58.33%
511.315 · Legal Fees	8,120.78	15,000.00	-6,879.22	54.14%
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	1,246.64	2,050.00	-803.36	60.81%
511.512 · Miscellaneous	601.65	1,800.00	-1,198.35	33.43%
511.513 · Postage and Delivery	286.77	700.00	-413.23	40.97%
511.514 · Office Supplies	513.10	1,075.00	-561.90	47.73%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	1,166.62	2,000.00	-833.38	58.33%
512.736 · Continuing Disclosure Fee 2013	1,000.00	1,000.00	0.00	100.0%
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	26,967.15	43,200.00	-16,232.85	62.42%
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	25.25	2,750.00	-2,724.75	0.92%
514.106 · Lake Spraying	23,769.42	100,000.00	-76,230.58	23.77%
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	17,080.00	65,650.00	-48,570.00	26.02%
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)	4,031.25	4,100.00	-68.75	98.32%
Total Expense	<u>131,951.02</u>	<u>416,501.00</u>	<u>-284,549.98</u>	<u>31.68%</u>
Net Income	<u><u>297,259.13</u></u>	<u><u>0.00</u></u>	<u><u>297,259.13</u></u>	<u><u>100.0%</u></u>

**Verona Walk Community Development District
Balance Sheet
As of April 30, 2025**

	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	1,113,172.08	0.00	0.00	0.00	0.00	1,113,172.08
Total Current Assets	1,113,172.08	0.00	0.00	0.00	0.00	1,113,172.08
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	544,488.15	698,402.40	0.00	0.00	1,242,890.55
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	782,318.63	782,318.63
Amount Available in DSF (2018)	0.00	0.00	0.00	0.00	768,982.23	768,982.23
Amount To Be Provided	0.00	0.00	0.00	0.00	7,968,699.14	7,968,699.14
Total Other Assets	0.00	782,318.63	768,982.23	0.00	9,520,000.00	11,071,300.86
TOTAL ASSETS	1,113,172.08	782,318.63	768,982.23	5,573,168.00	9,520,000.00	17,757,640.94
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Accounts Payable	21,246.05	0.00	0.00	0.00	0.00	21,246.05
Total Current Liabilities	21,246.05	0.00	0.00	0.00	0.00	21,246.05
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	21,246.05	0.00	0.00	0.00	9,520,000.00	9,541,246.05
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	297,259.13	395,724.55	446,829.19	0.00	0.00	1,139,812.87
Investment In Gen Fixed Assets	0.00	0.00	0.00	15,481,040.00	0.00	15,481,040.00
Total Equity	1,091,926.03	782,318.63	768,982.23	5,573,168.00	0.00	8,216,394.89
TOTAL LIABILITIES & EQUITY	1,113,172.08	782,318.63	768,982.23	5,573,168.00	9,520,000.00	17,757,640.94