



**CAPRON TRAIL
COMMUNITY DEVELOPMENT
DISTRICT**

**ST. LUCIE COUNTY
REGULAR BOARD MEETING
OCTOBER 19, 2026
1:30 P.M.**

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

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

AGENDA
CAPRON TRAIL
COMMUNITY DEVELOPMENT DISTRICT
Premier Citrus
14885 Indrio Road
Ft. Pierce, Florida 34945
REGULAR BOARD MEETING
October 19, 2026
1:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. July 20, 2026 Regular Board Meeting & Public Hearing.....Page 2
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-04 –Goals and Objectives Annual Report.....Page 5
 - 2. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2025/2026 Amended Budget.....Page 8
- I. Engineer’s Report
- J. Attorney’s Report
- K. Field Maintenance Report
- L. Administrative Matters
 - 1. Financial Report.....Page 11
- M. Board Member Comments
- N. Adjourn

Publication Date
2026-10-09

Subcategory
Miscellaneous Notices

CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026/2027 REGULAR
MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Capron Trail Community Development District will hold Regular Meetings in the offices of Premier Citrus located at 14885 Indrio Road, Fort Pierce, Florida 34945 at 1:30 p.m. on the following dates:

October 19, 2026

November 16, 2026

December 21, 2026

February 15, 2027

March 15, 2027

April 19, 2027

May 17, 2027

June 21, 2027

July 19, 2027

August 16, 2027

September 20, 2027

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 (772) 345-5119 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 may be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said 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 (772) 345-5119 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.

Capron Trail Community

Development District

www.caprontrailcdd.org

PUBLISH: ST. LUCIE NEWS TRIBUNE 10/09/26TCN-12687706

**CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
JULY 20, 2026**

A. CALL TO ORDER

District Manager Stephanie Brown called the July 20, 2026, Regular Board Meeting of the Capron Trail Community Development District (the “District”) to order at 1:32 p.m. at the offices of Premier Citrus located at 14885 Indrio Road, Fort Pierce, Florida 34945.

B. PROOF OF PUBLICATION

Ms. Brown presented proof of publication that notice of the Regular Board Meeting was published in the *St. Lucie News Tribune* on June 30, 2026, and July 7, 2026, as required by law.

C. ESTABLISH QUORUM

Ms. Brown stated that the attendance of Supervisors David Bass, Buster Hunter, Tom Jerkins, and Rudd Jones constituted a quorum, and it was in order for the meeting to proceed.

Also in attendance were: District Manager Stephanie Brown of Special District Services, Inc. and District Attorney Elizabeth Lenihan of Torcivia, Donlon, Goddeau & Rubin, P.A.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

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

F. APPROVAL OF MINUTES

1. May 18, 2026 Regular Board Meeting

The minutes of the May 18, 2026, Regular Board Meeting were approved, as presented, on a **motion** made by Mr. Bass, seconded by Mr. Jones. The **motion** passed **4-0**.

Note: *At approximately 1:32 p.m., Ms. Brown recessed the Regular Board Meeting and opened the Public Hearing on the FY 2026-2027 Final Budget.*

G. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented which indicated that Notice of the Fiscal Year 2026/2027 Final Budget Public Hearing had been published in the *St. Lucie News Tribune* on June 30, 2026, and July 7, 2026, as legally required.

2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget

There were no comments from the public.

3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget

Resolution 2026-02 was presented, entitled:

RESOLUTION NO. 2026-02

A RESOLUTION OF THE CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

A **motion** was made by Mr. Jones, seconded by Mr. Bass adopting Resolution 2026-02 Adopting Fiscal Year 2026/2027 Budget, as presented. The **motion** passed **4-0**.

Note: *At approximately 1:35 p.m., Ms. Brown closed the Public Hearing on the FY2026-2027 Final Budget and reconvened the Regular Board Meeting.*

H. OLD BUSINESS

There was no old business to come before the Board.

I. NEW BUSINESS

1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Resolution 2026-03 was presented, entitled:

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

A **motion** was made by Mr. Jones, seconded by Mr. Hunter adopting Resolution 2026-03 Establishing a Regular Meeting Schedule for Fiscal Year 2026/2027, as presented. The **motion** passed **4-0**.

2. Consider Approval of Engineering Professional Services Agreement

A **motion** was made by Mr. Bass, seconded by Mr. Jones approving the Engineering Services Agreement with Higgins Engineering & Surveying, LLC, as presented. The **motion** passed **4-0**.

3. Acceptance of Reservoir Inspection Report

A **motion** was made by Mr. Jones, seconded by Mr. Hunter accepting the Reservoir Inspection Report, as presented. The **motion** passed **4-0**.

J. ENGINEER'S REPORT

There was no Engineer's Report at this time.

Mr. Bass requested that Mr. Helms (Higgins Engineering) review and confirm if the 2011 previously issued permit to the District for the use of carp for vegetation management within the two reservoirs was still valid. Mr. Helms responded that he would research and bring the information back to the Board.

K. ATTORNEY'S REPORT

There was no Attorney's Report at this time.

L. FIELD MAINTENANCE REPORT

Mr. Bass notified the Board that the repair on Pump 1A had been completed.

M. ADMINISTRATIVE MATTERS

1. Financial Report

Ms. Brown stated that the Financial Report was included in the Board package. There were no questions from the Board.

N. BOARD MEMBERS COMMENTS

There were no further Board Member comments.

O. ADJOURMENT

There being no further business to come before the Board, the meeting was adjourned at 2:03 p.m. on a **motion** made by Supervisor Jones, seconded by Mr. Bass. There were no objections.

Secretary

Chairman

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAPRON TRAILS COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Capron Trails Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-04 on August 19, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CAPRON TRAILS COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 19th day of October, 2026.

ATTEST:

**CAPRON TRAILS COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- “No findings” for annual financial audit (**NO**)
 - o If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Capron Trails Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant 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 19th day of October, 2026.

ATTEST:

**CAPRON TRAIL
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Capron Trail Community Development District

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

AMENDED FINAL BUDGET
CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
REVENUES			
ADMINISTRATIVE ASSESSMENTS	57,409	57,644	57,644
MAINTENANCE ASSESSMENTS	288,194	288,199	288,199
FACILITIES & SERVICE AGREEMENT (ADMIN)	2,361	2,361	2,361
FACILITIES & SERVICE AGREEMENT (MAINT)	12,845	12,845	12,845
DIRECT BILL - 2024 EXPANSION AREA (ADMIN)	0	0	0
INTEREST INCOME	1,800	2,950	2,875
TOTAL REVENUES	\$ 362,609	\$ 363,999	\$ 363,924
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	0	0	0
FICA TAXES	0	0	0
ENGINEERING	12,000	12,000	8,141
MANAGEMENT FEES	24,000	24,000	24,000
LEGAL FEES	4,000	10,000	6,587
AUDIT FEES	3,500	3,500	3,500
INSURANCE (LIABILITY)	8,000	7,942	7,942
LEGAL ADVERTISING	1,150	1,750	1,158
POSTAGE AND DELIVERY	300	60	49
OFFICE SUPPLIES/MISCELLANEOUS	1,750	2,900	2,668
DUES & SUBSCRIPTIONS	175	175	175
WEBSITE MANAGEMENT	1,750	1,750	1,750
ADMINISTRATIVE CONTINGENCY	690	690	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 57,315	\$ 64,767	\$ 55,970
MAINTENANCE EXPENDITURES			
MOWING	27,000	14,000	11,323
FUEL & OIL	115,500	165,000	140,849
AQUATIC MAINTENANCE	17,565	22,000	17,176
OPERATIONS MANAGEMENT	40,000	34,000	29,981
ROADWAYS & CULVERTS	11,600	16,000	14,215
CANAL REPAIR & MAINTENANCE	8,400	2,500	593
RESERVOIR REPAIR & MAINTENANCE	10,000	4,000	1,742
DRAINAGE ENGINE/PUMP REPAIR & MAINTENANCE	46,000	200,000	188,274
MISCELLANEOUS MAINTENANCE	855	855	23
TOTAL MAINTENANCE EXPENDITURES	\$ 276,920	\$ 458,355	\$ 404,176
TOTAL EXPENDITURES	\$ 334,235	\$ 523,122	\$ 460,146
REVENUES LESS EXPENDITURES	\$ 28,374	\$ (159,123)	\$ (96,222)
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,187)	(13,548)	(13,548)
DISCOUNTS FOR EARLY PAYMENTS	(14,187)	(13,786)	(13,786)
EXCESS/ (SHORTFALL)	\$ -	\$ (186,457)	\$ (123,556)
CARRYOVER FROM PRIOR YEAR	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (186,457)	\$ (123,556)

Note: Premier Citrus Management Invoices Received Through August 2026

FUND BALANCE AS OF 9/30/25	(\$6,558)
FY 2025/2026 ACTIVITY	(\$186,457)
FUND BALANCE AS OF 9/30/26	(\$193,015)

Capron Trail
Community Development District

**Financial Report For
September 2026**

**CAPRON TRAIL COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
OPERATING FUND
SEPTEMBER 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Sep-26	Year To Date Actual 10/1/25 - 9/30/26
REVENUES			
ADMINISTRATIVE ASSESSMENTS	57,409	0	57,644
MAINTENANCE ASSESSMENTS	288,194	0	288,199
FACILITIES & SERVICE AGREEMENT (ADMIN)	2,361	0	2,361
FACILITIES & SERVICE AGREEMENT (MAINT)	12,845	0	12,845
DIRECT BILL - 2024 EXPANSION AREA (ADMIN)	0	0	0
OTHER INCOME	0	0	0
INTEREST INCOME	1,800	0	2,875
DEVELOPER CONTRIBUTION - EXTRAORDINARY	0	0	0
TOTAL REVENUES	\$ 362,609	\$ -	\$ 363,924
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	0	0	0
FICA TAXES	0	0	0
ENGINEERING	12,000	0	8,141
MANAGEMENT FEES	24,000	2,000	24,000
LEGAL FEES	4,000	0	6,587
AUDIT FEES	3,500	0	3,500
INSURANCE - LIABILITY	8,000	0	7,942
LEGAL ADVERTISING	1,150	0	1,158
POSTAGE AND DELIVERY	300	0	49
OFFICE SUPPLIES/MISCELLANEOUS	1,750	170	2,668
DUES & SUBSCRIPTIONS	175	0	175
WEBSITE MANAGEMENT	1,750	146	1,750
ADMINISTRATIVE CONTINGENCY	690	0	0
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 57,315	\$ 2,316	\$ 55,970
MAINTENANCE EXPENDITURES			
MOWING	27,000	0	11,323
FUEL & OIL	115,500	0	140,849
AQUATIC MAINTENANCE	17,565	0	17,176
OPERATIONS MANAGEMENT	40,000	0	29,981
ROADWAYS & CULVERTS	11,600	0	14,215
CANAL REPAIR & MAINTENANCE	8,400	0	593
RESERVOIR REPAIR & MAINTENANCE	10,000	0	1,742
DRAINAGE ENGINE/PUMP REPAIR & MAINTENANCE	46,000	0	188,274
INSURANCE - MAINTENANCE	0	0	0
MISCELLANEOUS MAINTENANCE	855	0	23
TOTAL MAINTENANCE EXPENDITURES	\$ 276,920	\$ -	\$ 404,176
TOTAL EXPENDITURES	\$ 334,235	\$ 2,316	\$ 460,146
REVENUES LESS EXPENDITURES	\$ 28,374	\$ (2,316)	\$ (96,222)
COUNTY APPRAISER & TAX COLLECTOR FEE	(14,187)	0	(13,548)
DISCOUNTS FOR EARLY PAYMENTS	(14,187)	0	(13,786)
EXCESS/ (SHORTFALL)	\$ -	\$ (2,316)	\$ (123,556)
CARRYOVER FROM PRIOR YEAR	0	0	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ (2,316)	\$ (123,556)

Notes: Premier Citrus Management Invoices Received Through August 2026

Bank Balance As Of 9/30/26	\$ 13,230.37
Accounts Payable As Of 9/30/26	\$ 143,345.18
Accounts Receivable As Of 9/30/26	\$ -
Available Funds As Of 9/30/26	\$ (130,114.81)

Capron Trail Community Development District
Budget vs. Actual
October 2025 through September 2026

	Oct 25 - Sept 26	25/26 Budget	\$ Over Budget	% of Budget
Income				
01-1399 · Carryover from prior year	0.00	0.00	0.00	0.0%
01-3100 · Admin Assessments	57,643.81	57,409.00	234.81	100.41%
01-3200 · Maintenance Assessment	288,199.20	288,194.00	5.20	100.0%
01-3201 · Facilities & Service Agre Admin	2,361.00	2,361.00	0.00	100.0%
01-3202 · Facilities & Service Agre Maint	12,845.42	12,845.00	0.42	100.0%
01-3830 · Assessment Fees	-13,548.43	-14,187.00	638.57	95.5%
01-3831 · Assessment Discounts	-13,786.32	-14,187.00	400.68	97.18%
01-9410 · Interest Income (GF)	2,874.58	1,800.00	1,074.58	159.7%
Total Income	336,589.26	334,235.00	2,354.26	100.7%
Expense				
01-1310 · Engineering	8,140.52	12,000.00	-3,859.48	67.84%
01-1311 · Management Fees	24,000.00	24,000.00	0.00	100.0%
01-1315 · Legal Fees	6,586.50	4,000.00	2,586.50	164.66%
01-1320 · Audit Fees	3,500.00	3,500.00	0.00	100.0%
01-1450 · Insurance (Liability)	7,941.66	8,000.00	-58.34	99.27%
01-1480 · Legal Advertisements	1,157.62	1,150.00	7.62	100.66%
01-1513 · Postage and Delivery	49.08	300.00	-250.92	16.36%
01-1514 · Office Supplies	2,667.70	1,750.00	917.70	152.44%
01-1540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
01-1750 · Website Management	1,749.96	1,750.00	-0.04	100.0%
01-1755 · Administrative Contingency	0.00	690.00	-690.00	0.0%
01-1803 · Aquatic Maintenance	17,176.05	17,565.00	-388.95	97.79%
01-1822 · Mowing	11,322.76	27,000.00	-15,677.24	41.94%
01-1823 · Fuel & oil	140,848.58	115,500.00	25,348.58	121.95%
01-1824 · Operations Management	29,981.24	40,000.00	-10,018.76	74.95%
01-1825 · Roadways & Culverts	14,214.96	11,600.00	2,614.96	122.54%
01-1826 · Canal Repair & Maintenance	593.32	8,400.00	-7,806.68	7.06%
01-1827 · Reservoir Repair & Maintenance	1,741.96	10,000.00	-8,258.04	17.42%
01-1828 · Drainage Engine/Pump Repairs	188,273.67	46,000.00	142,273.67	409.29%
01-1831 · Miscellaneous Maintenance	25.00	855.00	-830.00	2.92%
Total Expense	460,145.58	334,235.00	125,910.58	137.67%
Net Income	-123,556.32	0.00	-123,556.32	100.0%

Capron Trail Community Development District
Balance Sheet
As Of September 30, 2026

	<u>Operating Fund</u>	<u>Debt Service Fund</u>	<u>Capital Projects Fund</u>	<u>General Fixed Assets Fund</u>	<u>Long Term Debt Fund</u>	<u>TOTAL</u>
ASSETS						
Current Assets						
Checking/Savings						
CSB	13,230.37	0.00	0.00	0.00	0.00	13,230.37
Total Checking/Savings	13,230.37	0.00	0.00	0.00	0.00	13,230.37
Total Current Assets	13,230.37	0.00	0.00	0.00	0.00	13,230.37
Other Assets						
Accounts Receivable	0.00	0.00	0.00	0.00	0.00	0.00
Land & Land Improvements	0.00	0.00	0.00	458,847.00	0.00	458,847.00
Infrastructure (Grass Carp System)	0.00	0.00	0.00	29,374.00	0.00	29,374.00
Infrastructure	0.00	0.00	0.00	6,062,836.00	0.00	6,062,836.00
Equipment	0.00	0.00	0.00	5,000.00	0.00	5,000.00
Depreciation - Infrastructure	0.00	0.00	0.00	-6,065,962.00	0.00	-6,065,962.00
Depreciation - Equipment	0.00	0.00	0.00	-5,000.00	0.00	-5,000.00
Amount Available In DSF	0.00	0.00	0.00	0.00	0.00	0.00
Amount To Be Provided	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Assets	0.00	0.00	0.00	485,095.00	0.00	485,095.00
TOTAL ASSETS	13,230.37	0.00	0.00	485,095.00	0.00	498,325.37
LIABILITIES & EQUITY						
Liabilities						
Current Liabilities						
Accounts Payable						
Accounts Payable	143,345.18	0.00	0.00	0.00	0.00	143,345.18
Total Accounts Payable	143,345.18	0.00	0.00	0.00	0.00	143,345.18
Other Current Liabilities						
Accrued Expenses	0.00	0.00	0.00	0.00	0.00	0.00
Total Other Current Liabilities	0.00	0.00	0.00	0.00	0.00	0.00
Total Current Liabilities	143,345.18	0.00	0.00	0.00	0.00	143,345.18
Long Term Liabilities						
Special Assessment Debt (2002)	0.00	0.00	0.00	0.00	0.00	0.00
Special Assessment Debt (2008)	0.00	0.00	0.00	0.00	0.00	0.00
Total Long Term Liabilities	0.00	0.00	0.00	0.00	0.00	0.00
Total Liabilities	143,345.18	0.00	0.00	0.00	0.00	143,345.18
Equity						
Retained Earnings	-6,558.49	0.00	0.00	-6,066,544.00	0.00	-6,073,102.49
Net Income	-123,556.32	0.00	0.00	0.00	0.00	-123,556.32
Current Year Depreciation	0.00	0.00	0.00	-4,418.00	0.00	-4,418.00
Investment In Gen Fixed Assets	0.00	0.00	0.00	6,556,057.00	0.00	6,556,057.00
Total Equity	-130,114.81	0.00	0.00	485,095.00	0.00	354,980.19
TOTAL LIABILITIES & EQUITY	13,230.37	0.00	0.00	485,095.00	0.00	498,325.37