



# **SEBASTIAN RIVER IMPROVEMENT DISTRICT**

## **INDIAN RIVER COUNTY**

**REGULAR BOARD MEETING  
OCTOBER 16, 2024  
10:00 A.M.**

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

[www.sridfl.org](http://www.sridfl.org)

561.630.4922 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**SEBASTIAN RIVER IMPROVEMENT DISTRICT**  
**BOARD OF SUPERVISORS**  
Indian River County Administration Complex  
Bldg. A, Room A1-102  
1801 27<sup>th</sup> Street  
Vero Beach, Florida 32960  
**REGULAR BOARD MEETING**  
**October 16, 2024**  
**10:00 a.m.**

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Approval of Minutes
  - 1. July 17, 2024 Regular Board & Public Hearing Meeting.....Page 2
- F. Old Business
- G. New Business
  - 1. Consideration of Correspondence from 85 Sebastian LLC – River Oaks Project.....Page 5
  - 2. Discussion of Parking at South Prong Slough Park.....Page 26
  - 3. Consider Resolution No. 2024-05 – Adopting a Fiscal Year 2023/2024 Amended Budget.....Page 27
  - 4. Discussion Regarding FDOT – 82<sup>nd</sup> Avenue ROW.....Page 30
- H. Administrative Matters
  - 1. Sand Mine Update
  - 2. Financial Update.....Page 53
  - 3. Engineer Update
  - 4. Manager Update
- I. Board Members Comments
- J. Comments from the Public for Items Not on the Agenda
- K. Adjourn

SEBASTIAN RIVER IMPROVEMENT DISTRICT

FISCAL YEAR 2024/2025 REGULAR BOARD MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Sebastian River Improvement District (SRID) will hold Regular Board Meetings of the Board of Supervisors at the Indian River County Administration Complex, 1801 27th Street, Building A, Room A1-102, Vero Beach, Florida 32960 at 10:00 a.m. (\*\*unless otherwise noted\*\*) on the following dates:

October 16, 2024

December 18, 2024

February 19, 2025

April 16, 2025

\*\*June 18, 2025\*\*

August 20, 2025

\*\*On June 18, 2025, the Sebastian River Improvement District Annual Landowners Meeting will be held at the Indian River County Administration Complex, 1801 27th Street, Building A, Room A1-102, Vero Beach, Florida 32960 and will commence at 9:00 a.m. The Regular Board Meeting will immediately follow the Annual Landowners Meeting at the same location.\*\*

The purpose of the meetings is to conduct any business which may properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the Districts website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922.

From time to time a Supervisor may participate by telephone; therefore, a speaker telephone may be present as required, at the meeting location so that Supervisors may be fully informed of the discussions taking place. Said meeting(s) 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 at this meeting because of a disability or physical impairment should contact the District Office at (772) 345-5119 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Meetings may be cancelled from time to time without advertised notice.

SEBASTIAN RIVER IMPROVEMENT DISTRICT

[www.sridfl.org](http://www.sridfl.org)

Pub: September 30, 2024

TCN10603580

**SEBASTIAN RIVER IMPROVEMENT DISTRICT  
REGULAR BOARD MEETING & PUBLIC HEARING  
JULY 17, 2024**

**A. Call to Order**

The July 17, 2024, Regular Board Meeting of the Sebastian River Improvement District (the “District”) was called to order at 10:02 a.m. in the Indian River County Administration Complex, Building A, Room A1-102, 1801 27th Street, Vero Beach, Florida 32960.

**B. Proof of Publication**

Proof of publication was presented showing that notice of the Regular Board Meeting had been published in *Indian River Press Journal*, as legally required.

**C. Establish Quorum**

A quorum was established with the following Supervisors present:

**Board of Supervisors**

Supervisor	Jeff Bass	Present
Supervisor	Tom Hammond	Present

Staff members in attendance were:

District Manager	Frank Sakuma	Special District Services, Inc.
District Manager	Stephanie Brown	Special District Services, Inc.
District Counsel	Ruth Holmes	Torcivia, Donlon, Goddeau & Rubin, PA
District Engineer	George Simons	Carter Associates, Inc.

**D. Additions or Deletions to Agenda**

There were no additions or deletions to the agenda.

**E. Approval of Minutes**

A **motion** was made by Mr. Hammond, seconded by Mr. Bass approving the minutes of the June 19, 2024, Regular Board Meeting. The **motion** approving the minutes passed unanimously.

**Note:** *At approximately 10:02 a.m., Mr. Sakuma recessed the Regular Meeting and opened the Public Hearing on the Fiscal Year 2024/2025 Final Budget.*

**F. Public Hearing**

**1. Proof of Publication**

Mr. Sakuma noted that the public hearing notice was published on 6/26/24 & 7/3/24 in the *Indian River Press Journal*.

## **2. Receive Public Comment on Fiscal Year 2024/2025 Final Budget**

There were no comments from the public.

## **3. Consider Resolution 2024-02 Adopting a Fiscal Year 2024/2025 Final Budget**

Resolution No. 2024-02 was presented, entitled:

### **RESOLUTION NO. 2024-02**

#### **A RESOLUTION OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT ADOPTING A FISCAL YEAR 2024/2025 BUDGET.**

Mr. Hammond made a **motion**, seconded by Mr. Bass, adopting Resolution 2024-02 Fiscal Year 2024/2025 Budget. The **motion** passed unanimously.

**Note:** *At approximately 10:04 a.m., Mr. Sakuma closed the Public Hearing on the Fiscal Year 2024/2025 Final Budget and simultaneously reconvened the Regular Meeting.*

## **G. Old Business**

### **1. Update on FDOT ROW Sale**

District Attorney Ruth Holmes notified the Board that the FDOT ROW sale has gone through legal and engineering review, and closing documents would be signed at the end of the Board Meeting. She also stated that FDOT would be inspecting the property on Thursday, July 18, 2024, and delivering a check to Mr. Sakuma at the SDS Tradition office once all closing documents have been executed.

## **H. New Business**

### **1. Consider Resolution No. 2024-03 Adopting a Fiscal Year 2024/2025 Meeting Schedule**

#### **RESOLUTION NO. 2024-03**

#### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

After Board discussion, a **motion** was made by Mr. Hammond, seconded by Mr. Bass adopting Resolution 2024-03 Fiscal Year 2024/2025 meeting schedule as amended. Regular Board Meetings will be held every other month. The **motion** passed unanimously.

## **2. Consider Resolution No. 2024-04 Adopting Goals and Objectives**

### **RESOLUTION 2024-04**

#### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEBASTIAN**

**RIVER IMPROVEMENT DISTRICT ADOPTING GOALS, OBJECTIVES,  
AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A  
SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

After Board discussion, a **motion** was made by Mr. Hammond, seconded by Mr. Bass adopting Resolution 2024-04 Goals and Objectives. The **motion** passed unanimously.

**I. Administrative Matters**

**1. Sand Mine Update**

Mr. Simons advised that there is no change, still waiting on information from Blue Goose and Wild Turkey to finalize renewals.

**2. Financial Update**

Mr. Sakuma briefly addressed the financials included in the Board package, noted the District was in sound financial condition and there were no findings on the annual audit.

**3. Engineer Update**

District Engineer George Simons provided proposal for gate repair options (proposal does not include stop log cost) using galvanized pipes or stainless steel. After Board discussion, the Board gave direction to staff to research water quality improvement grants before making a decision on the gate repairs.

**4. Manager Update**

Mr. Sakuma had nothing further for the Board.

**J. Board Member Comments**

There were no Board Member comments.

**K. Comments from the Public for Items Not on the Agenda**

There were no comments from the public.

**L. Adjournment**

There being no further business to come before the Board, the Regular Board Meeting of the District was adjourned at 10:38 a.m. There were no objections.

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**Secretary/Assistant Secretary**

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**Chair/Vice-Chairman**

790 Juno Ocean Walk, Suite 600  
Juno Beach, Florida 33408-1121  
Website: www.jhrjpa.com



Direct Line: (561) 713-2094  
Fax: (561) 775-0270  
E-Mail: dpercic@jhrjpa.com

**JECK, HARRIS, RAYNOR & JONES**  
Attorneys and Counselors at Law

July 31, 2024

**Via Email to rholmes@torcivialaw.com**

Ruth Ann Holmes, Attorney-at-Law  
Torcivia, Donlon, Goddeau & Rubin, P.A.  
701 Northpoint Parkway, Suite 209  
West Palm Beach, FL 33407-1956

Re: Sebastian River Improvement District (the "**District**")  
Relocation of Drainage Canal and Termination of Obsolete Drainage Interests  
Proposed River Oaks Preserve Community – Portion of Section 25, Township 31  
South, Range 38 East, Indian River County, Florida (the "**Community**")

Dear Ms. Holmes:

As you are aware, this firm represents the developer of the Community, 85 Sebastian, LLC, a Florida limited liability company (the "**Developer**"). As Philippe Jeck of our office promised at the District meeting, we are sending you this summary of the required process and timing for conforming the District's drainage system to the development of the Community. Two adjacent (2) sub-laterals creating one (1) combined sub-lateral and a number of other drainage rights, some of which are contingent and not in use, affect the Community owned by Developer, which instruments were executed between 25 and 84 years ago and are listed below (all of the instruments are located in Section 25, Township 31 South, Range 38 East, and all recording references to the instruments are to the Public Records of Indian River County, Florida):

1. Quit-Claim Deed recorded in Deed Book 32, Page 177, establishing two (2) adjacent sub-laterals in the highlighted portion of the last paragraph on Page 179, each 50 feet in width, located in Section 25, comprising the following lands: (a) the North 50 feet of the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ ; and (b) the South 50 feet of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  (collectively, the "**Sub-laterals**"). To the best of our knowledge: (i) these Sub-laterals consist of an unmaintained narrow ditch, which is dry during portions of the year; (ii) the narrow ditch may connect to a similar narrow ditch located to the East of the Community; and (iii) the Sub-laterals connect only to the most-Easterly of the Contingent Canals described in Item 6 below, which run North/South, but do not connect to any existing wetland area.
2. Drainage Easement recorded in Official Records Book 128, Page 704 establishing the Northeasterly  $\frac{1}{2}$  of the Sebastian River Floodway (the "**Floodway Easement**").

3. Grant of Easement recorded in Official Records Book 1284, Page 557, affecting the North 80 feet of the South 120 feet of the W  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of Section 25 ("**Grant No. 1**"). Note that the South 40 feet of the SE  $\frac{1}{4}$  is located within the right-of-way of County Road 510/State Road 810.
4. Grant of Easement recorded in Official Records Book 1284, Page 559, affecting the following lands: (a) the East 80 feet of the South 50 feet of the E  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 25; and (b) the East 80 feet and the North 80 feet of the South 120 feet of the E  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 25 ("**Grant No. 2**"). Note that the South 40 feet of the SE  $\frac{1}{4}$  is located within the right-of-way of County Road 510/State Road 810.
5. Grant of Easement recorded in Official Records Book 1284, Page 563, affecting the following lands: (a) the East 80 feet of the South 50 feet of the E  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 25; and (b) the East 80 feet and the North 80 feet of the South 120 feet of the E  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 25 ("**Grant No. 3**"). Note that the South 40 feet of the SE  $\frac{1}{4}$  is located within the right-of-way of County Road 510/State Road 810.
6. Declaration of Restrictive Covenant recorded in Official Records Book 1284, Page 574, the terms of which establish canal locations contingent upon the following terms established by Paragraph 3(a): "In the event the slough or natural creek which meanders east to west through the property is filled or for any reason rendered unusable for drainage purposes, RYALL and TRUSTEES and their successors in title shall be responsible at their cost for the construction of a new canal in the 80' right-of-way located along the easterly and southerly boundary of the real property described in Schedules "A", "B-1" and "B-2", which properties are described, as follows: (a) the W  $\frac{1}{2}$  of the W  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  in Section 25, LESS rights-of-way; and (b) the E  $\frac{1}{2}$  of the W  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of Section 25 (collectively, the "**Contingent Canals**").

As a result of the consolidation of ownership of the Community in Developer and, for Developer to develop the overall property pursuant to the draft of the Plan for River Oaks of Sebastian – P.D., a copy of which is transmitted with this letter, and subsequently, pursuant to the final Site Plan and Plat, Developer will be requesting the disposition by termination or release and/or conveyance of the Sub-laterals, Grant No. 1, Grant No. 2, Grant No. 3 and the Contingent Canals (only the existing Northeasterly portion of the Floodway Easement described in Item 2 above shall remain), as follows:

1. **Sub-laterals.** Developer proposes that: (a) for purposes of the District's Revised Guidelines, these Sub-laterals be treated as an exchange of surplus lands for the Community Drainage Easement (defined below); (b) the Sub-laterals be released and conveyed by the District to Developer by a deed and release ("**Deed and Release**"); and (c) in consideration of the release and conveyance of the Sub-laterals by the District to Developer, Developer would execute a drainage easement from the current Easterly point of the Sub-laterals on the Community's Eastern boundary to and through the lakes as depicted on the Plan for River Oaks of Sebastian – P.D., a copy of which is transmitted with this letter (the "**Community Drainage Easement**").

2. **Floodway Easement**. The Floodway Easement shall remain as legally described and shall continue to be applicable to the Community.
3. **Grant No. 1, Grant No. 2 and Grant No. 3**. These obsolete and unused Grants should be terminated in their entirety by a termination of easements (the "**Termination of Easements**") in consideration of the establishment of the Community Drainage Easement.
4. **Contingent Canals**. The Declaration of Restrictive Covenant establishing the Contingent Canals should be deleted in its entirety by a termination of the Declaration of Restrictive Covenant (the "**Declaration Termination**") because the Community Drainage Easement is being specifically established to satisfy the drainage obligations established by this Declaration of Restrictive Covenant.

The proposed timing for addressing these issues is that the Deed and Release, the Community Drainage Easement, Easement Termination and Declaration Termination (collectively the "**New Drainage Documents**") would be simultaneously executed and recorded before the Plat is finally approved so that the Plat can be signed on or before January 1, 2025, with the Community Drainage Easement in place. We defer to your preferences, but offer to prepare the first draft of the New Drainage Documents for your review. If you agree, please forward to us any forms or examples you would like us to use as a basis for the preparation of these New Drainage Documents.

The Developer's expectation is that no compensation is appropriate for the execution of the New Drainage Documents because: (a) the Community Drainage Easement provides the District with more drainage acreage in the Community than the total drainage acreage of the existing Sub-laterals (the surveyor's calculations of acreage will be sent to you as soon as they are ready); (b) Developer will be constructing at Developer's expense the Community Drainage Easement; (c) Developer initially and ultimately, the Master Association, will be responsible for the perpetual maintenance of the Community Drainage Easement; (d) Grant No. 1, Grant No. 2 and Grant No. 3 are obsolete; and (e) the Contingent Canals were never created. It does not seem appropriate that the District should make monetary gain from this Developer when the District will be obtaining a better/newer Community Drainage Easement with the Developer and, ultimately, the Master Association, bearing all maintenance costs in perpetuity. Please confirm that the District accepts this proposal.

I hope this letter clearly states the intention and requests of Developer discussed and is generally welcomed in concept by the District at the meeting.

Ruth Ann Holmes, Attorney-at-Law  
Torcivia, Donlon, Goddeau & Rubin, P.A.  
July 31, 2024  
Page 4

If you have any questions, please contact me at your earliest convenience. Thank you.

Sincerely,

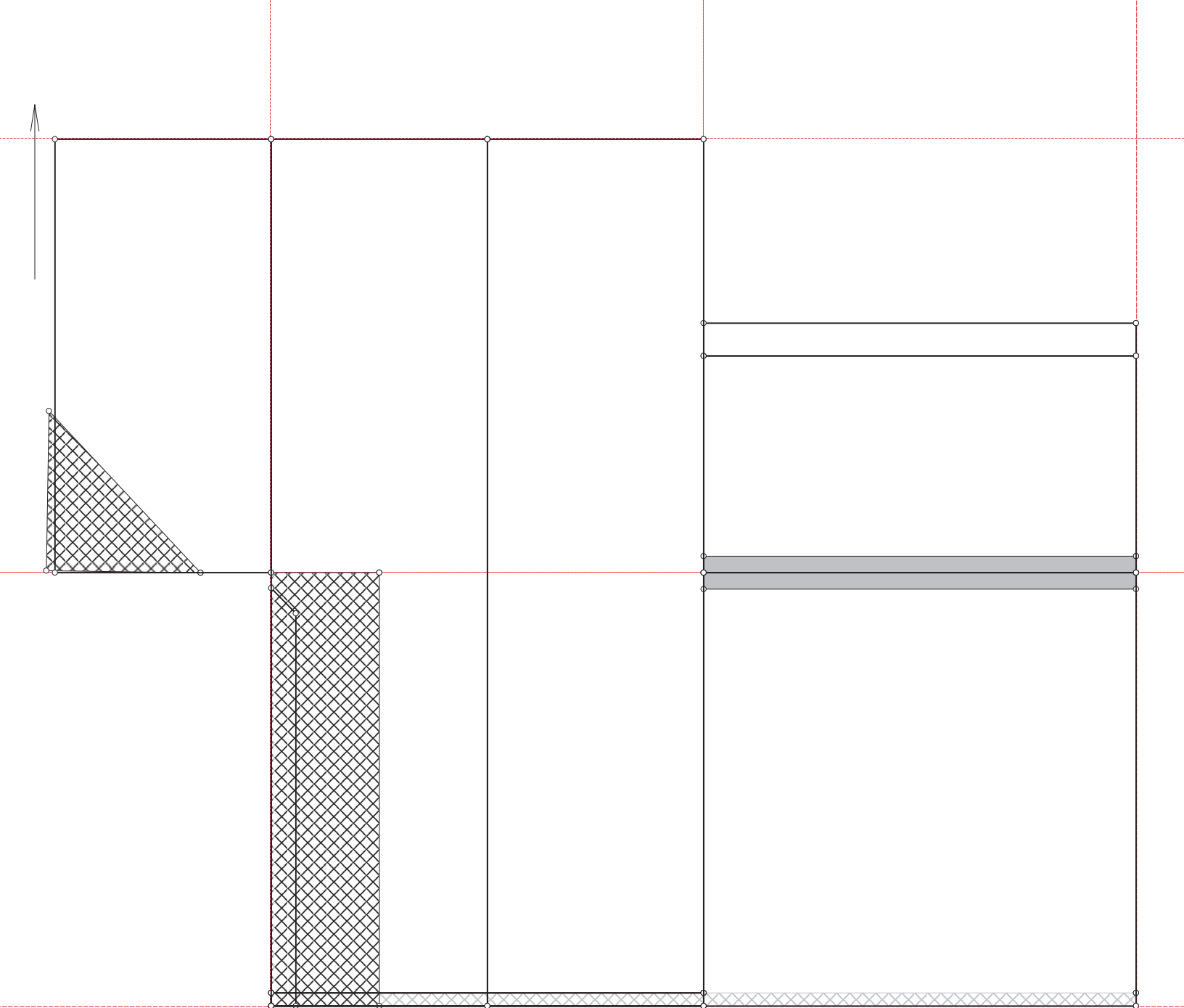
JECK, HARRIS, RAYNOR & JONES, P.A.



Richard D. Percic  
For the Firm

Enclosures

cc: 2GHO Landscape Architects, Planners, Environmental Consultants  
Philippe C. Jeck, Esquire  
Jeremy Bowerman



Quitclaim Deed Sub-laterals dexcribed in Deed Book 32, Page 177, are shaded.  
Checkered Lands are Less Outs and are not a part of the overall Property.

Title:		Date: 06-27-2024
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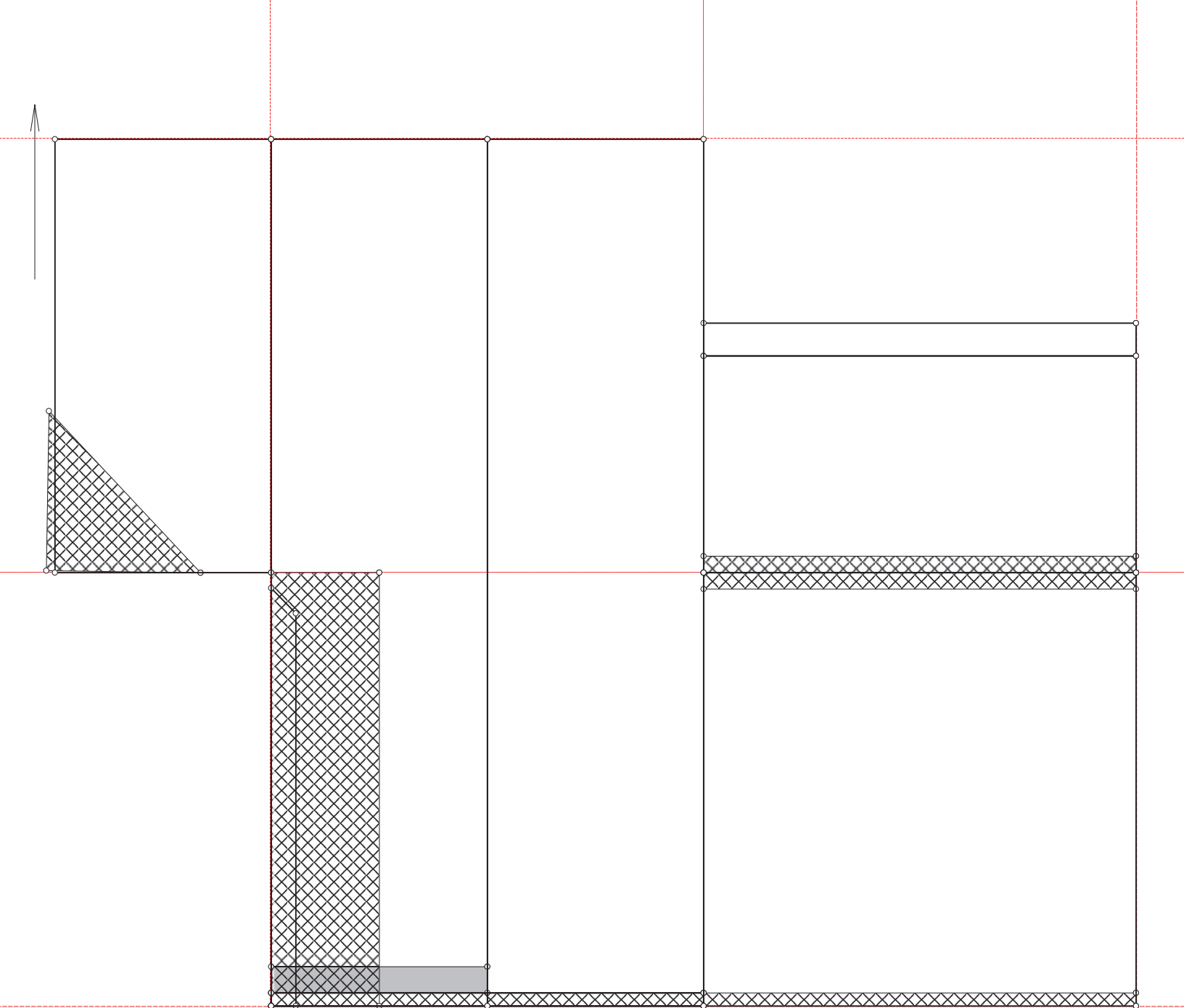
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Tract 9: 3.030 Acres: 132000 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 2840 Feet  
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Easement described in OR Book 1284, Page 557, is shaded.  
Checkered Lands are Less Outs and are not a part of the overall Property.

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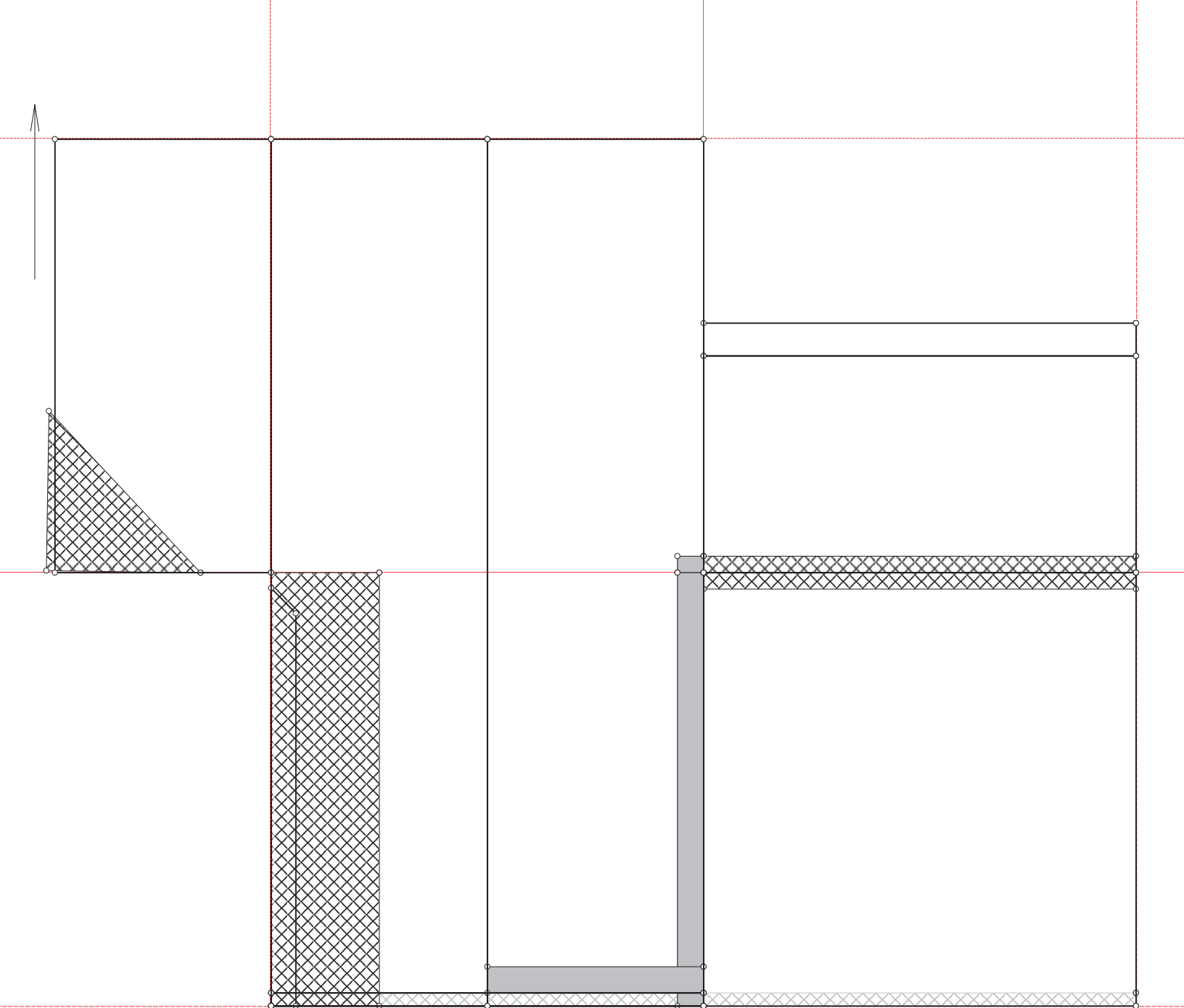
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Tract 3: 1.515 Acres: 66000 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 2740 Feet  
Tract 4: 2.424 Acres: 105600 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 5360 Feet  
Tract 5: 2.631 Acres: 114604 Sq Feet: Closure = s66.5931e 0.00 Feet: Precision =1/525256: Perimeter = 1634 Feet  
Tract 6: 2.127 Acres: 92634 Sq Feet: Closure = s46.2833w 0.12 Feet: Precision =1/21943: Perimeter = 2651 Feet  
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Tract 8: 10.000 Acres: 435600 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 3300 Feet  
Tract 9: 1.212 Acres: 52800 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 2720 Feet  
Tract 10: 3.030 Acres: 132000 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 2840 Feet  
Tract 11: 20.000 Acres: 871200 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 3960 Feet  
Tract 12: 20.000 Acres: 871200 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 3960 Feet  
Tract 13: 40.000 Acres: 1742400 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 6600 Feet  
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Tract 15: 40.000 Acres: 1742400 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 5280 Feet

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001=/SE,SE,SE,25,31S,38E	047=/N00E 40.00	093=@0 Merge 1
002=/N00E 120.00	048=/N90W 1320.00	094=/SE,SE,SE,25,31S,38E
003=/N90W 1980.00	049=S00W 40.00	095=/N00E 2640.00
004=S00W 80.00	050=N90W 1320.00	096=/N90W 1980.00
005=N90W 660.00	051=N00E 40.00	097=S00W 2640.00
006=N00E 80.00	052=N90E 1320.00	098=N90W 660.00
007=N90E 660.00	053=@0 Merge 1	099=N00E 2640.00
008=@0 Merge 1	054=/SE,SE,SE,25,31S,38E	100=N90E 660.00
009=/SE,SE,SE,25,31S,38E	055=/N00E 1320.00	101=@0 Merge 1
010=/N00E 1320.00	056=/N90W 2310.00	102=/SE,SE,SE,25,31S,38E
011=/N90W 0.00	057=S00W 1320.00	103=/N00E 2640.00
012=S00W 50.00	058=N90W 330.00	104=/N90W 1320.00
013=N90W 1320.00	059=N00E 1320.00	105=S00W 2640.00
014=N00E 50.00	060=N90E 330.00	106=N90W 660.00
015=N90E 1320.00	061=@0 Merge 1	107=N00E 2640.00
016=@0 Merge 1	062=/SE,SE,SE,25,31S,38E	108=N90E 660.00
017=/SE,SE,SE,25,31S,38E	063=/N00E 40.00	109=@0 Merge 1
018=/N00E 1370.00	064=/N90W 1320.00	110=/SE,SE,SE,25,31S,38E
019=/N90W 0.00	065=S00W 40.00	111=/N00E 1320.00
020=S00W 50.00	066=N90W 1320.00	112=/N90W 0.00
021=N90W 1320.00	067=N00E 40.00	113=S00W 1320.00
022=N00E 50.00	068=N90E 1320.00	114=N90W 1320.00
023=N90E 1320.00	069=@0 Merge 1	115=N00E 1320.00
024=@0 Merge 1	070=/SE,SE,SE,25,31S,38E	116=N90E 1320.00
025=/SE,SE,SE,25,31S,38E	071=/N00E 2080.00	
026=/N00E 40.00	072=/N90W 0.00	
027=/N90W 0.00	073=S00W 100.00	
028=S00W 40.00	074=N90W 1320.00	
029=N90W 2640.00	075=N00E 100.00	
030=N00E 40.00	076=N90E 1320.00	
031=N90E 2640.00	077=@0 Merge 1	
032=@0 Merge 1	078=/SE,SE,SE,25,31S,38E	
033=/sw,ne,25,31s,38e	079=/N00E 1980.00	
034=/s00.5815w 1323.17	080=/N90W 0.00	
035=/n89.1420w 193.10	081=S00W 660.00	
036=n89.1420w 471.21	082=N90W 1320.00	
037=n00.5825e 486.43	083=N00E 660.00	
038=s43.1307e 675.98	084=N90E 1320.00	
039=@0 Merge 1	085=@0 Merge 1	
040=/sw,sw,se,25,31s,38e	086=/SE,SE,SE,25,31S,38E	
041=n00.0000e 1273.00	087=/N00E 2640.00	
042=s44.1437e 107.62	088=/N90W 2640.00	
043=s00.0000w 1195.82	089=S00W 1320.00	
044=s90.0000w 75.00	090=N90W 660.00	
045=@0 Merge 1	091=N00E 1320.00	
046=/SE,SE,SE,25,31S,38E	092=N90E 660.00	



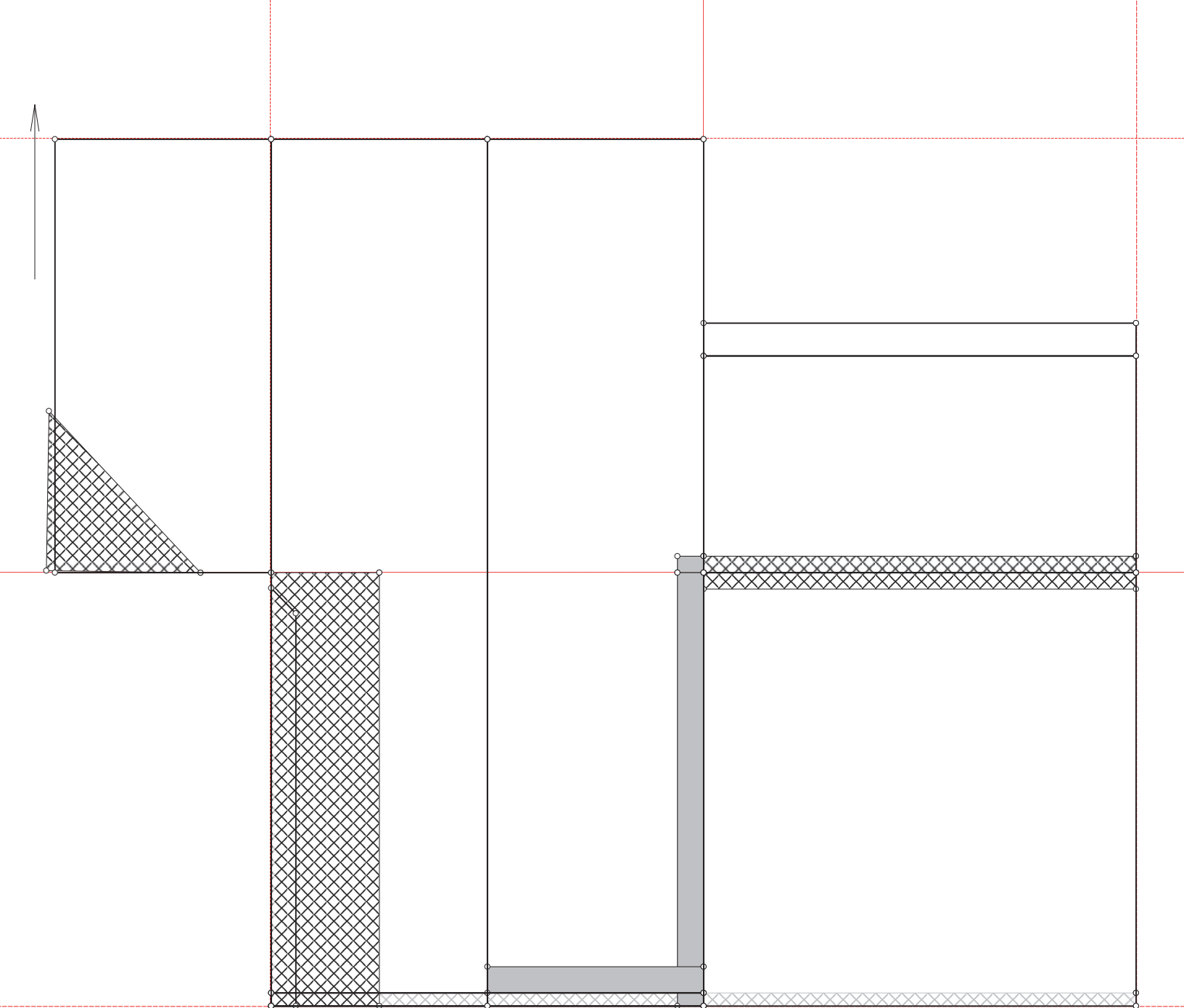
Easements described in Official Records Book 1284, Page 563, are shaded.  
Checkered Landas are less outs and are not a part of the Property.

Title:		Date: 06-27-2024
Scale: 1 inch = 425 feet	File: OR.1284.563.Easements.des	

Tract 1: 1.515 Acres: 66000 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 2740 Feet  
Tract 2: 1.515 Acres: 66000 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 2740 Feet  
Tract 3: 2.424 Acres: 105600 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 5360 Feet  
Tract 4: 2.631 Acres: 114604 Sq Feet: Closure = s66.5931e 0.00 Feet: Precision =1/525256: Perimeter = 1634 Feet  
Tract 5: 2.127 Acres: 92634 Sq Feet: Closure = s46.2833w 0.12 Feet: Precision =1/21943: Perimeter = 2651 Feet  
Tract 6: 1.212 Acres: 52800 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 2720 Feet  
Tract 7: 10.000 Acres: 435600 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 3300 Feet  
Tract 8: 1.212 Acres: 52800 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 2720 Feet  
Tract 9: 3.030 Acres: 132000 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 2840 Feet  
Tract 10: 20.000 Acres: 871200 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 3960 Feet  
Tract 11: 20.000 Acres: 871200 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 3960 Feet  
Tract 12: 40.000 Acres: 1742400 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 6600 Feet  
Tract 13: 40.000 Acres: 1742400 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 6600 Feet  
Tract 14: 40.000 Acres: 1742400 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 5280 Feet  
Tract 15: 0.092 Acres: 4000 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 260 Feet  
Tract 16: 2.424 Acres: 105600 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 2800 Feet  
Tract 17: 1.212 Acres: 52800 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 1480 Feet

# Data and Deed Call Listing of File: OR.1284.563.Easements.des

001=/SE,SE,SE,25,31S,38E	063=/N00E 2080.00	125=@0 Merge 1
002=/N00E 1320.00	064=/N90W 0.00	126=/SE,SE,SE,25,31S,38E
003=/N90W 0.00	065=S00W 100.00	127=/N00E 120.00
004=S00W 50.00	066=N90W 1320.00	128=/N90W 1320.00
005=N90W 1320.00	067=N00E 100.00	129=S00W 80.00
006=N00E 50.00	068=N90E 1320.00	130=N90W 660.00
007=N90E 1320.00	069=@0 Merge 1	131=N00E 80.00
008=@0 Merge 1	070=/SE,SE,SE,25,31S,38E	132=N90E 660.00
009=/SE,SE,SE,25,31S,38E	071=/N00E 1980.00	
010=/N00E 1370.00	072=/N90W 0.00	
011=/N90W 0.00	073=S00W 660.00	
012=S00W 50.00	074=N90W 1320.00	
013=N90W 1320.00	075=N00E 660.00	
014=N00E 50.00	076=N90E 1320.00	
015=N90E 1320.00	077=@0 Merge 1	
016=@0 Merge 1	078=/SE,SE,SE,25,31S,38E	
017=/SE,SE,SE,25,31S,38E	079=/N00E 2640.00	
018=/N00E 40.00	080=/N90W 2640.00	
019=/N90W 0.00	081=S00W 1320.00	
020=S00W 40.00	082=N90W 660.00	
021=N90W 2640.00	083=N00E 1320.00	
022=N00E 40.00	084=N90E 660.00	
023=N90E 2640.00	085=@0 Merge 1	
024=@0 Merge 1	086=/SE,SE,SE,25,31S,38E	
025=/sw,ne,25,31s,38e	087=/N00E 2640.00	
026=/s00.5815w 1323.17	088=/N90W 1980.00	
027=/n89.1420w 193.10	089=S00W 2640.00	
028=n89.1420w 471.21	090=N90W 660.00	
029=n00.5825e 486.43	091=N00E 2640.00	
030=s43.1307e 675.98	092=N90E 660.00	
031=@0 Merge 1	093=@0 Merge 1	
032=/sw,sw,se,25,31s,38e	094=/SE,SE,SE,25,31S,38E	
033=n00.0000e 1273.00	095=/N00E 2640.00	
034=s44.1437e 107.62	096=/N90W 1320.00	
035=s00.0000w 1195.82	097=S00W 2640.00	
036=s90.0000w 75.00	098=N90W 660.00	
037=@0 Merge 1	099=N00E 2640.00	
038=/SE,SE,SE,25,31S,38E	100=N90E 660.00	
039=/N00E 40.00	101=@0 Merge 1	
040=/N90W 1320.00	102=/SE,SE,SE,25,31S,38E	
041=S00W 40.00	103=/N00E 1320.00	
042=N90W 1320.00	104=/N90W 0.00	
043=N00E 40.00	105=S00W 1320.00	
044=N90E 1320.00	106=N90W 1320.00	
045=@0 Merge 1	107=N00E 1320.00	
046=/SE,SE,SE,25,31S,38E	108=N90E 1320.00	
047=/N00E 1320.00	109=@0 Merge 1	
048=/N90W 2310.00	110=/SE,SE,SE,25,31S,38E	
049=S00W 1320.00	111=/N00E 1370.00	
050=N90W 330.00	112=/N90W 1320.00	
051=N00E 1320.00	113=S00W 50.00	
052=N90E 330.00	114=N90W 80.00	
053=@0 Merge 1	115=N00E 50.00	
054=/SE,SE,SE,25,31S,38E	116=N90E 80.00	
055=/N00E 40.00	117=@0 Merge 1	
056=/N90W 1320.00	118=/SE,SE,SE,25,31S,38E	
057=S00W 40.00	119=/N00E 1320.00	
058=N90W 1320.00	120=/N90W 1320.00	
059=N00E 40.00	121=S00W 1320.00	
060=N90E 1320.00	122=N90W 80.00	
061=@0 Merge 1	123=N00E 1320.00	
062=/SE,SE,SE,25,31S,38E	124=N90E 80.00	



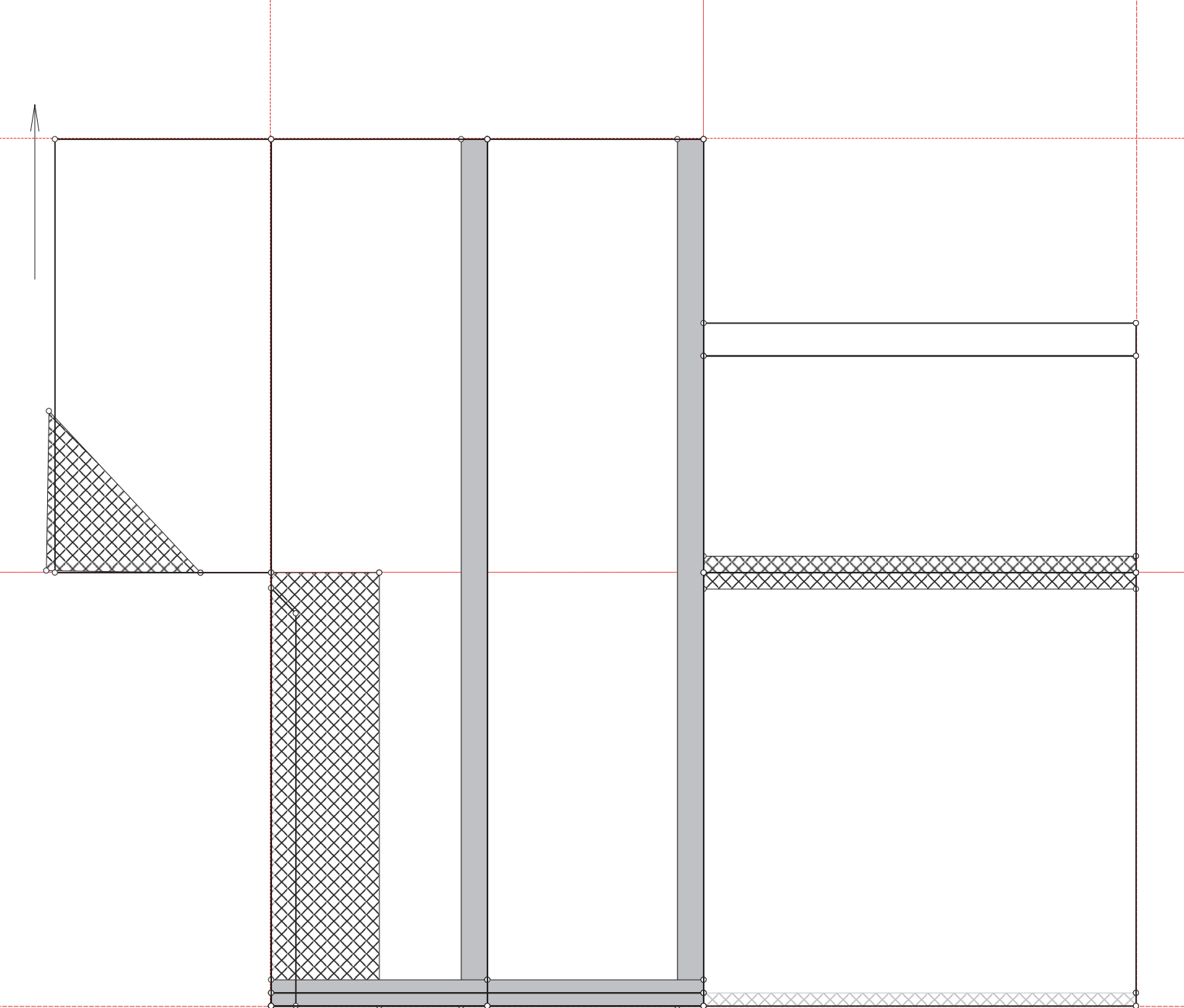
Easements described in OR Book 1284,559 are shaded.  
Checked Lands are Less Outs and are not a part of the overall Property.

Title:		Date: 06-27-2024
Scale: 1 inch = 425 feet	File: OR.1284.559.Easements.des	

Tract 1: 1.515 Acres: 66000 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 2740 Feet  
Tract 2: 1.515 Acres: 66000 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 2740 Feet  
Tract 3: 2.424 Acres: 105600 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 5360 Feet  
Tract 4: 2.631 Acres: 114604 Sq Feet: Closure = s66.5931e 0.00 Feet: Precision =1/525256: Perimeter = 1634 Feet  
Tract 5: 2.127 Acres: 92634 Sq Feet: Closure = s46.2833w 0.12 Feet: Precision =1/21943: Perimeter = 2651 Feet  
Tract 6: 1.212 Acres: 52800 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 2720 Feet  
Tract 7: 10.000 Acres: 435600 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 3300 Feet  
Tract 8: 1.212 Acres: 52800 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 2720 Feet  
Tract 9: 3.030 Acres: 132000 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 2840 Feet  
Tract 10: 20.000 Acres: 871200 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 3960 Feet  
Tract 11: 20.000 Acres: 871200 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 3960 Feet  
Tract 12: 40.000 Acres: 1742400 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 6600 Feet  
Tract 13: 40.000 Acres: 1742400 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 6600 Feet  
Tract 14: 40.000 Acres: 1742400 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 5280 Feet  
Tract 15: 0.092 Acres: 4000 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 260 Feet  
Tract 16: 2.424 Acres: 105600 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 2800 Feet  
Tract 17: 1.212 Acres: 52800 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 1480 Feet

# Data and Deed Call Listing of File: OR.1284.559.Easements.des

001=/SE,SE,SE,25,31S,38E	063=/N00E 2080.00	125=@0 Merge 1
002=/N00E 1320.00	064=/N90W 0.00	126=/SE,SE,SE,25,31S,38E
003=/N90W 0.00	065=S00W 100.00	127=/N00E 120.00
004=S00W 50.00	066=N90W 1320.00	128=/N90W 1320.00
005=N90W 1320.00	067=N00E 100.00	129=S00W 80.00
006=N00E 50.00	068=N90E 1320.00	130=N90W 660.00
007=N90E 1320.00	069=@0 Merge 1	131=N00E 80.00
008=@0 Merge 1	070=/SE,SE,SE,25,31S,38E	132=N90E 660.00
009=/SE,SE,SE,25,31S,38E	071=/N00E 1980.00	
010=/N00E 1370.00	072=/N90W 0.00	
011=/N90W 0.00	073=S00W 660.00	
012=S00W 50.00	074=N90W 1320.00	
013=N90W 1320.00	075=N00E 660.00	
014=N00E 50.00	076=N90E 1320.00	
015=N90E 1320.00	077=@0 Merge 1	
016=@0 Merge 1	078=/SE,SE,SE,25,31S,38E	
017=/SE,SE,SE,25,31S,38E	079=/N00E 2640.00	
018=/N00E 40.00	080=/N90W 2640.00	
019=/N90W 0.00	081=S00W 1320.00	
020=S00W 40.00	082=N90W 660.00	
021=N90W 2640.00	083=N00E 1320.00	
022=N00E 40.00	084=N90E 660.00	
023=N90E 2640.00	085=@0 Merge 1	
024=@0 Merge 1	086=/SE,SE,SE,25,31S,38E	
025=/sw,ne,25,31s,38e	087=/N00E 2640.00	
026=/s00.5815w 1323.17	088=/N90W 1980.00	
027=/n89.1420w 193.10	089=S00W 2640.00	
028=n89.1420w 471.21	090=N90W 660.00	
029=n00.5825e 486.43	091=N00E 2640.00	
030=s43.1307e 675.98	092=N90E 660.00	
031=@0 Merge 1	093=@0 Merge 1	
032=/sw,sw,se,25,31s,38e	094=/SE,SE,SE,25,31S,38E	
033=n00.0000e 1273.00	095=/N00E 2640.00	
034=s44.1437e 107.62	096=/N90W 1320.00	
035=s00.0000w 1195.82	097=S00W 2640.00	
036=s90.0000w 75.00	098=N90W 660.00	
037=@0 Merge 1	099=N00E 2640.00	
038=/SE,SE,SE,25,31S,38E	100=N90E 660.00	
039=/N00E 40.00	101=@0 Merge 1	
040=/N90W 1320.00	102=/SE,SE,SE,25,31S,38E	
041=S00W 40.00	103=/N00E 1320.00	
042=N90W 1320.00	104=/N90W 0.00	
043=N00E 40.00	105=S00W 1320.00	
044=N90E 1320.00	106=N90W 1320.00	
045=@0 Merge 1	107=N00E 1320.00	
046=/SE,SE,SE,25,31S,38E	108=N90E 1320.00	
047=/N00E 1320.00	109=@0 Merge 1	
048=/N90W 2310.00	110=/SE,SE,SE,25,31S,38E	
049=S00W 1320.00	111=/N00E 1370.00	
050=N90W 330.00	112=/N90W 1320.00	
051=N00E 1320.00	113=S00W 50.00	
052=N90E 330.00	114=N90W 80.00	
053=@0 Merge 1	115=N00E 50.00	
054=/SE,SE,SE,25,31S,38E	116=N90E 80.00	
055=/N00E 40.00	117=@0 Merge 1	
056=/N90W 1320.00	118=/SE,SE,SE,25,31S,38E	
057=S00W 40.00	119=/N00E 1320.00	
058=N90W 1320.00	120=/N90W 1320.00	
059=N00E 40.00	121=S00W 1320.00	
060=N90E 1320.00	122=N90W 80.00	
061=@0 Merge 1	123=N00E 1320.00	
062=/SE,SE,SE,25,31S,38E	124=N90E 80.00	



Contingent Rights-of-Way described in OR Book 1284, Page 574 are shaded.  
Checked Lands are Less Outs and are not a part of the overall Property.

Title:		Date: 06-27-2024
Scale: 1 inch = 425 feet	File: OR.1284.574.All Contingent Rights-of-Way.des	

## Data and Deed Call Listing of File: OR.1284.574.All Contingent Rights-of-Way.des

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Tract 1: 1.515 Acres: 66000 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 2740 Feet  
Tract 2: 1.515 Acres: 66000 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 2740 Feet  
Tract 3: 2.424 Acres: 105600 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 5360 Feet  
Tract 4: 2.631 Acres: 114604 Sq Feet: Closure = s66.5931e 0.00 Feet: Precision =1/525256: Perimeter = 1634 Feet  
Tract 5: 2.127 Acres: 92634 Sq Feet: Closure = s46.2833w 0.12 Feet: Precision =1/21943: Perimeter = 2651 Feet  
Tract 6: 1.212 Acres: 52800 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 2720 Feet  
Tract 7: 10.000 Acres: 435600 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 3300 Feet  
Tract 8: 1.212 Acres: 52800 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 2720 Feet  
Tract 9: 3.030 Acres: 132000 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 2840 Feet  
Tract 10: 20.000 Acres: 871200 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 3960 Feet  
Tract 11: 20.000 Acres: 871200 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 3960 Feet  
Tract 12: 40.000 Acres: 1742400 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 6600 Feet  
Tract 13: 40.000 Acres: 1742400 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 6600 Feet  
Tract 14: 40.000 Acres: 1742400 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 5280 Feet  
Tract 15: 4.848 Acres: 211200 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 5440 Feet  
Tract 16: 1.212 Acres: 52800 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 1480 Feet  
Tract 17: 4.848 Acres: 211200 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 5440 Feet  
Tract 18: 1.212 Acres: 52800 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 1480 Feet

# Data and Deed Call Listing of File: OR.1284.574.All Contingent Rights-of-Way.des

001=/SE,SE,SE,25,31S,38E	063=/N00E 2080.00	125=@0 Merge 1
002=/N00E 1320.00	064=/N90W 0.00	126=/SE,SE,SE,25,31S,38E
003=/N90W 0.00	065=S00W 100.00	127=/N00E 2640.00
004=S00W 50.00	066=N90W 1320.00	128=/N90W 1320.00
005=N90W 1320.00	067=N00E 100.00	129=S00W 2640.00
006=N00E 50.00	068=N90E 1320.00	130=N90W 80.00
007=N90E 1320.00	069=@0 Merge 1	131=N00E 2640.00
008=@0 Merge 1	070=/SE,SE,SE,25,31S,38E	132=N90E 80.00
009=/SE,SE,SE,25,31S,38E	071=/N00E 1980.00	133=@0 Merge 1
010=/N00E 1370.00	072=/N90W 0.00	134=/SE,SE,SE,25,31S,38E
011=/N90W 0.00	073=S00W 660.00	135=/N00E 80.00
012=S00W 50.00	074=N90W 1320.00	136=/N90W 1320.00
013=N90W 1320.00	075=N00E 660.00	137=S00W 80.00
014=N00E 50.00	076=N90E 1320.00	138=N90W 660.00
015=N90E 1320.00	077=@0 Merge 1	139=N00E 80.00
016=@0 Merge 1	078=/SE,SE,SE,25,31S,38E	140=N90E 660.00
017=/SE,SE,SE,25,31S,38E	079=/N00E 2640.00	
018=/N00E 40.00	080=/N90W 2640.00	
019=/N90W 0.00	081=S00W 1320.00	
020=S00W 40.00	082=N90W 660.00	
021=N90W 2640.00	083=N00E 1320.00	
022=N00E 40.00	084=N90E 660.00	
023=N90E 2640.00	085=@0 Merge 1	
024=@0 Merge 1	086=/SE,SE,SE,25,31S,38E	
025=/sw,ne,25,31s,38e	087=/N00E 2640.00	
026=/s00.5815w 1323.17	088=/N90W 1980.00	
027=/n89.1420w 193.10	089=S00W 2640.00	
028=n89.1420w 471.21	090=N90W 660.00	
029=n00.5825e 486.43	091=N00E 2640.00	
030=s43.1307e 675.98	092=N90E 660.00	
031=@0 Merge 1	093=@0 Merge 1	
032=/sw,sw,se,25,31s,38e	094=/SE,SE,SE,25,31S,38E	
033=n00.0000e 1273.00	095=/N00E 2640.00	
034=s44.1437e 107.62	096=/N90W 1320.00	
035=s00.0000w 1195.82	097=S00W 2640.00	
036=s90.0000w 75.00	098=N90W 660.00	
037=@0 Merge 1	099=N00E 2640.00	
038=/SE,SE,SE,25,31S,38E	100=N90E 660.00	
039=/N00E 40.00	101=@0 Merge 1	
040=/N90W 1320.00	102=/SE,SE,SE,25,31S,38E	
041=S00W 40.00	103=/N00E 1320.00	
042=N90W 1320.00	104=/N90W 0.00	
043=N00E 40.00	105=S00W 1320.00	
044=N90E 1320.00	106=N90W 1320.00	
045=@0 Merge 1	107=N00E 1320.00	
046=/SE,SE,SE,25,31S,38E	108=N90E 1320.00	
047=/N00E 1320.00	109=@0 Merge 1	
048=/N90W 2310.00	110=/SE,SE,SE,25,31S,38E	
049=S00W 1320.00	111=/N00E 2640.00	
050=N90W 330.00	112=/N90W 1980.00	
051=N00E 1320.00	113=S00W 2640.00	
052=N90E 330.00	114=N90W 80.00	
053=@0 Merge 1	115=N00E 2640.00	
054=/SE,SE,SE,25,31S,38E	116=N90E 80.00	
055=/N00E 40.00	117=@0 Merge 1	
056=/N90W 1320.00	118=/SE,SE,SE,25,31S,38E	
057=S00W 40.00	119=/N00E 80.00	
058=N90W 1320.00	120=/N90W 1980.00	
059=N00E 40.00	121=S00W 80.00	
060=N90E 1320.00	122=N90W 660.00	
061=@0 Merge 1	123=N00E 80.00	
062=/SE,SE,SE,25,31S,38E	124=N90E 660.00	

BEING A PARCEL OF LAND SITUATED IN A PORTION OF THE  
SOUTH HALF OF SECTION 25, TOWNSHIP 31 SOUTH, RANGE 38 EAST  
CITY OF SEBASTIAN, INDIAN RIVER COUNTY, FLORIDA

CFN:


CLERK'S FILE NUMBER



**LB4431**  
675 West Indiantown Road, Suite 200,  
Jupiter, Florida 33458 TEL. 561-746-8454

May 12, 1999

**MEMO**

**TO:** Sam Block  
**FROM:** Marvin Carter   
**RE:** Dancy/Ryall – S.R.W.C.D. Right-of-Way Exchange

I am enclosing, herewith, the revised descriptions and six (6) copies of "Sketch of Description" per instructions received from your office last week. I am also enclosing three (3) copies of aerial photograph of the subject site. I have color coded the aerial copies as follows:

- 1) "Blue" indicates existing right-of-way that the District intends to retain.
- 2) "Green" indicates right-of-way created by the Plan of Reclamation the District is to abandon.
- 3) "Orange" indicates "right-of-way" to be granted by the Dancy's and Ryall.

These revised descriptions are based on our prior "attempt", recent conversations with your office, and review of Michael O'Haire's letter (of April 19<sup>th</sup>) to you.

Please check this material to make sure it meets your understanding of the changes agreed to by the Board, Frank Dancy and "Gussie" Ryall.

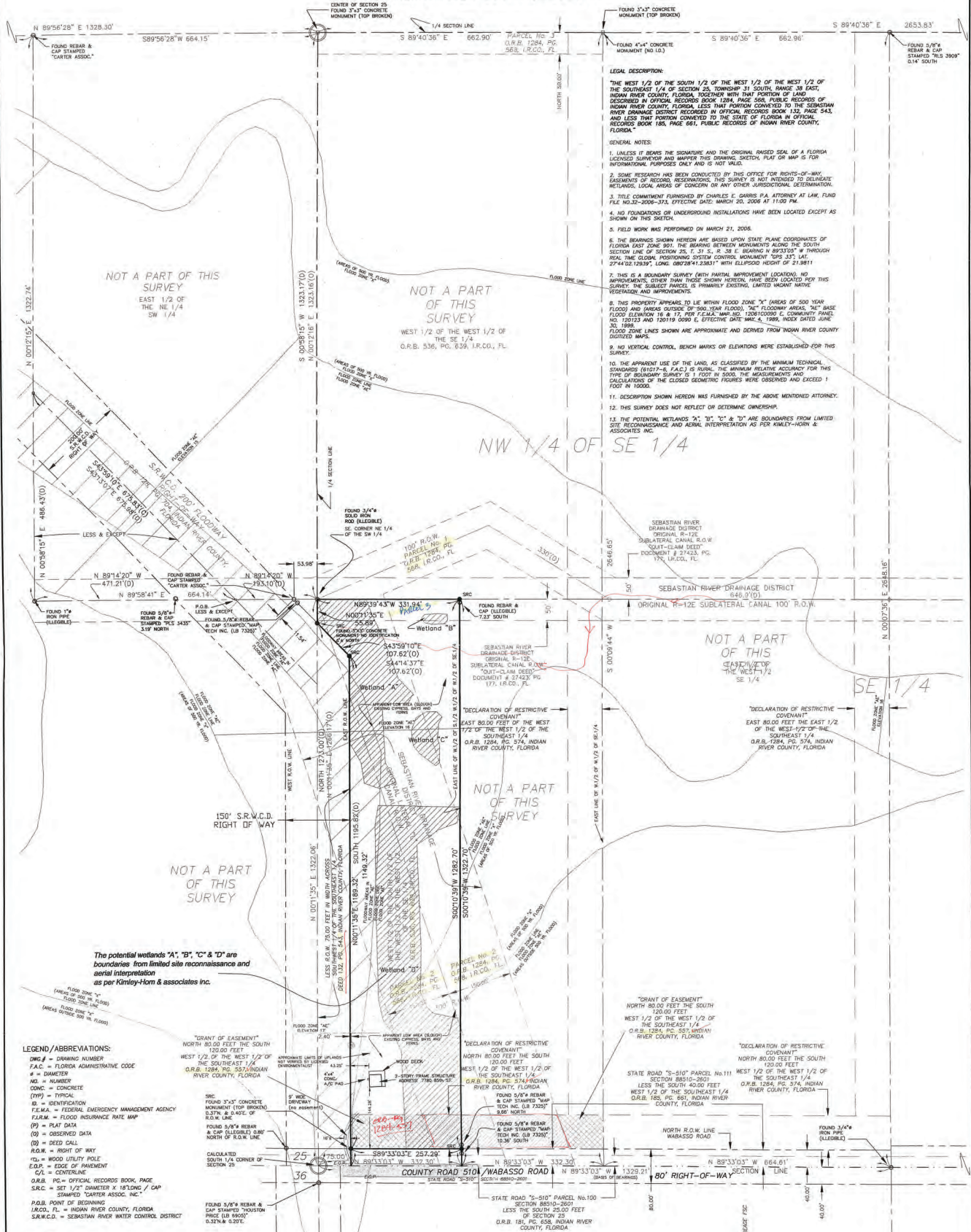
The restrictive covenant mentioned in Michael's letter is good.

Another restrictive covenant should be included to prevent any future discharge of storm water from the North of this property into the subject property, since the North line of the subject property is also the North line of the District.

Give me a call if you have any questions.

# BOUNDARY & IMPROVEMENT SURVEY

PART OF SECTION 25, TOWNSHIP 31 SOUTH,  
RANGE 38 EAST, LYING WITHIN  
ST. JOHN'S DRAINAGE DISTRICT  
INDIAN RIVER COUNTY, FLORIDA.



**LEGEND/ABBREVIATIONS:**  
 DMC# = DRAWING NUMBER  
 FAC = FLORIDA ADMINISTRATIVE CODE  
 # = DIAMETER  
 NO. = NUMBER  
 CONC. = CONCRETE  
 (TYP) = TYPICAL  
 ID. = IDENTIFICATION  
 F.E.M.A. = FEDERAL EMERGENCY MANAGEMENT AGENCY  
 F.I.R.M. = FLOOD INSURANCE RATE MAP  
 (P) = PLAT DATA  
 (O) = OBSERVED DATA  
 (D) = DEED CALL  
 R.O.W. = RIGHT OF WAY  
 U.L. = UTILITY LOCATIONS  
 E.D.P. = EDGE OF PAVEMENT  
 C.A. = CENTERLINE  
 O.R.B. = OFFICIAL RECORDS BOOK, PAGE  
 S.R.C. = SET 1/2" DIAMETER X 18" LONG / CAP STAMPED "CARTER ASSOC. INC."  
 P.O.B. = POINT OF BEGINNING  
 I.R.C.D. = INDIAN RIVER COUNTY, FLORIDA  
 S.R.C.D. = SEBASTIAN RIVER WATER CONTROL DISTRICT

**ACREAGE BREAKDOWN:**  
 APPROXIMATE WETLAND LIMITS  
 WETLAND "A" 43,572.33 SQ. FT. OR 1.00 ACRES  
 WETLAND "B" 1,267.31 SQ. FT. OR 0.03 ACRES  
 WETLAND "C" 1,613.35 SQ. FT. OR 0.14 ACRES  
 WETLAND "D" 98,549.28 SQ. FT. OR 2.26 ACRES  
 TOTAL APPROXIMATE WETLAND LIMITS: 145,573.97 SQ. FT. OR 3.43 ACRES  
 REMAINING APPROXIMATE UPLAND AREA: 187,239.27 OR 4.30 ACRES  
 TOTAL AREA OF SUBJECT PARCEL SURVEYED: 336,813.24 SQ. FT. OR 7.73 ACRES

**REFERENCES:**  
 CARTER ASSOC. DRAWING NO. 12826-B, F.B. 423, PG. 64 89-7035  
 CARTER ASSOC. DRAWING NO. 12729-B, F.B. 604, PG. 3, 04-3175  
 DAVID M. JONES JOB NO. 2003-1337UD

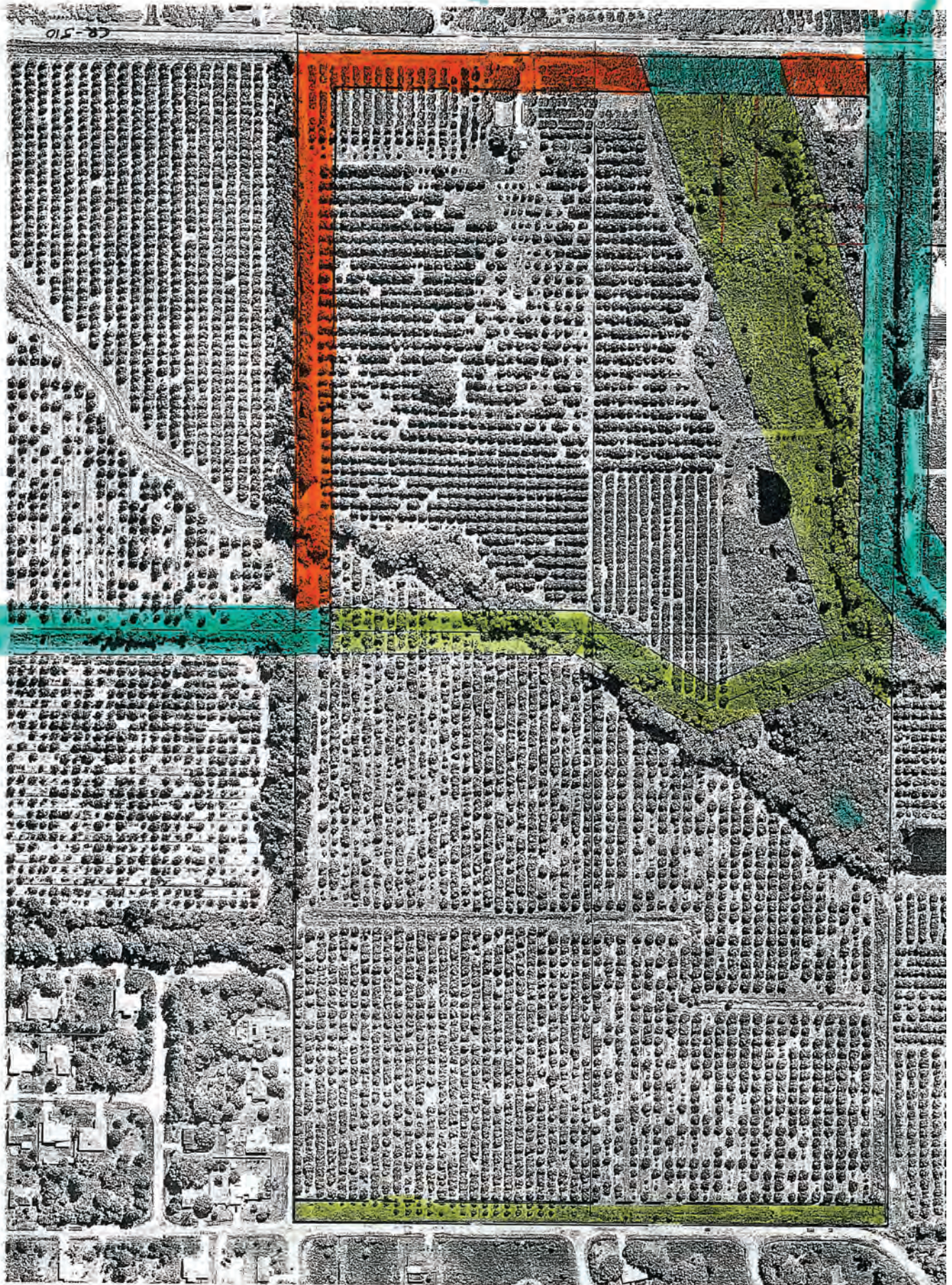
CERTIFIED TO:  
 CHARLES HARDEE, ATTORNEY  
 FLORIDA COMMUNITIES TRUST  
 INDIAN RIVER COUNTY  
 CHARLES E. GARRIS, P.A.

THIS SURVEY MEETS CHAPTER 61017-4 OF THE FLORIDA  
 ADMINISTRATIVE CODE.  
 FRANK S. CUCCHINONE, P.S.M.  
 FLORIDA LICENSE NO. 4195  
 CARTER ASSOCIATES, INC. L.B. 205

**CARTER ASSOCIATES, INC.**  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 1708 51ST STREET  
 VERO BEACH, FLORIDA 32980-3472  
 772-568-4191 (TEL)  
 772-568-7180 (FAX)

**BOUNDARY & IMPROVEMENT SURVEY**  
 W. 1/2 OF S. 1/2 OF W. 1/2 OF W. 1/2 OF SE 1/4  
 SEC. 25, TWP. 31 S., RGE. 38 E.,  
 INDIAN RIVER COUNTY, FLORIDA

1-7



CR-510

N

OFFICE COPY

DALEY

RYALL



**RESOLUTION NO. 2024-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SEBASTIAN RIVER IMPROVEMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2023/2024 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors of the Sebastian River Improvement 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 SEBASTIAN RIVER IMPROVEMENT DISTRICT, THAT:**

**Section 1.** The Amended Budget for Fiscal Year 2023/2024 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 16<sup>th</sup> day of October, 2024.

**ATTEST:**

**SEBASTIAN RIVER  
IMPROVEMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

# Sebastian River Improvement District

**Amended Final Budget For  
Fiscal Year 2023/2024  
October 1, 2023 - September 30, 2024**

**FINAL AMENDED BUDGET**  
**SEBASTIAN RIVER IMPROVEMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	<b>FISCAL YEAR 2023/2024 BUDGET 10/1/23 - 9/30/24</b>	<b>AMENDED FINAL BUDGET 10/1/23 - 9/30/24</b>	<b>YEAR TO DATE ACTUAL 10/1/23 - 9/29/24</b>
<b>REVENUES</b>			
NAV ASSESSMENTS	308,436	319,102	319,102
R-O-W USE FEES	25,515	16,765	16,765
PERMIT FEES	5,000	3,000	3,000
OTHER REVENUE	0	3,000	3,000
OTHER REVENUE - SALE OF ROW	0	581,442	581,442
INTEREST INCOME	1,200	47,100	47,093
<b>TOTAL REVENUES</b>	<b>\$ 340,151</b>	<b>\$ 970,409</b>	<b>\$ 970,402</b>
<b>EXPENDITURES</b>			
LEGAL - GENERAL	20,000	35,000	30,981
DISTRICT ADMINISTRATIVE	30,000	30,000	30,000
OPERATIONS MANAGER	21,000	21,000	21,000
OPERATIONS MANAGER - PAYROLL TAXES	1,607	1,607	1,607
ENGINEERING - GENERAL	55,000	93,000	83,782
ENGINEERING - OTHER	32,000	5,000	0
ENGINEERING - PERMIT	5,000	5,000	0
ACCOUNTING / AUDIT	5,300	5,330	5,300
INSURANCE	15,000	9,772	9,772
WEBSITE MANAGEMENT	2,000	2,000	2,000
DUES & SUBSCRIPTIONS	925	1,175	1,175
LEGAL ADVERTISEMENTS	1,150	1,250	743
MISCELLANEOUS	4,163	3,900	2,912
WATER QUALITY ANALYTICAL SERVICE	1,000	3,400	2,653
R-O-W MAINTENANCE	125,000	0	0
CANAL/LATERAL MAINTENANCE	0	125,000	101,142
MISCELLANEOUS MAINTENANCE	2,500	2,500	1,147
<b>TOTAL EXPENDITURES</b>	<b>\$ 321,645</b>	<b>\$ 344,934</b>	<b>\$ 294,214</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 18,506</b>	<b>\$ 625,475</b>	<b>\$ 676,188</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(6,169)	(2,350)	(2,350)
DISCOUNTS FOR EARLY PAYMENTS	(12,337)	(11,095)	(11,095)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 612,030</b>	<b>\$ 662,743</b>
PREVIOUS YEAR CARRY OVER	-	0	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>	<b>\$ 612,030</b>	<b>\$ 662,743</b>

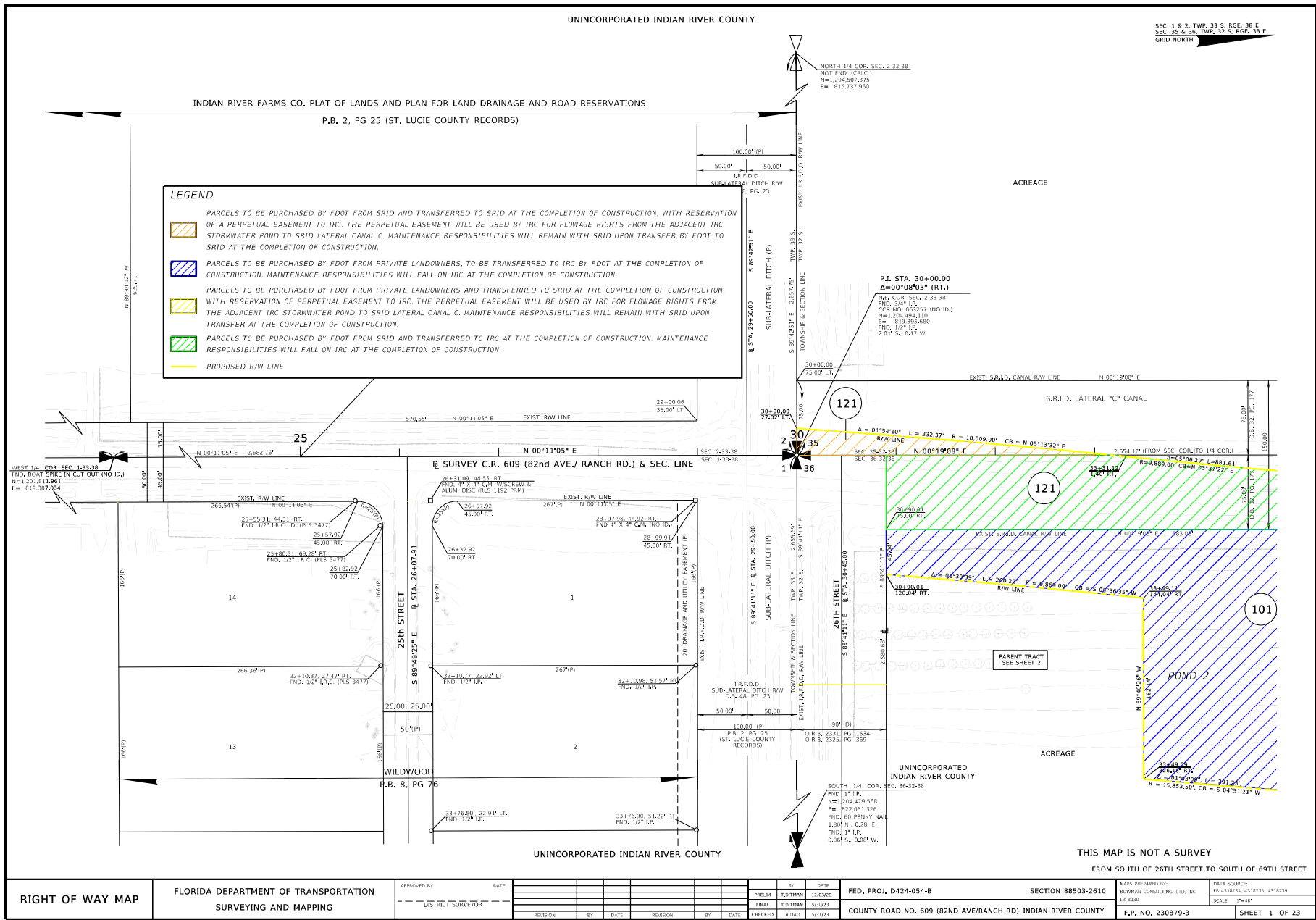
**Notes**

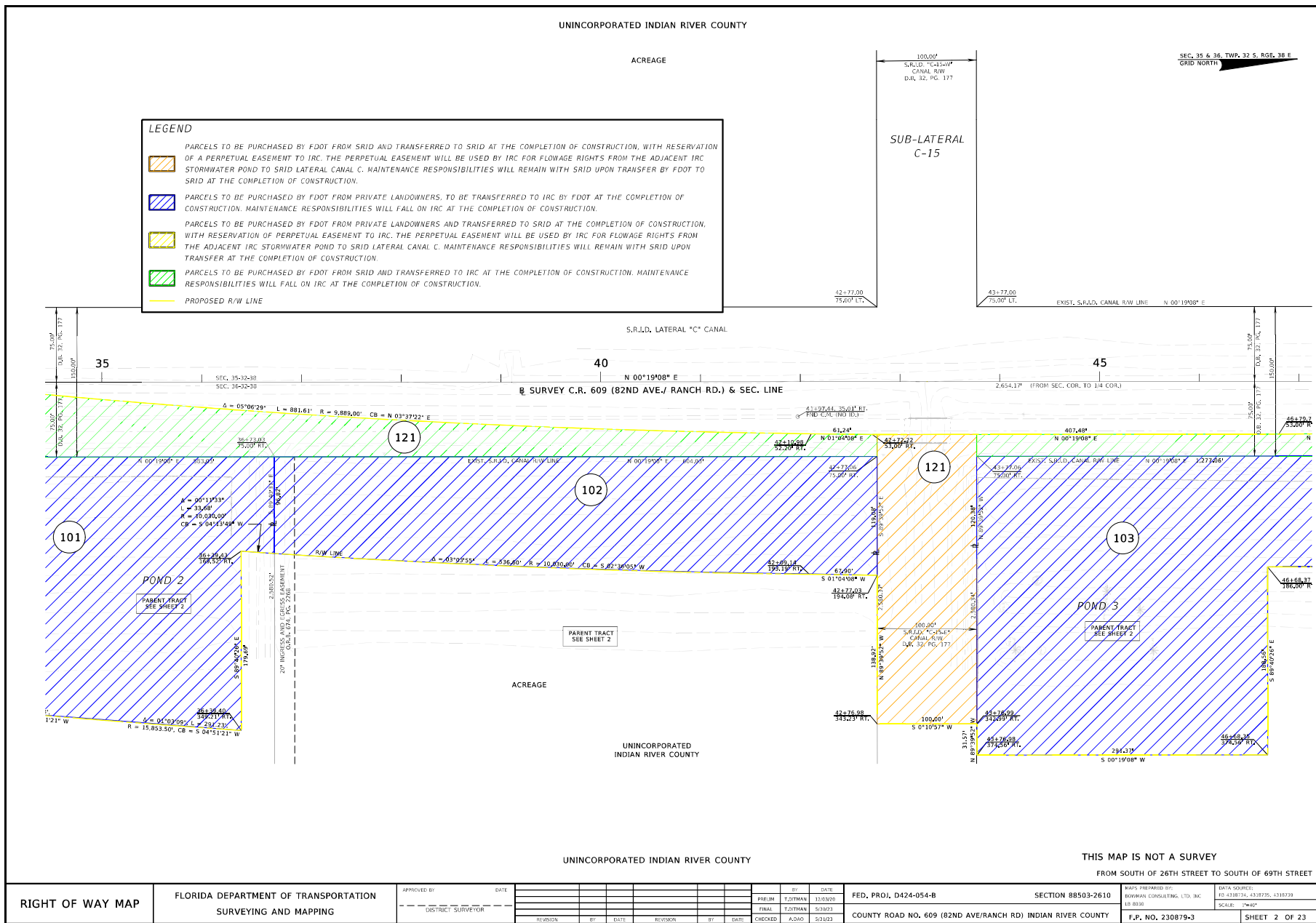
Assessable Acres = 10,046

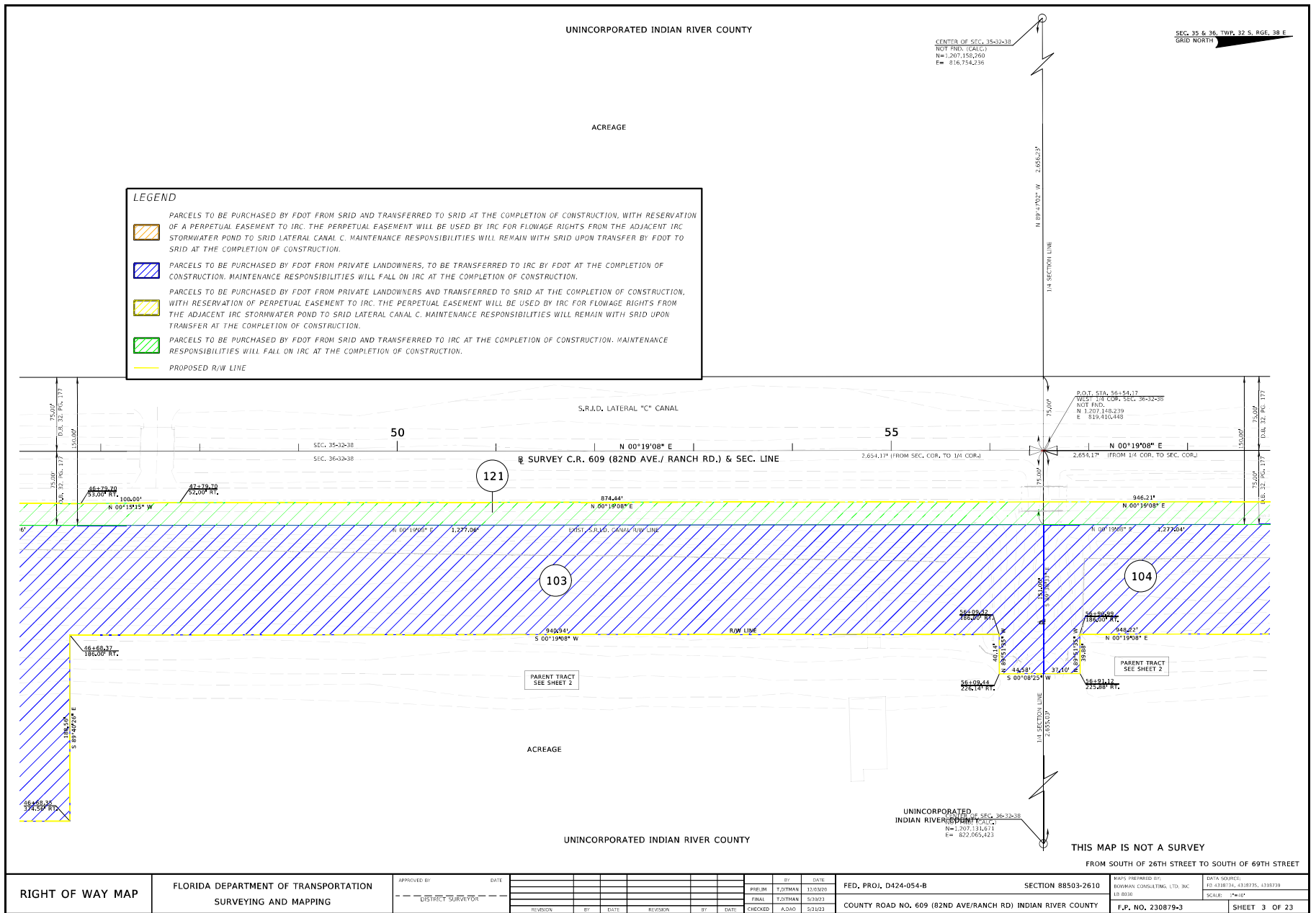
FY 2024 Assessment per Acre = \$30.70

FY 2024 Budgeted (Carry Over) Funding Assessment per Acre = \$0

FUND BALANCE AS OF 9/30/23	\$ 1,003,344
FY 2023/2024 AMENDED BUDGET ACTIVITY	\$ 612,030
FUND BALANCE AS OF 9/30/24	\$ 1,615,374









ACREAGE

## LEGEND



PARCELS TO BE PURCHASED BY FDOT FROM SRID AND TRANSFERRED TO SRID AT THE COMPLETION OF CONSTRUCTION, WITH RESERVATION OF A PERPETUAL EASEMENT TO IRC. THE PERPETUAL EASEMENT WILL BE USED BY IRC FOR FLOWAGE RIGHTS FROM THE ADJACENT IRC STORMWATER POND TO SRID LATERAL CANAL C. MAINTENANCE RESPONSIBILITIES WILL REMAIN WITH SRID UPON TRANSFER BY FDOT TO SRID AT THE COMPLETION OF CONSTRUCTION.



PARCELS TO BE PURCHASED BY FDOT FROM PRIVATE LANDOWNERS, TO BE TRANSFERRED TO IRC BY FDOT AT THE COMPLETION OF CONSTRUCTION. MAINTENANCE RESPONSIBILITIES WILL FALL ON IRC AT THE COMPLETION OF CONSTRUCTION.

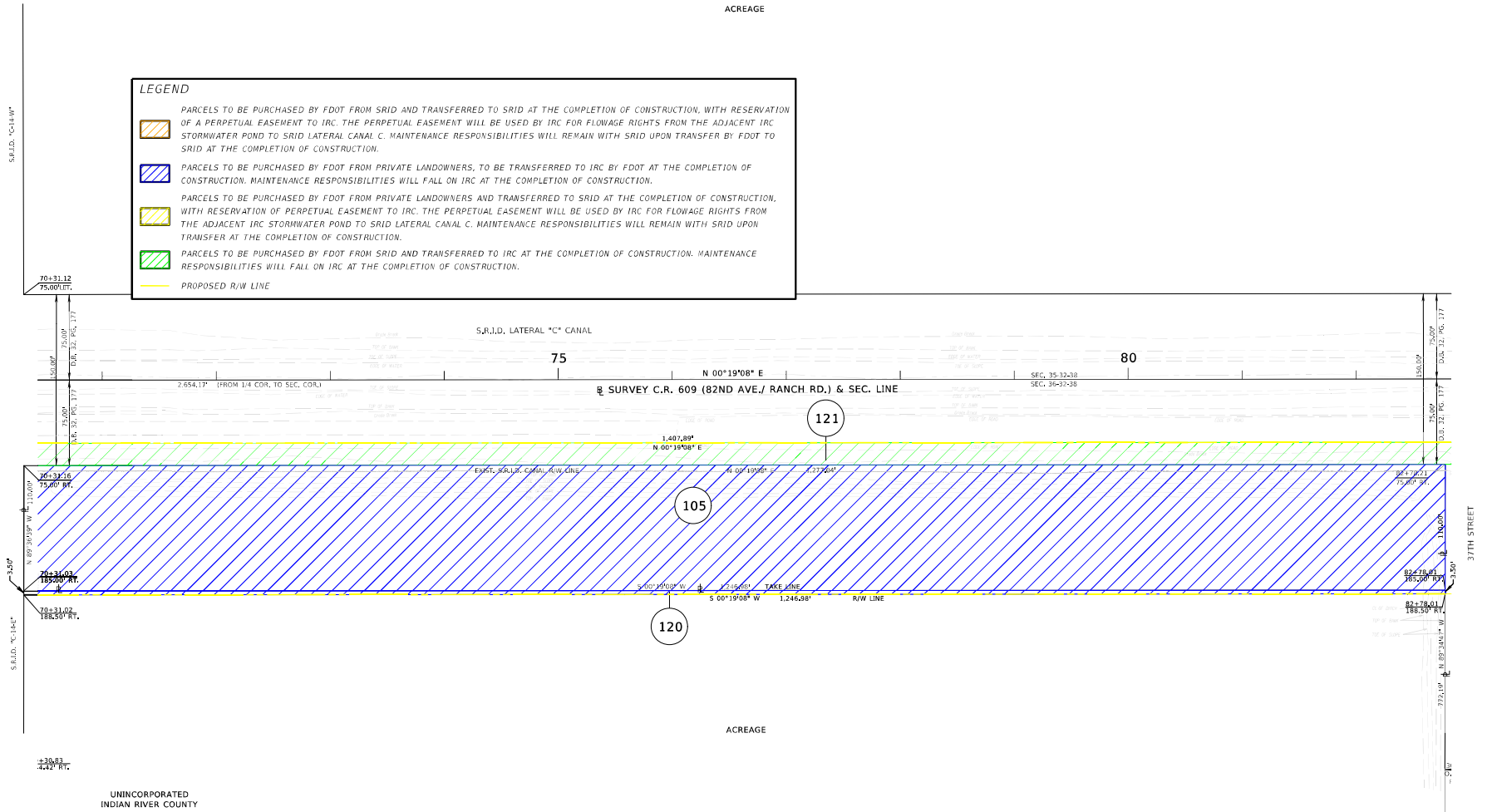


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PROPOSED R/W LINE



ACREAGE

UNINCORPORATED INDIAN RIVER COUNTY

THIS MAP IS NOT A SURVEY

FROM SOUTH OF 26TH STREET TO SOUTH OF 69TH STREET

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION  
SURVEYING AND MAPPINGAPPROVED BY  
DISTRICT SURVEYOR

REVISION	BY	DATE	REVISION	BY	DATE

STAGE	BY	DATE
PRELIM	T.OTHMAN	11/03/20
FINAL	T.OTHMAN	5/3/23
CHECKED	A.240	5/3/23

FED. PROJ. D424-054-B

SECTION 88503-2610

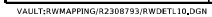
COUNTY ROAD NO. 609 (82ND AVE/RANCH RD) INDIAN RIVER COUNTY

MAPS PREPARED BY	DATA SOURCE
ROTHMAN CONSULTING, LTD. INC.	15-1318724, 13-13735, 13-13739
180310	SCALE: 1"=10'

F.P. NO. 230879-3

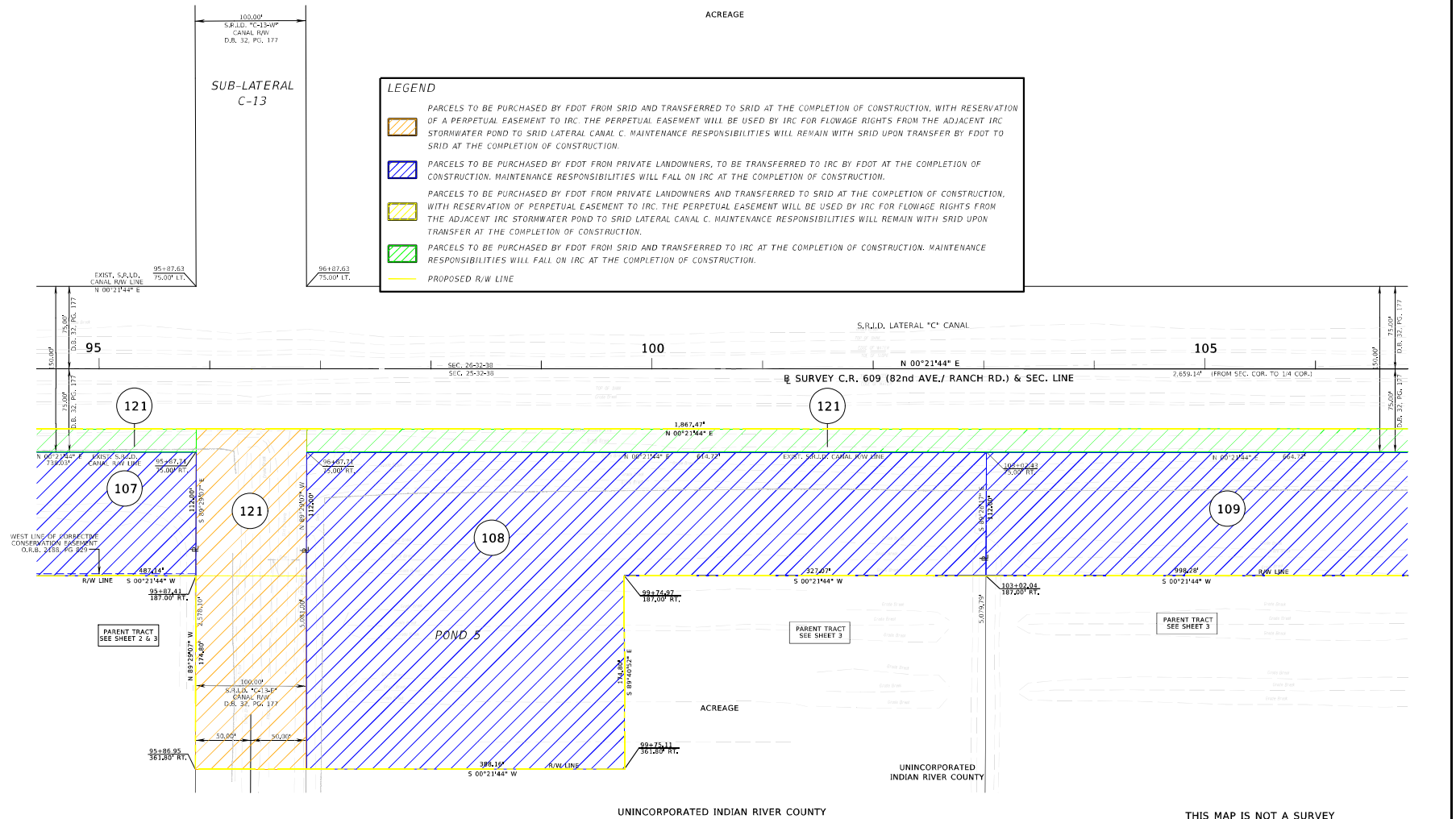
SHEET 5 OF 23

VAULT:RWKAPPINGR2308793RWDET109.DGN



UNINCORPORATED INDIAN RIVER COUNTY

SEC. 25 & 26, TWP. 32 S. RGE. 38 E  
GRID NORTH



<b>RIGHT OF WAY MAP</b>	<b>FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING</b>	APPROVED BY: _____ DISTRICT SURVEYOR	DATE: _____ REVISION: _____	BY: _____ DATE: _____ PRELIM: 1/2/2020 FINAL: 5/3/2023	FED. PROJ. D424-054-B COUNTY ROAD NO. 609 (82ND AVE/RANCH RD) INDIAN RIVER COUNTY	SECTION 88503-2610 MAPS PREPARED BY: ROWMAN CONSULTING LTD. INC. 180030 DATA SOURCE: 15-1318725, 13-13735, 13-13739 SCALE: 1"=30' F.P. NO. 230879-3 SHEET 7 OF 23
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VAULT:RW\APPING\R2308793\RWDET11.DGN

VAULT:RWMAPPING/R2308793/RWDETL12.DGN



FROM SOUTH OF 26TH STREET TO SOUTH OF 69TH STREET

VAULT:RWMAPPING/R2308793/RWDETL13.DGN






UNINCORPORATED INDIAN RIVER COUNTY

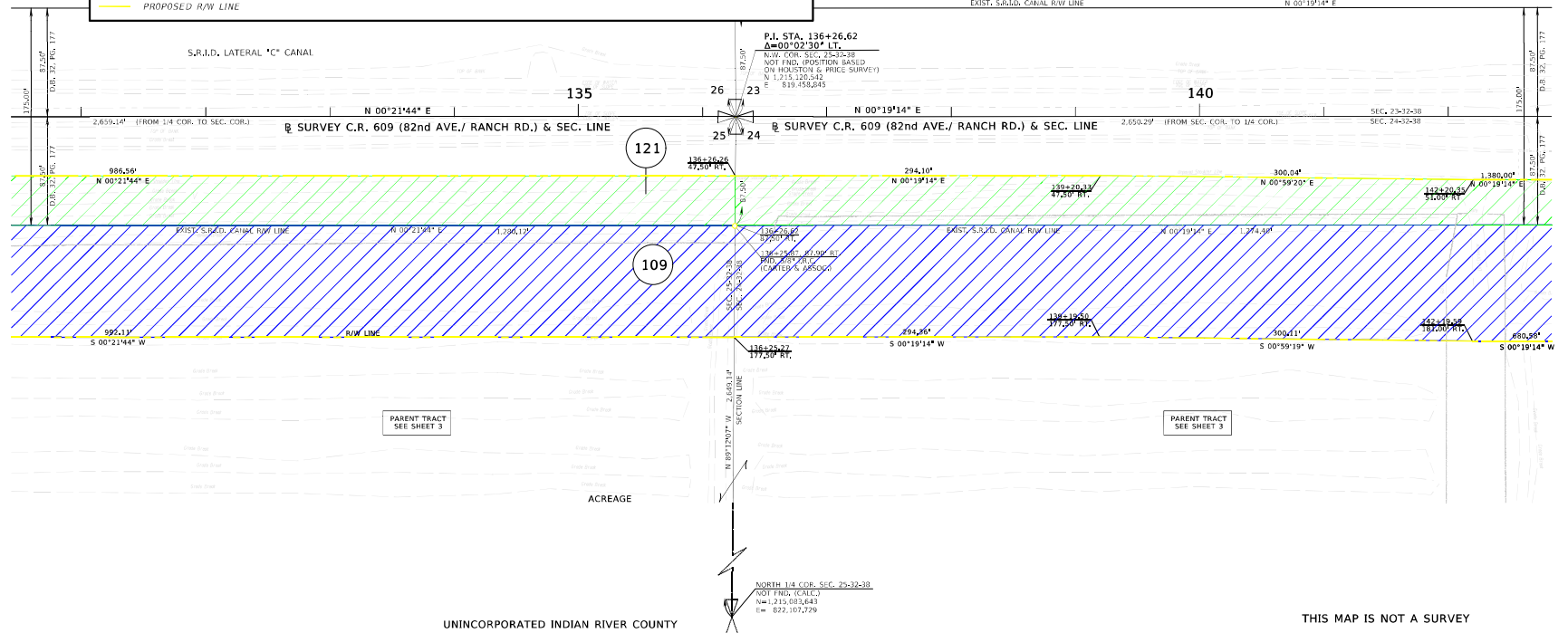
SEC. 23, 24, 25 & 26, TWP. 32 S., RGE. 38 E  
GRID NORTH

NORTH 1/4 COR. SEC. 26-32-38  
TWO L.R.C. STAMPED "CARTER & ASSOC."  
N=1,215,121.516  
E= 816,794.784

ACREAGE

### LEGEND

-  PARCELS TO BE PURCHASED BY FDOT FROM SRID AND TRANSFERRED TO SRID AT THE COMPLETION OF CONSTRUCTION, WITH RESERVATION OF A PERPETUAL EASEMENT TO IRC. THE PERPETUAL EASEMENT WILL BE USED BY IRC FOR FLOWAGE RIGHTS FROM THE ADJACENT IRC STORMWATER POND TO SRID LATERAL CANAL C. MAINTENANCE RESPONSIBILITIES WILL REMAIN WITH SRID UPON TRANSFER BY FDOT TO SRID AT THE COMPLETION OF CONSTRUCTION.
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-  PROPOSED R/W LINE



UNINCORPORATED INDIAN RIVER COUNTY

THIS MAP IS NOT A SURVEY

FROM SOUTH OF 26TH STREET TO SOUTH OF 69TH STREET

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION  
SURVEYING AND MAPPING

APPROVED BY  
DISTRICT SURVEYOR

REVISION	BY	DATE	REVISION	BY	DATE

PRELIM	DATE
1/2/2014	1/2/2014
FINAL	DATE
5/3/2013	5/3/2013

FED. PROJ. D424-054-B

SECTION 88503-2610

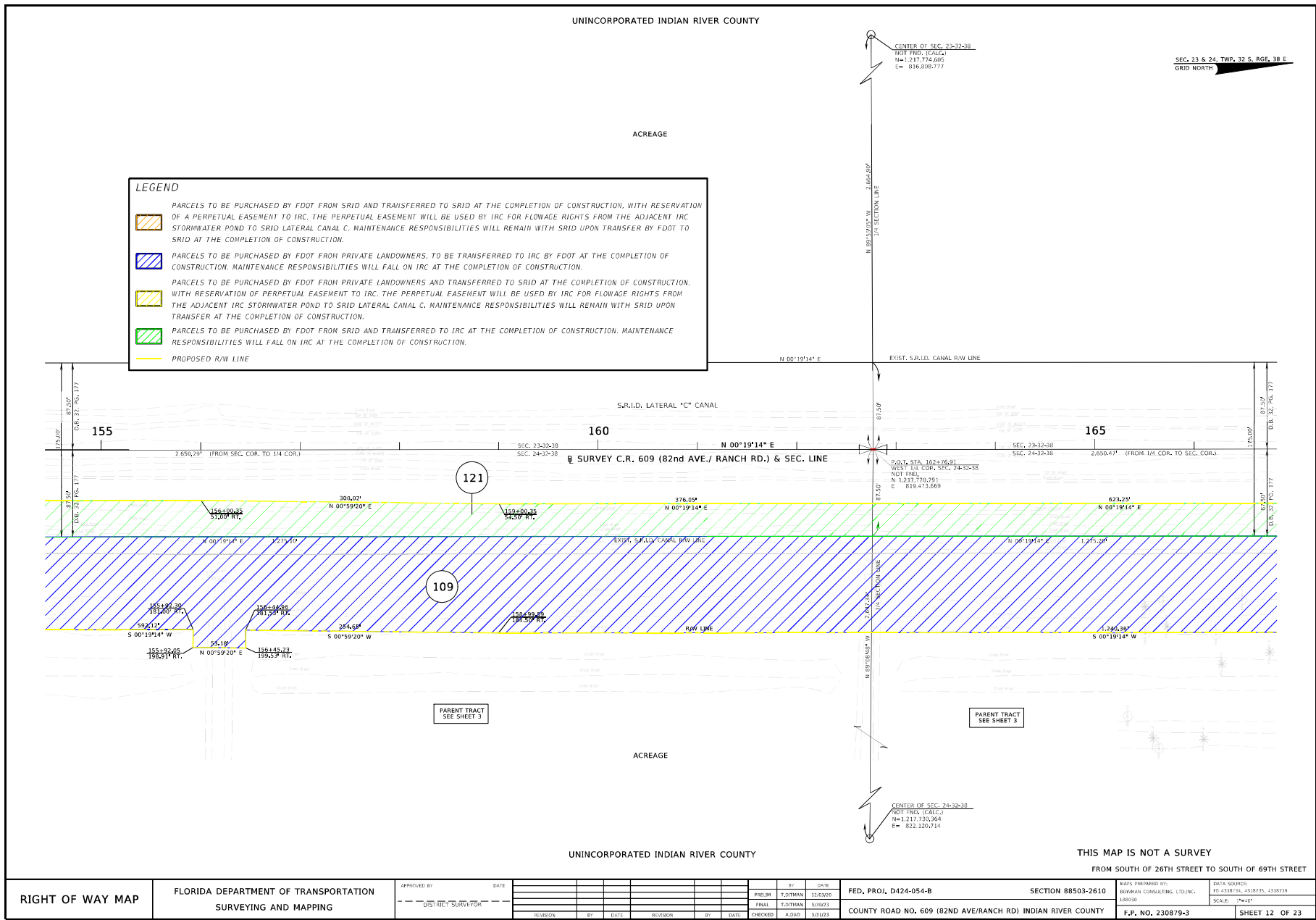
COUNTY ROAD NO. 609 (82ND AVE/RANCH RD) INDIAN RIVER COUNTY

MAPS PREPARED BY: BOHMAN CONSULTING, LTD. INC.	DATA SOURCES: 10-03726, 4310315, 4310318
F.P. NO. 230879-3	SCALE: 1"=30'
SHEET 10	OF 23

VAULT:RWMAPPING\2308793\RWDDET114.DGN



VAULT:RWMAPPING/R2308793/RWDETL15.DGN








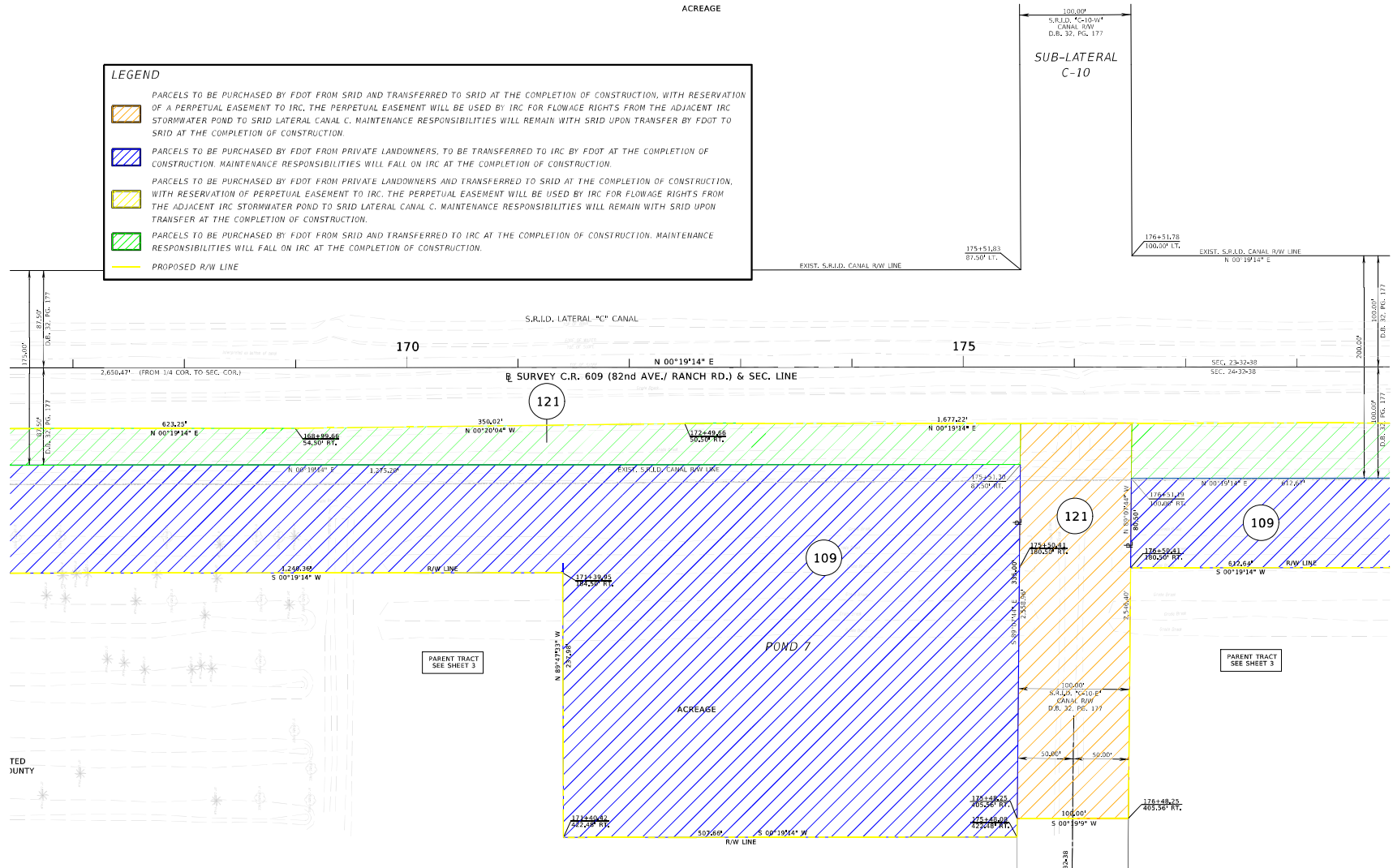
UNINCORPORATED INDIAN RIVER COUNTY

SEC. 23 & 24, TWP. 32 S. RGE. 38 E  
GRID NORTH

ACREAGE

LEGEND

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-  PROPOSED R/W LINE



UNINCORPORATED INDIAN RIVER COUNTY

THIS MAP IS NOT A SURVEY

FROM SOUTH OF 26TH STREET TO SOUTH OF 69TH STREET

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION  
SURVEYING AND MAPPING

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DISTRICT SURVEYOR

REVISION	BY	DATE	REVISION	BY	DATE

PRELIM	DATE
1/2/2024	11/13/2023
FINAL	DATE
5/3/2023	
CHECKED	DATE
4/24/2023	5/3/2023

FED. PROJ. D424-054-B

SECTION 88503-2610

COUNTY ROAD NO. 609 (82ND AVE/RANCH RD) INDIAN RIVER COUNTY

MAPS PREPARED BY: BOWMAN CONSULTING, LTD. INC. LBS030	DATA SOURCE: 15-030875, 13-03025, 13-03079 SCALE: 1"=30'
F.P. NO. 230879-3	SHEET 13 OF 23

VAULT:RWMAPPING\R2308793\RWDTEL17.DGN

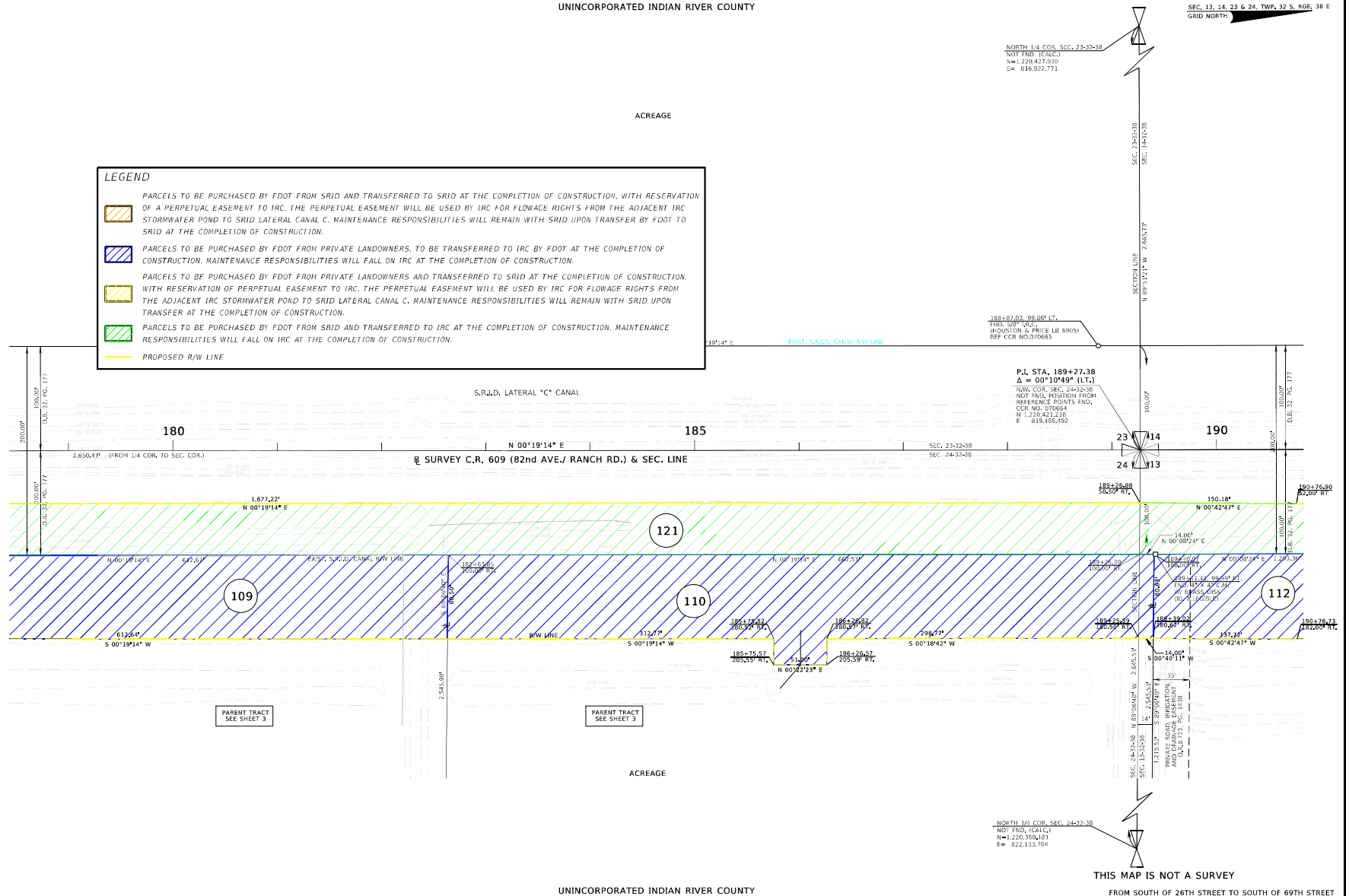
UNINCORPORATED INDIAN RIVER COUNTY

SEC. 13, 14, 23 & 24, TWP. 32 S, RGE. 38 E  
GRID NORTH

ACREAGE

### LEGEND

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- PROPOSED R/W LINE



RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION  
SURVEYING AND MAPPING

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DISTRICT SURVEYOR

REVISION	BY	DATE	REVISION	BY	DATE
PRELIM	T.20THAN	10/03/20			
FINAL	T.20THAN	5/3/2023			
CHECKED	A.23AD	5/3/2023			

FED. PROJ. D424-054-B

SECTION 88503-2610






COUNTY ROAD NO. 609 (82ND AVE/RANCH RD) INDIAN RIVER COUNTY

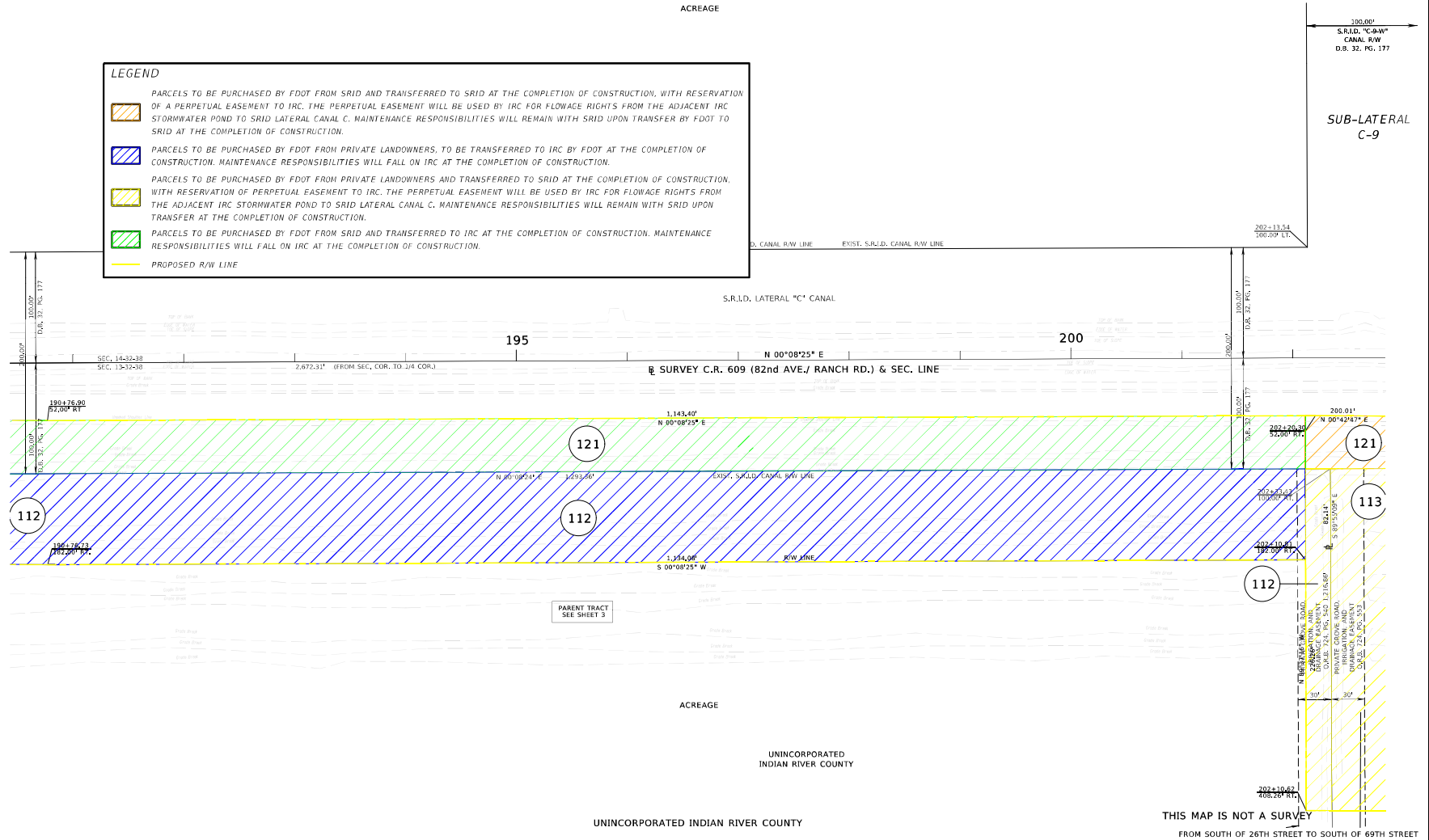
MAPS PREPARED BY: BOWMAN CONSULTING, LTD. INC.  
19103030  
SCALE: 1"=30'  
F.P. NO. 230879-3  
SHEET 14 OF 23

VAULT:RWMMAPPING\2308793\RWDET18.DGN

ACREAGE

## LEGEND

-  PARCELS TO BE PURCHASED BY FDOT FROM SRID AND TRANSFERRED TO SRID AT THE COMPLETION OF CONSTRUCTION, WITH RESERVATION OF A PERPETUAL EASEMENT TO IRC. THE PERPETUAL EASEMENT WILL BE USED BY IRC FOR FLOWAGE RIGHTS FROM THE ADJACENT IRC STORMWATER POND TO SRID LATERAL CANAL C. MAINTENANCE RESPONSIBILITIES WILL REMAIN WITH SRID UPON TRANSFER BY FDOT TO SRID AT THE COMPLETION OF CONSTRUCTION.
-  PARCELS TO BE PURCHASED BY FDOT FROM PRIVATE LANDOWNERS, TO BE TRANSFERRED TO IRC BY FDOT AT THE COMPLETION OF CONSTRUCTION. MAINTENANCE RESPONSIBILITIES WILL FALL ON IRC AT THE COMPLETION OF CONSTRUCTION.
-  PARCELS TO BE PURCHASED BY FDOT FROM PRIVATE LANDOWNERS AND TRANSFERRED TO SRID AT THE COMPLETION OF CONSTRUCTION, WITH RESERVATION OF PERPETUAL EASEMENT TO IRC. THE PERPETUAL EASEMENT WILL BE USED BY IRC FOR FLOWAGE RIGHTS FROM THE ADJACENT IRC STORMWATER POND TO SRID LATERAL CANAL C. MAINTENANCE RESPONSIBILITIES WILL REMAIN WITH SRID UPON TRANSFER AT THE COMPLETION OF CONSTRUCTION.
-  PARCELS TO BE PURCHASED BY FDOT FROM SRID AND TRANSFERRED TO IRC AT THE COMPLETION OF CONSTRUCTION, MAINTENANCE RESPONSIBILITIES WILL FALL ON IRC AT THE COMPLETION OF CONSTRUCTION.
-  PROPOSED R/W LINE



ACREAGE

UNINCORPORATED  
INDIAN RIVER COUNTY

UNINCORPORATED INDIAN RIVER COUNTY

THIS MAP IS NOT A SURVEY

FROM SOUTH OF 26TH STREET TO SOUTH OF 69TH STREET

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION  
SURVEYING AND MAPPINGAPPROVED BY  
DISTRICT SURVEYOR

REVISION	BY	DATE	REVISION	BY	DATE

PRELIM	DATE
1/2/2014	1/10/2015
FINAL	DATE
5/3/2015	5/3/2015

FED. PROJ. D424-054-B

SECTION 88503-2610

COUNTY ROAD NO. 609 (82 AVE/RANCH RD)

INDIAN RIVER COUNTY

MAPS PREPARED BY	DATA SOURCE
HOWMAN CONSULTING, LTD. INC.	10-131825, 13-19325, 13-19329
180938	SCALE: 1"=30'

F.P. NO. 230879-3

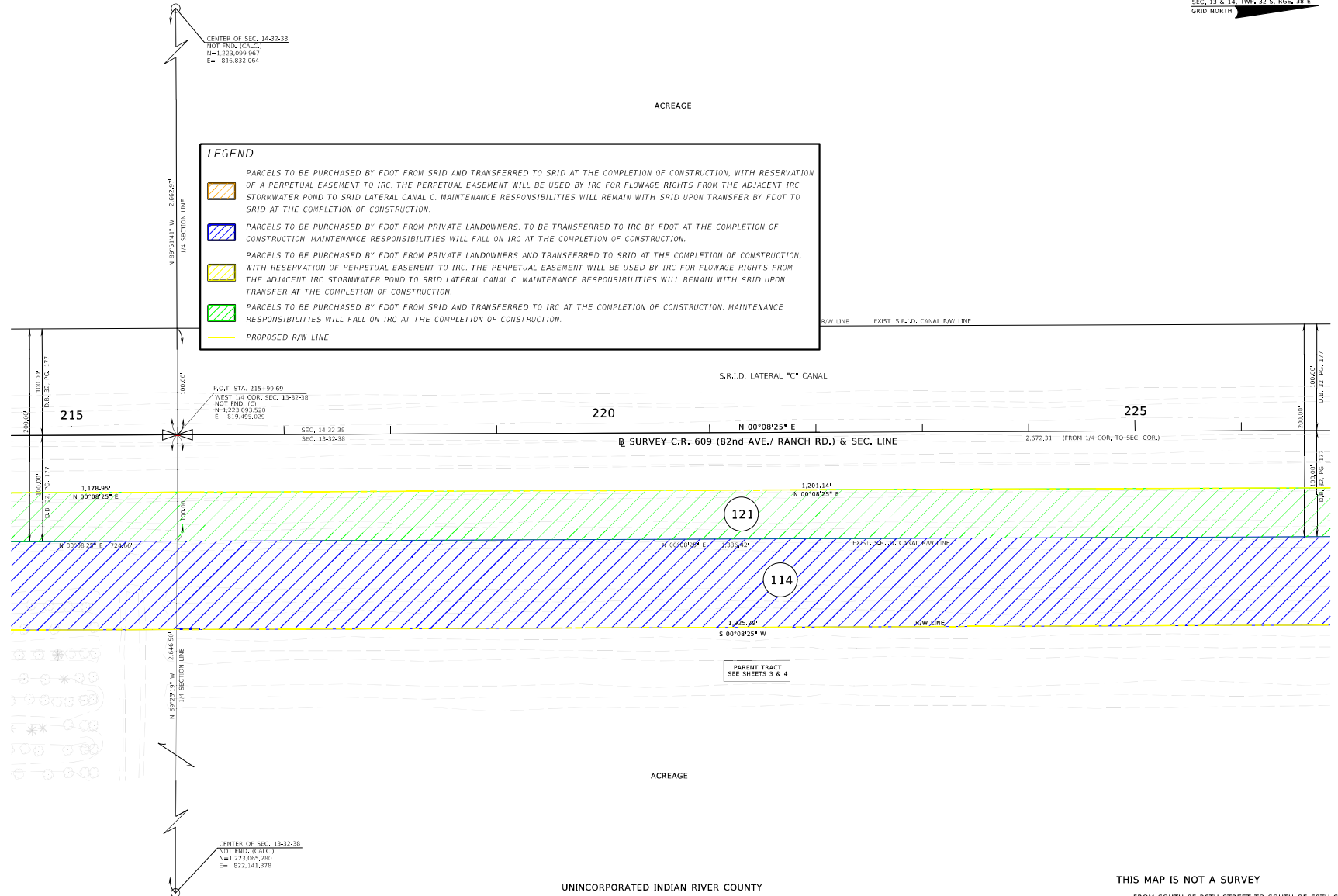
SHEET 15 OF 23

VAULT:RWMMAPPING\R2308793\RWDET119.DGN



UNINCORPORATED INDIAN RIVER COUNTY

SEC. 13 & 14, TWP. 32 S. RGE. 18 E  
GRID NORTH



UNINCORPORATED INDIAN RIVER COUNTY

THIS MAP IS NOT A SURVEY

FROM SOUTH OF 26TH STREET TO SOUTH OF 69TH STREET

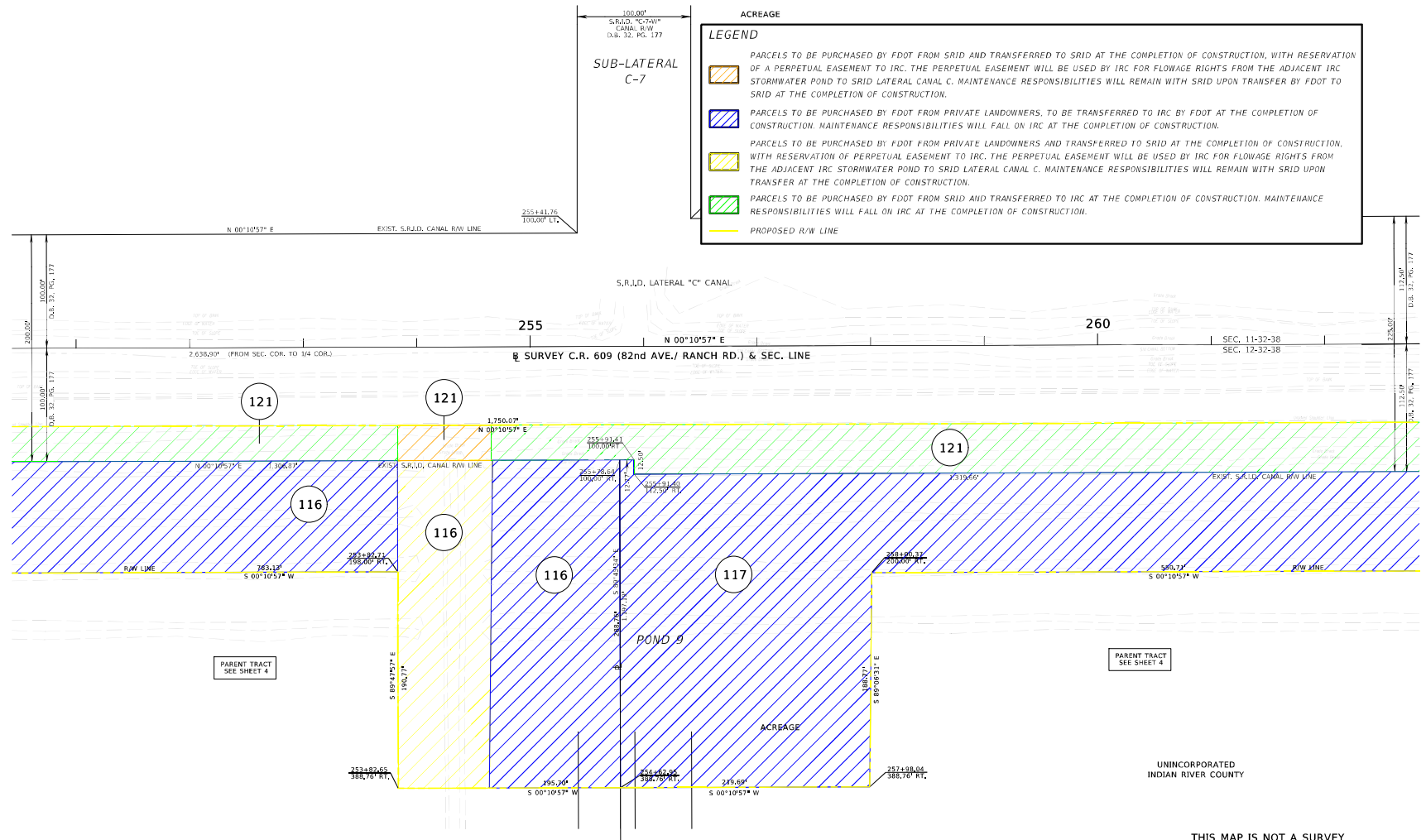
RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION  SURVEYING AND MAPPING	APPROVED BY	DATE					BY	DATE	FED. PROJ. D424-054-B	SECTION 88503-2610	MAPS PREPARED BY: BOWMAN CONSULTING, LTD. INC. 180030	DATA SOURCE: 15-0318725, 13-03125, 13-03139				
		DISTRICT SURVEYOR															
		REVISION	BY	DATE	REVISION	BY	DATE	FINAL	1/2/2014	5/3/2013	COUNTY ROAD NO. 609 (82ND AVE/RANCH RD) INDIAN RIVER COUNTY	F.P. NO. 230879-3	SHEET 17 OF 23				

VAULT:RWMAPPINGR2308793RWDTEL21.DGN



RIGHT OF WAY MAP	FLORIDA DEPARTMENT OF TRANSPORTATION SURVEYING AND MAPPING	APPROVED BY: _____ DATE: _____	BY: _____ DATE: _____	FED. PROJ. D424-054-B	SECTION 88503-2610	DATA SOURCES: BOWMAN CONSULTING, LTD. INC. 120830
		----- "DISTRICT" SURVEYOR -----	PRELIM T.JOSTMAN 12/09/2005			SCALE: 1"=40'
			FINAL T.JOSTMAN 5/9/2007			
			CHECKED A.MAO 5/31/2023			
		REVISION BY: _____ DATE: _____	REVISION BY: _____ DATE: _____			
				COUNTY ROAD NO. 609 (82ND AVE/RANCH RD) INDIAN RIVER COUNTY	F.P. NO. 230879-3	SHEET 18 OF 23





THIS MAP IS NOT A SURVEY

FROM SOUTH OF 26TH STREET TO SOUTH OF 69TH STREET

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION  
SURVEYING AND MAPPINGAPPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DISTRICT SURVEYOR

REVISION	BY	DATE	REVISION	BY	DATE

PRELIM	DATE	FINAL	DATE

FED. PROJ. D424-054-B

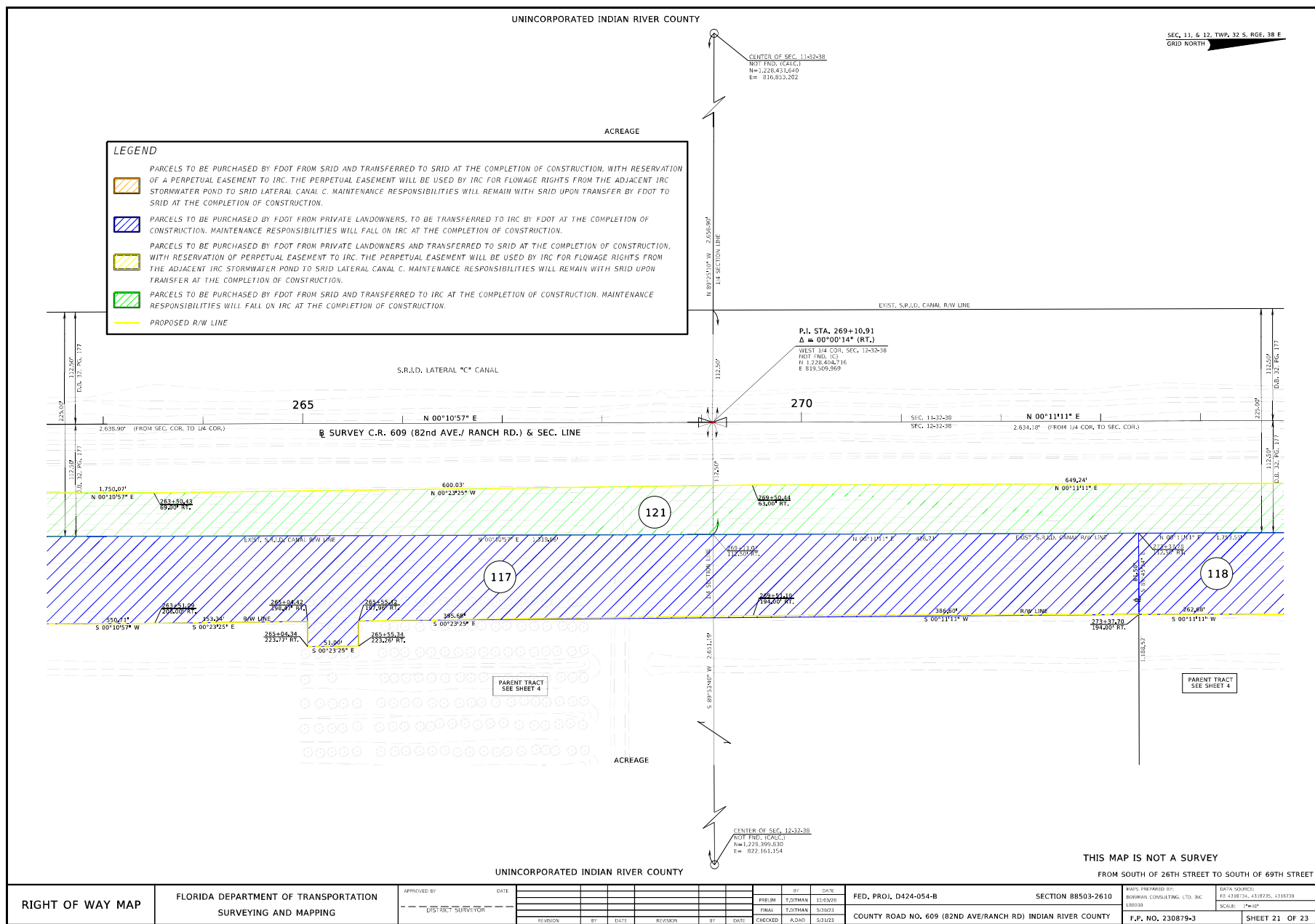
SECTION 88503-2610

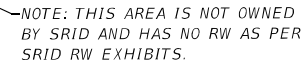
COUNTY ROAD NO. 609 (82ND AVE/RANCH RD) INDIAN RIVER COUNTY

MAPS PREPARED BY:	DATA SOURCE:
BOHMAN CONSULTING, LTD. INC. LBS030	15-121825, 121825, 121825
F.P. NO. 230879-3	SCALE: 1"=30'

VAULT:RWMMAPPING\2308793\RWDET124.DGN

SHEET 20 OF 23





- PARENT TRACT  
SEE SHEET 4

UNINCORPORATED INDIAN RIVER COUNTY

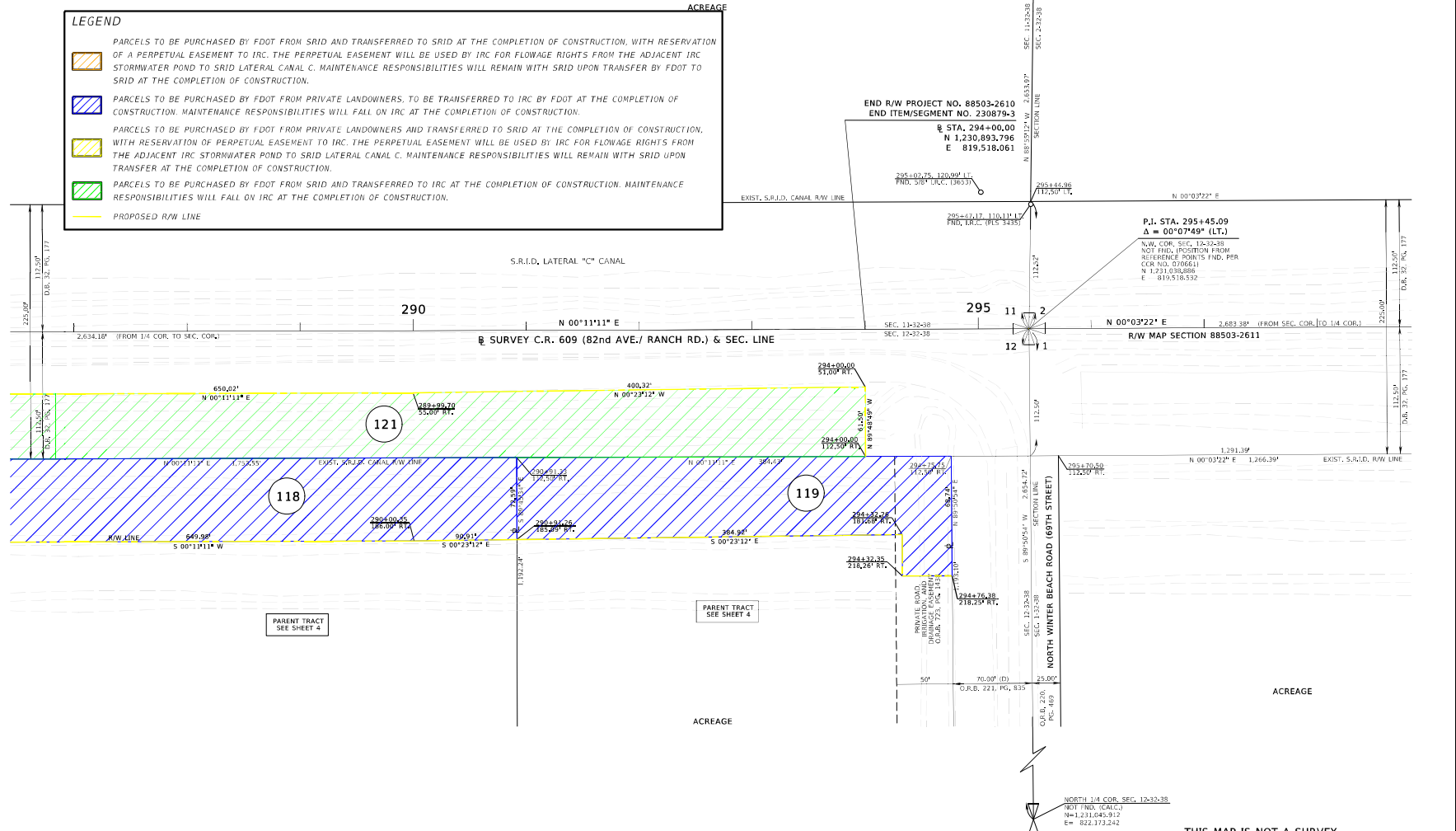
VAULT:RWMAPPING/R2308793/RWDETL26.DGN

UNINCORPORATED INDIAN RIVER COUNTY

LEGEND

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- PROPOSED R/W LINE

ACREAGE



UNINCORPORATED INDIAN RIVER COUNTY

THIS MAP IS NOT A SURVEY

FROM SOUTH OF 26TH STREET TO SOUTH OF 69TH STREET

RIGHT OF WAY MAP

FLORIDA DEPARTMENT OF TRANSPORTATION  
SURVEYING AND MAPPING

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
DISTRICT SURVEYOR

REVISION	BY	DATE	REVISION	BY	DATE

BY	DATE
PRELIM	1/2/2018
FINAL	5/3/2023
CHECKED	4/24/2023

FED. PROJ. D424-054-B

SECTION 88503-2610

COUNTY ROAD NO. 609 (82ND AVE/RANCH RD) INDIAN RIVER COUNTY

MAPS PREPARED BY: BOWMAN CONSULTING, LTD. INC. 180838	DATA SOURCE: 15-0318725, 13-03125, 13-03179
F.P. NO. 230879-3	SHEET 23 OF 23

VAULT:RWMMAPPING\R2308793\RWDET127.DGN

# Sebastian River Improvement District

## **Financial Report For September 2024**

**SEBASTIAN RIVER IMPROVEMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
SEPTEMBER 2024**

	<b>Annual Budget 10/1/23 - 9/30/24</b>	<b>Actual Sep-24</b>	<b>Year To Date Actual 10/1/23 - 9/30/24</b>
<b>REVENUES</b>			
NAV Assessments	308,436	0	319,102
R-O-W Use Fees	25,515	16,765	16,765
Permit Fees	5,000	0	3,000
Other Revenue	0	0	3,000
Other Revenue - Sale Of ROW	0	0	581,442
Interest Income	1,200	0	47,093
<b>Total Revenues</b>	<b>\$ 340,151</b>	<b>\$ 16,765</b>	<b>\$ 970,402</b>
<b>EXPENDITURES</b>			
Legal - General	20,000	0	30,981
Legal - BMAP Issues	0	0	0
District Administrative	30,000	2,500	30,000
Operations Manager	21,000	1,750	21,000
Operations Manager - Payroll Taxes	1,607	134	1,607
Engineering - General	55,000	0	83,782
Engineering - Permit	5,000	0	0
Engineering - Sand Mines	0	0	0
Engineering - 82nd Ave Extension	0	0	0
Engineering - Other	32,000	0	0
Accounting/Audit	5,300	0	5,300
Insurance	15,000	0	9,772
Website Management	2,000	167	2,000
Dues & Subscriptions	925	1,000	1,175
Legal Advertisements	1,150	0	743
Miscellaneous	4,163	152	2,912
Water Quality Analytical Service	1,000	0	2,653
R-O-W Maintenance	125,000	0	0
Canal/Lateral Maintenance	0	18,584	101,142
Miscellaneous Maintenance	2,500	0	1,147
<b>Total Expenditures</b>	<b>\$ 321,645</b>	<b>\$ 24,287</b>	<b>\$ 294,214</b>
<b>Revenues Less Expenditures</b>	<b>\$ 18,506</b>	<b>\$ (7,522)</b>	<b>\$ 676,188</b>
County Appraiser & Tax Collector Fee	(6,169)	0	(2,350)
Discounts For Early Payments	(12,337)	0	(11,095)
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (7,522)</b>	<b>\$ 662,743</b>
Carryover From Prior Year	0	0	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (7,522)</b>	<b>\$ 662,743</b>

<b>Bank Balance As Of 9/30/24</b>	<b>\$ 1,759,559.03</b>
<b>Accounts Payable As Of 9/30/24</b>	<b>\$ 40,181.57</b>
<b>Other Current Liabilities As Of 9/30/24</b>	<b>\$ 75,706.92</b>
<b>Accounts Receivable As Of 9/30/24</b>	<b>\$ 22,416.99</b>
<b>Available Funds As Of 9/30/24</b>	<b>\$ 1,666,087.53</b>