



**KEYS COVE II
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
OCTOBER 14, 2015
11:00 A.M.**

Special District Services, Inc.
6625 Miami Lakes Drive, Suite 378
Miami Lakes, FL 33014

www.keyscove2cdd.org
305.777.0761 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
Crexent Business Center
6625 Miami Lakes Drive
3rd Floor Conference Room
Miami Lakes, Florida 33014
REGULAR BOARD MEETING
October 14, 2015
11:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Resignation (Yamila Trenzado) and Appointment to Fill Vacancy.....Page 2
- E. Administer Oath of Office and Review Board Member Duties & Responsibilities
- F. Re-Election of Officers
 - Chairperson
 - Vice Chairperson
 - Secretary/Treasurer
 - Assistant Secretaries
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. September 9, 2015 Regular Meeting.....Page 3
- J. Old Business
 - 1. Staff Report as Required
- K. New Business
 - 1. Consider Resolution No. 2015-05 – Adopting Amended FY 2014/2015 Final Budget.....Page 9
 - 2. Discussion Regarding Guard House Ownership and Payment of Utilities for Structure
 - 3. Discussion Regarding Acquisition of Developer Improvements (Lighting & Landscaping) & Authorize Payment for Improvements from Construction Fund
- L. Administrative & Operational Matters
 - 1. Staff Report as Required
 - 2. Update on District’s Lawn & Landscape Services and Security Services
 - 3. Discussion Regarding Launch of District’s Website Effective October 1, 2015
 - 4. Discussion Regarding Meeting Schedule for November and December 2015
- M. Board Member & Staff Closing Comments
- N. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2015/2016 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in said newspaper in the issues of

10/02/2015

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this
02 day of OCTOBER, A.D. 2015

(SEAL)

MARIA MESA personally known to me



KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2015/2016 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Keys Cove II Community Development District will hold Regular Meetings in the Crexent Business Center 3rd Floor Conference Room located at 6625 Miami Lakes Drive, 3rd Floor, Miami Lakes, Florida 33014 at 11:00 a.m. on the following dates:

October 14, 2015
November 11, 2015
December 9, 2015
January 13, 2016
February 10, 2016
March 9, 2016
April 11, 2016
May 13, 2016
June 8, 2016
July 13, 2016
September 14, 2016

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 Agenda for any of the meetings may be obtained by contacting the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922 five (5) days prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that the 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 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 305-777-0761 and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT

10/2

15-127/2483913M

Date: September 21, 2015

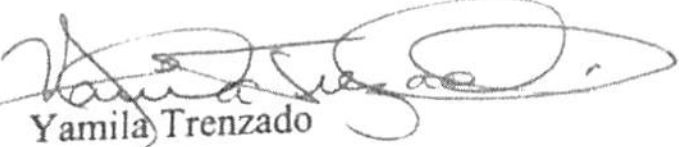
Board of Supervisors
Keys Cove II Community Development District
C/o Special District Services, Inc.,
6625 Miami Lakes Drive, Suite 378
Miami Lakes, FL 33014

RE: Resignation

Dear Board of Supervisors,

Please be advised that I am resigning my position as Board Member and Vice Chairperson on the **Keys Cove II Community Development District Board of Supervisors** effective September 21, 2015.

Sincerely,


Yamila Trenzado

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 9, 2015

A. CALL TO ORDER

District Manager Neil Kalin called the September 9, 2015, Regular Board Meeting of the Keys Cove II Community Development District to order at 11:02 a.m. in the 3rd Floor Conference Room of the Crexent Business Center, 6625 Miami Lakes Drive, Miami Lakes, Florida 33014.

B. PROOF OF PUBLICATION

Mr. Kalin presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on January 5, 2015, as part of the District's REVISED Fiscal Year 2014/2015 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Kalin determined that the attendance of Chairman Christopher MacConnell, Vice Chairman Jesse Biegel and Supervisor Shannon Rico constituted a quorum and it was in order to proceed with the meeting

Staff in attendance: District Manager Neil Kalin of Special District Services, Inc.; and General Counsel Gerald Knight of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also present were Yamila Trenzado of Homestead, Florida; Alfredo Pimentel of Homestead, Florida; Julia Abelkop (Fifteen Group, LLC) of Miami, Florida; Diana Montes (KW Management, Inc.) of Miami, Florida and Armando Silva (Special District Services, Inc.) of Miami Lakes, Florida.

D. CONSIDER RESIGNATIONS AND RESIDENT APPOINTMENTS

Mr. Kalin stated that there was currently a vacancy in Seat #2 (4-year term) and asked if there were any interested persons who would like to serve on the Board of Supervisors (the "Board") of the Keys Cove II Community Development District (the "District"). Ms. Yamila Trenzado, a qualified elector within the District, stated that she was interested in serving on the Board. A discussion ensued after which:

A **motion** was made by Mr. Biegel, seconded by Mr. MacConnell and unanimously passed to *appoint* Yamila Trenzado to serve the remainder of the unexpired 4-year term of office in Seat #2; and this term of office will expire in November 2016.

Mr. Kalin, Notary Public in the State of Florida, administered the Oath of Office to Yamila Trenzado. Mr. Kalin reminded the appointed Board Member of her duties and responsibilities as a Board Member with emphasis on the Sunshine Law, Financial Disclosure (**2014 Form 1** must be completed and mailed to the Supervisor of Elections in

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 9, 2015

the County of residency within thirty {30} days of appointment) and the Code of Ethics for Public Officials.

Mr. Kalin stated that he had in his possession a resignation letter dated September 8, 2015, from Jesse Biegel (serving in Seat #4) and informed the Board that it would be in order to consider Mr. Biegel's resignation at this time. A discussion ensued after which:

A **motion** was made by Mr. MacConnell, seconded by Ms. Trezado and unanimously passed to accept the resignation of Jesse Biegel with an effective date of September 9, 2015.

Note: At approximately 11:14 a.m., Mr. Biegel excused himself from the meeting.

There now being a vacancy in Seat #4 (4-year term), Mr. Kalin asked if there were any interested persons who would like to serve on the Board of the District. Mr. Alfredo Pimentel, a qualified elector within the District, stated that he would like to serve on the Board. A discussion ensued after which:

A **motion** was made by Ms. Trezado, seconded by Mr. MacConnell and unanimously passed to *appoint* Alfredo Pimentel to serve the remainder of the unexpired 4-year term of office in Seat #4; and this term of office will expire in November 2018.

Mr. Kalin, Notary Public in the State of Florida, administered the Oath of Office to Alfredo Pimentel. Mr. Kalin then reminded the appointed Board Member of his duties and responsibilities as a Board Member with emphasis on the Sunshine Law, Financial Disclosure (**2014 Form 1** must be completed and mailed to the Supervisor of Elections in the County of residency within thirty {30} days of appointment) and the Code of Ethics for Public Officials.

Mr. Kalin stated that he was in possession of a resignation letter dated September 9, 2015, from Shannon Rico (serving in Seat #1) and asked the Board to consider Ms. Rico's resignation. A **motion** was made by Mr. Pimentel, seconded by Mr. MacConnell and unanimously passed to accept the resignation of Shannon Rico with an effective date of September 9, 2015.

There now being a vacancy in Seat #1 (4-year term), Mr. Kalin asked if there were any interested persons who would like to serve on the Board of the District to fill the vacancy as a result of the resignation of Shannon Rico. Mr. MacConnell indicated that Markivia Lovett, a qualified elector within the District, but not present at this meeting, had expressed an interested in serving on the Board. A discussion ensued after which:

A **motion** was made by Mr. Pimentel, seconded by Mr. MacConnell and unanimously passed to *appoint* Markivia Lovett to serve the remainder of the unexpired 4-year term of office in Seat #1; and this term of office will expire in November 2016. Ms. Lovett plans

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 9, 2015

to attend the October 14, 2015, Board Meeting, at which time she will take the Oath of Office.

Mr. Kalin stated that the appointment of Mr. Travis Whipkey (Seat #5) at the June Board Meeting remains open and subject to the fulfillment of receipt of his qualified elector status. This matter will be addressed and finalized at the meeting in October.

E. ADMINISTER OATH OF OFFICE AND REVIEW NEW BOARD MEMBER RESPONSIBILITIES AND DUTIES

Please see actions taken above.

F. RE-ELECTION OF OFFICERS

Mr. Kalin stated that as a result of the recent changes to the Board of Supervisors it would now be in order to re-elect the officers. The following names were provided for election:

- Chairperson – Christopher MacConnell
- Vice Chairperson – Yamila Trenzado
- Secretary/Treasurer – Neil Kalin
- Assistant Secretaries - Alfredo Pimentel and Gloria Perez

A discussion ensued after which:

A **motion** was made by Ms. Trenzado, seconded by Mr. MacConnell and unanimously passed to *elect* the officers, as listed above.

G. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

I. APPROVAL OF MINUTES

1. June 10, 2015, Regular Board Meeting

Mr. Kalin presented the minutes of the June 10, 2015, Regular Board Meeting and asked if there were any changes. There being no changes, a **motion** was made Mr. Pimentel, seconded by Mr. MacConnell and unanimously passed to approve the minutes of the June 10, 2015, Regular Board Meeting, as presented.

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 9, 2015

J. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report required at this time.

K. NEW BUSINESS

1. Consider Lawn & Landscape Maintenance Service Agreement – Fiscal Year 2015/2016

Mr. Kalin provided each Board Member with a copy of the Lawn & Landscape Maintenance Services Agreement between the Keys Cove II Community Development District and SprayPro, Inc. (the “Agreement”) for the period October 1, 2015, through September 30, 2016. Mr. Kalin outlined the purpose of the Agreement and stated that the cost for services falls within the approve/adopted fiscal year 2015/2016 budget. District Counsel had previously reviewed and approved the Agreement. A discussion ensued after which:

A **motion** was made by Mr. Pimentel, seconded by Mr. MacConnell and unanimously passed to approve, as presented, with revisions as deemed necessary and subject to approval by District Counsel, the Landscape Maintenance Services Agreement (“Agreement”) between the District and SprayPro, Inc. with an effective date of service commencing October 1, 2015; thereby authorizing District officials to execute the Agreement, as required.

2. Consider Security Services Agreement – Fiscal Year 2015/2016

Mr. Kalin circulated to the Board Members the Security Services Agreement between the Keys Cove II Community Development District and U.S. Security Associates, Inc. (the “Agreement”); and the scope of services offered by U.S. Security Associates, Inc. (the “Contractor”) under the Agreement, which shall commence effective October 1, 2015. Mr. Kalin informed the Board that the cost for services offered in the Agreement was approved in the fiscal year 2015/2016 budget. District Counsel had previously reviewed and approved the Agreement. A discussion ensued after which:

A **motion** was made by Ms. Trenzado, seconded by Mr. Pimentel and unanimously passed to approve, as presented, and with revisions as deemed necessary and subject to approval by District Counsel, the Security Services Agreement (“Agreement”) between the District and U.S. Security Associates, Inc. with an effective date of service commencing October 1, 2015.

Note: Prior to leaving the above items, Mr. Kalin stated that the Maintenance Agreements between the District and the Palm Breeze Executive Townhomes Homeowners’ Association, Inc. dated November 9, 2009; and the District and the Lakefront Luxury Homes Condominium Association, Inc. dated November 9, 2009 (collectively the “Agreements”), will terminate effective October 2, 2015. In addition for the record, Mr.

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 9, 2015

Kalin stated that on September 2, 2015, an email had been sent to Ms. Julia Abelkop, (Fifteen Homestead LLC) notifying her of the termination (thirty {30} day notice) of the respective maintenance Agreements.

3. Discussion Regarding Conveyance of Improvements to District – Lighting & Landscaping

At this time, the Developer is gathering information regarding the installation of public improvements related to lighting and landscaping. Mr. Knight recommended that an amended Engineer’s Report be considered, which would include the newest lighting and landscaping improvements. Mr. Kalin indicated that he had drafted a template “bill of sale” for the improvements, including a “no lien affidavit” document and an “assignment of warranties” document. The above items are a work in progress and will be further discussed at an upcoming meeting.

4. Discussion Regarding Prepayment of Special Assessment Revenue Bonds, Series 2005

Mr. Kalin stated that Fifteen Homestead COA Townhome Owner LLC had made a prepayment towards the Special Assessment Series 2005 Bonds on twenty-five (25) Townhome Condo Units in the District. The prepayment amount of \$238,068.75 was received by the District on August 28, 2015, and these funds were sent to the Trustee (U.S. Bank) for a reduction payment against the outstanding principal bond debt. As a result of the referenced prepayment, the special assessments levied on the 2015 property tax bill for the 25 units will be adjusted accordingly. A “release of lien” (debt service levy) for the 25 units will be processed and recorded in the Miami-Dade County Public Records. No further Board action was required on this matter.

L. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Discussion Regarding Community Entrance and Modifications to Accommodate Traffic

Mr. Kalin stated that certain modifications to the community entrance street would be required in the future in order to accommodate the traffic flow entering the community and also in order to provide access for emergency vehicles. It is the intent of the Developer to prepare a conceptual plan for the community entrance improvements and then hire a contractor to install the improvements. Mr. Knight suggested that funds from the existing Construction Fund could be used for the proposed street/roadway improvements, provided certain agreements between the District and the Developer were entered into by the respective parties. Furthermore, it was noted that the proposed street/roadway improvements should be incorporated and made a part of the Engineer’s Report. This matter will continue to be monitored between the Developer and the District Manager.

M. BOARD MEMBER & STAFF CLOSING COMMENTS

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 9, 2015

Mr. Kalin advised that the next meeting would be held on October 14, 2015, in the Crexent Business Center at 11:00 a.m.

N. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. MacConnell, seconded by Ms. Trenzado and unanimously passed to adjourn the Regular Board Meeting at 11:50 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2015-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2014/2015 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Keys Cove II 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 KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2014/2015 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 14th day of October, 2015.

ATTEST:

**KEYS COVE II
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Keys Cove II
Community Development District

**Amended Final Budget For
Fiscal Year 2014/2015
October 1, 2014 - September 30, 2015**

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- II AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2014/2015
OCTOBER 1, 2014 - SEPTEMBER 30, 2015

	FISCAL YEAR 2014/2015 BUDGET 10/1/14 - 9/30/15	AMENDED FINAL BUDGET 10/1/14 - 9/30/15	YEAR TO DATE ACTUAL 10/1/14 - 9/29/15
REVENUES			
Administrative Assessments	35,295	36,140	36,140
Maintenance Assessments	421,702	420,864	420,864
Debt Assessments	491,423	489,552	489,552
Other Revenues	0	0	0
Interest Income	480	850	829
Total Revenues	\$ 948,900	\$ 947,406	\$ 947,385
ADMINISTRATIVE EXPENDITURES			
Management	29,832	29,832	29,832
Secretarial	4,200	4,200	4,200
Legal	8,000	8,500	7,177
Assessment Roll	10,000	10,000	10,000
Audit Fees	4,350	3,200	3,200
Arbitrage Rebate Fee	650	650	650
Insurance	6,500	5,923	5,923
Legal Advertisements	900	500	250
Miscellaneous	750	500	151
Postage	500	375	348
Office Supplies	650	750	718
Dues & Subscriptions	175	175	175
Trustee Fees	4,350	4,213	4,213
Continuing Disclosure Fee	500	500	500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 71,357	\$ 69,318	\$ 67,337
MAINTENANCE EXPENDITURES			
Engineering/Inspections/Structure Cleaning	3,750	1,750	1,400
Lawn & Landscape Maintenance (Includes Mulch)	153,000	110,000	77,295
Pest Control/Fertilization	10,650	1,200	0
Irrigation Maintenance & Upkeep	12,000	4,200	3,200
Street Repair/Signage Replacement	2,100	3,000	0
Guard House & Guard Gates	135,800	125,000	110,245
Electric - Street Lights/Irrigation Pumps/Guard House	62,500	57,000	49,427
Street Light Repairs/Maintenance	10,000	2,000	845
Miscellaneous Maintenance	3,600	300	0
Maintenance Contingency	3,000	300	0
Capital Outlay	0	4,900	4,900
TOTAL MAINTENANCE EXPENDITURES	\$ 396,400	\$ 309,650	\$ 247,312
TOTAL EXPENDITURES	\$ 467,757	\$ 378,968	\$ 314,649
EXCESS/ (SHORTFALL)	\$ 481,143	\$ 568,438	\$ 632,736
Bond Payments	(461,938)	(473,540)	(473,540)
Balance	\$ 19,205	\$ 94,898	\$ 159,196
County Appraiser & Tax Collector Fee	(18,968)	(9,216)	(9,216)
Discounts For Early Payments	(37,937)	(24,849)	(24,849)
Excess/ (Shortfall)	\$ (37,700)	\$ 60,833	\$ 125,131
Carryover From Prior Year	37,700	37,700	0
Net Excess/ (Shortfall)	\$ -	\$ 98,533	\$ 125,131

FUND BALANCE AS OF 9/30/14	
FY 2014/2015 ACTIVITY	
CAPITAL FUNDS BALANCE AS OF 9/30/15	
FUND BALANCE AS OF 9/30/15	

\$420,860
\$60,833
\$26,018
\$455,675

Notes

Carryover From Prior Year Of \$37,700 was used to reduce Fiscal Year 2014/2015 Assessments.
\$28,120 Of Fund Balance To Be Used To Reduce 2015/2016 Assessments.

AMENDED FINAL BUDGET
KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2014/2015
OCTOBER 1, 2014 - SEPTEMBER 30, 2015

	FISCAL YEAR 2014/2015 BUDGET 10/1/14 - 9/30/15	AMENDED FINAL BUDGET 10/1/14 - 9/30/15	YEAR TO DATE ACTUAL 10/1/14 - 9/29/15
REVENUES			
Interest Income	0	595	587
NAV Tax Collection	461,938	473,540	473,540
Prepaid Bond Collection	0	238,068	238,068
Total Revenues	\$ 461,938	\$ 712,203	\$ 712,195
EXPENDITURES			
Principal Payments	145,000	145,000	145,000
Interest Payments	316,938	440,825	440,825
Extraordinary Principal Payments	0	4,360,000	4,360,000
Total Expenditures	\$ 461,938	\$ 4,945,825	\$ 4,945,825
EXCESS/ (SHORTFALL)	\$ -	\$ (4,233,622)	\$ (4,233,630)

FUND BALANCE AS OF 9/30/14	\$4,952,022
FY 2014/2015 ACTIVITY	(\$4,233,622)
FUND BALANCE AS OF 9/30/15	\$718,400

Note*: Reserve Fund Balance = \$236,425. Revenue Fund Balance = \$243,900.

Prepayment Fund Balance = \$238,068.

Revenue Fund Balance To Be Used To Make 11/1/2015 Interest Payment Of \$156,475.

Prepayment Fund Balance To Be Used To Make 11/1/2015 Extraordinary Principal Payment.

* Approximate Amounts

Series 2005 Bond Information

Original Par Amount =	\$11,745,000	Annual Principal Payments Due =
Interest Rate =	5.50%	May 1st
Issue Date =	November 2005	Annual Interest Payments Due =
Maturity Date =	May 2036	May 1st & November 1st