



The Town of Elsmere
 11 Poplar Avenue, Elsmere, Delaware 19805
 Phone (302) 998-2215 Fax (302) 998-9920

EXHIBIT
 26-15 A

Application for Hearing

- Board of Adjustment
- Planning Commission

Petition # 26-15 Filing Fee: _____ Date Received 4/16/26 Received by: R. Crumb

Subject Property: 1225 SYCAMORE AVE. ELSMERE DE 19805

Property is: Residential Commercial

Tax Parcel # 1900800208 Zoning District: R2

Applicant name: JILENNIA CANDELARIO

Address: 1225 SYCAMORE AVE Telephone # 610-364-6018

City: WILMINGTON State: DE Zip Code: 19805

Application for Zoning Variance Related to: PRINACY FENCE VS. SHADOW BOX

- Front yard setback
- Rear yard setback
- Side yard setback
- Lot Area
- Rezoning
- Lot Coverage
- Fencing
- Parking requirements
- Signage

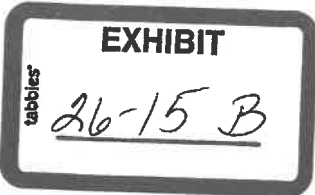
Current Zoning: R2 New Zoning Request: _____

Application for Special Exception Use Permit for the following use: FOR MY SAFETY. CURRENT PFA IN PLACE.

Application for Appeal of an Administrative decision: _____

By: _____ Date: _____

For the following reasons: _____



Application for relief other than above: N/A.

State reasons for this request: CURRENT IPA IN PLACE FROM
ESTRANGED HUSBAND WHO STALKS ME & COMES
TO THE PROPERTY WITHOUT PERMISSION/AUTHORIZATION,
TO ASSIST IN KEEPING ME SAFE AND MY SON

Has a previous application for this property been filed with the Town? Yes No

If yes, Petition # _____

If the applicant is not the Legal Owner of the property:

Legal owner information:

Name: _____

Address: _____ Telephone # _____

City: _____ State: _____ Zip Code: _____

Please submit the following with this petition:

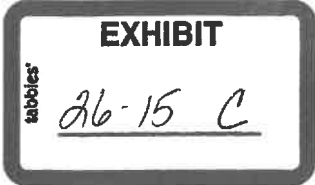
- A copy of a plot plan showing the following: location of the property; a diagram showing the layout, size, and location of existing structures on the property.
- A copy of any deed restrictions on the property.
NOTE: THE BOARD OF ADJUSTMENT OR PLANNING COMMISSION CANNOT APPROVE ANY APPLICATION PROHIBITED BY DEED RESTRICTIONS.
- Filing fee, payable to the Town of Elsmere.

The undersigned hereby certifies that the legal owner of the subject property is aware of, and agrees to the filing of this application, that the information submitted herein is correct, and agrees to be bound by any decision of the Town of Elsmere Board of Adjustment with respect to the subject property.

NOTE: The legal owner and his/her authorized representative must sign this form.

Applicant's Signature: Filennia Candelano Date: 4/15/20

Legal Owner's Signature: _____ Date: _____



Application for relief other than above: N/A

State reasons for this request: CURRENT PFA IN PLACE FROM
ESTRANGED HUSBAND WHO STALKS ME & COMES
TO THE PROPERTY WITHOUT PERMISSION/AUTHORIZATION.
TO AID^g IN KEEPING ME SAFE AND MY SON.

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NOTE: The legal owner and his/her authorized representative must sign this form.

Applicant's Signature: Felennia Candelero Date: 4/15/20

Legal Owner's Signature: _____ Date: _____



Name of person representing applicant (if applicable):

N/A

Address: _____ Telephone # _____

City: _____ State: _____ Zip Code: _____

I, ~~MICHELLE CAMPOLARDO~~ MICHELLE CAMPOLARDO, as owner of the property listed on this application, authorize the above named representative to act on my behalf during any proceedings pertaining to this application.

Legal Owner Signature Date

Subscribed and sworn to before me on the following date:

Notary Public Signature

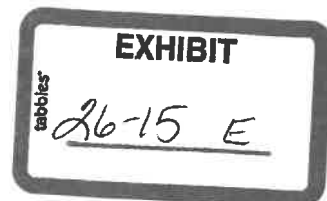
Date

In addition to the persons listed above please send copies of all correspondence to:

Name: _____

Address: _____ Telephone # _____

City: _____ State: _____ Zip Code: _____



VARIANCE HARDSHIP WORKSHEET

Town of Elsmere Petition Number: 26-15

Property Owners Name: JILENNIA CANDELARIO

Person(s) Representing the Property Owner: N/A

Additional page(s) attached

Applicants, please be aware that the following are the prerequisites to the granting of a variance:

A variance may be granted when it will not be contrary to the public interest where, owing (due) to special conditions, a literal enforcement of the provisions of the Code of The Town of Elsmere will result in unnecessary and undue hardship.

The term "undue hardship" has a specific legal definition in this context and essentially means that without the requested variance, the applicant will have no reasonable use of the subject property under existing development regulations.

Personal medical reasons shall not be considered as grounds for establishing undue hardship sufficient to qualify an applicant for a variance.

Economic reasons may be considered only in instances where a landowner cannot yield a reasonable use and/or reasonable return under the existing land development regulations. You have the right to consult a private attorney for assistance.

In order to recommend the approval of or authorize any variance from the terms of the code, the Planning Commission or Board of Adjustment must find all of the following factors to exist:

- (1) That special conditions and circumstances exist which are not applicable to other lands, structures or buildings in the applicable zoning classification.

Please explain how this applies:

MY ESTRANGED HUSBAND WILL NOT LEAVE ME ALONE. HE STALKS ME + COMES TO THE PROPERTY UNAUTHORIZED - CURRENT PFA IN PLACE.

- (2) That the special conditions and circumstances do not result from the actions of the applicant.

Please explain how this applies:

CURRENT PFA IN PLACE - ESTRANGED HUSBAND STALKS + FOLLOWS ME TO HELP KEEP ME + MY SON SAFE.

- (3) That granting the variance requested will not confer on the applicant any special privilege that is denied by the provisions of the code to other lands, buildings or structures in the identical zoning classification.

Please explain how this applies:

I WOULD LIKE TO FEEL SAFE IN MY HOME -
HAVING MORE PRIVACY WILL HELP MAKE ME
FEEL A LITTLE SAFER.

- (4) That literal enforcement of the provisions of the code would deprive the applicant of rights commonly enjoyed by other properties in the identical zoning classification under the provisions of the code and will constitute unnecessary and undue hardship on the applicant.

Please explain how this applies:

BEING ABLE TO SIT EITHER IN THE FRONT/BACK
OF MY HOME WITH A CUP OF COFFEE, ENJOYING
THE WEATHER WITHOUT FEELING I AM BEING WATCHED
OR THAT HE MAY JUST WALK ONTO THE PROPERTY.

- (5) That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure:

Please explain how this applies:

I WOULD LIKE TO BE ABLE TO ENJOY MY
ENTIRE HOUSE - INSIDE AS WELL AS OUTSIDE
AS SAFELY AS POSSIBLE. THIS VARIANCE WILL
AFFORD ME THAT.

- (6) That the granting of the variance will be in harmony with the general intent and purpose of the code and that such use variance will not be injurious to the area involved or otherwise detrimental to the public welfare.

Please explain how this applies:

THIS WILL NOT CAUSE ANY HARM TO THE
PUBLIC AS IT IS JUST TO HELP KEEP ME
A LITTLE MORE SAFE.

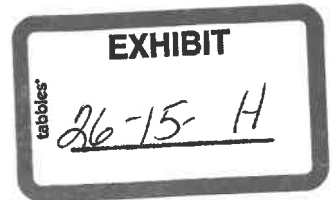


I understand that all of the above conditions apply to the consideration of a variance and that each of these conditions have been discussed with me by the below-signed Code Enforcement Department representative. I am fully aware that it is solely my responsibility to prove that my petition meets all of the aforementioned criteria.

Signature of applicant: Julenna Canolelani
Date: 4/15/26

Signature Code Department Representative: Denise Larkin

Date: 4-16 2026



THE FAMILY COURT OF THE STATE OF DELAWARE
FOR NEW CASTLE COUNTY

TEMPORARY EX PARTE ORDER OF
PROTECTION FROM ABUSE

PETITIONER

RESPONDENT

PV: JILENNIA CANDELARIO
DOB: 09/10/1985

BENJAMIN COLON
DOB: 04/29/1973

CASE: 26-07026
FILE: CN26-02076

ORDER: 0151271

CHILD (REN)

D: HOLQUIN, MICHAEL R. JR. 02/21/2013

Upon EX PARTE consideration of the Petition for Protection from Abuse filed in this case pursuant to Section 1043 of Title 10 of the Delaware Code, the COURT FINDS by a preponderance of the evidence that the Respondent has committed an act of domestic violence against the Petitioner, and further FINDS that there is an immediate and present danger of additional acts of domestic violence.

IT IS THEREFORE ORDERED That:

***** THIS ORDER SHALL EXPIRE ON 05/08/2026 *****

As a result of this Order, it may be unlawful for the Respondent to purchase, receive, transport, or possess firearms or ammunition pursuant to Federal Law under Section 18 A 922(g) (8) of the United States Code while subject to this Order.

Based upon the evidence presented, the Court Finds that the Respondent possesses or has access to firearms. The Respondent is PROHIBITED for the DURATION of this ORDER from RECEIVING, TRANSPORTING or POSSESSING FIREARMS. Firearms shall be relinquished immediately to a police officer if requested by the police officer upon personal service of the protective order. If immediate relinquishment is not requested by a police officer, the Respondent is HEREBY ORDERED to RELINQUISH ALL FIREARMS in the Respondent's POSSESSION to:

NEW CASTLE COUNTY PD
3601 NORTH DUPONT HIGHWAY New Castle DE 19720 (302)395-8154
By Date/Time: :M
38MM, DARK GREY GUN.

The Respondent is HEREBY ORDERED to RELINQUISH ALL FIREARMS in the Respondent's POSSESSION within 24 hours of personal service.

INSTRUCTIONS TO RESPONDENT: You are to call the Police Agency at above phone number to inform the police that you are coming to the station. When you arrive at the station, DO NOT BRING ANY WEAPON(S) INTO THE STATION UNTIL DIRECTED TO DO SO BY THE POLICE AT THE STATION. Be prepared for a limited search of your person before giving the weapon(s) to the officer. You may relinquish your firearm(s) to a federally licensed firearms dealer within 24 hours of being served this order. If you chose to relinquish your firearm(s) to a federally licensed firearms dealer, you must receive from the dealer a proof of transfer. You must file the proof of transfer received from the federally licensed firearms dealer with the Family Court within 48 hours of personal service of this order.

If you do not own, possess or control one or more of the firearms listed in



PETITIONER(S) PV:JILENNIA CANDELARIO

RESPONDENT(S) BENJAMIN COLON

this order, or are unable to obtain access to one or more of the firearms listed in this order, you are further ORDERED to file with the Family Court within 48 hours of personal service, the following documents certifying, as appropriate, the following:

1. Form 435 Certification of Firearm Unavailability, a certification, under penalty of prosecution for false written statement under Section 1233 of Title 11, that you did not own, possess, or control one or more of the firearms at the time of the order, and currently do not own, possess or control listed firearms.

OR

2. Form 435 Certification of Firearm Unavailability, a certification, under penalty of prosecution for false written statement under Section 1233 of Title 11, that you are unable to obtain access to those firearms identified by the Respondent, specifying the location of the firearm and the reason why you are unable to obtain access.

Failure to relinquish firearms as directed herein may result in a finding of contempt at the hearing scheduled on:

The Respondent shall not threaten, molest, attack, harass or commit any other act of abuse against the Petitioner and any minor child(ren) residing in the Petitioner's household.

This order includes the petitioner's minor child, Michael Holoquin.

The Respondent shall stay 100 yards away from Petitioner's person, residence and workplace.

The Respondent shall not contact or attempt to contact the Petitioner in any way, including, but not limited to, by phone, by mail or by any other means.

Matters of custody, visitation and/or support addressed through this order are done so on a temporary basis. Separate civil petitions must be filed with the Court in order to have permanent orders entered on these matters.

This Order is effective immediately and is an official Court Order. This Order cannot be waived by either of the parties. You must file a motion with the Court in order to modify, extend or rescind this order.

Failure to comply with this order may result in:

- 1. A finding of Contempt;
2. Criminal prosecution; and
3. Imprisonment or fine or both.

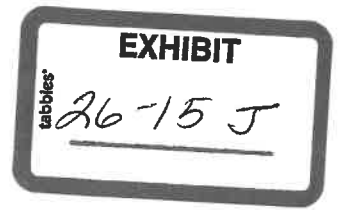
The next court proceeding on this petition will be held on 04/23/2026 at 10:00 AM.

Both parties are commanded to appear for this proceeding whether held in person or by video on that date.

SO ORDERED this date, 04/08/2026

[Handwritten signature]

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PETITIONER(S) PV: JILENNIA CANDELARIO

RESPONDENT(S) BENJAMIN COLON

THERESA SEDIVEC
Judge/Commissioner

This Order modifies prior Order of _____.

Upon the expiration of the Final Order on this petition, you may seek the return of any weapons or property seized or surrendered pursuant to the Final Order. Upon the expiration of the Final Order you must contact the police agency holding the weapons or property and request its return. Such request must be made in writing. The weapons or property will only be returned if you are not otherwise prohibited from possessing the weapon or property and it has not been otherwise forfeited. Failure to properly request the return of the property within 30 days of the expiration of the Final Order shall result in the police agency deeming the weapon or property forfeited and the agency will thereafter dispose of the property.

The parties shall report any changes of address (including incarceration or release from incarceration) and/or telephone number to Family Court by calling (302) 255-0300, option 6. Please have your petition number ready when you call. You can also provide your contact information on the Family Court website at <http://www.courts.gov/family/remotehearing>.

If the Court orders that a party's address is confidential, that address remains confidential only until such a time as the court revokes the order or the party places their address on a future court filing.

CFCRM04 04/08/2026

THE FAMILY COURT OF THE STATE OF DELAWARE
ORDER OF PROTECTION FROM ABUSE (PFA)
PFA SPECIAL NOTICE



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NOTICE TO THE RESPONDENT:

- 1) Violation of this Order is a crime, punishable by imprisonment or fine or both or can result in a contempt of court citation against you. Purchase or possession of a firearm is a felony level offense. This Order can be dismissed ONLY by the court that issued it. The petitioner CANNOT give you legal permission to violate this Order.
- 2) If you are ordered to enroll in a DVCC Certified Treatment Program, you must do the following:
 - *Within two weeks of the issuance of the PFA order, you must be enrolled in a DVCC Certified Treatment Program.
 - *Following completion of the treatment program, you must mail, email, or drop off a copy of the certificate of completion of the DVCC Treatment Program to the Family Court.
 - *Proof of completion certificate must be signed by you and the treatment provider.

=====

DVCC Certified Treatment Programs are listed below:

- Child, Inc. (New Castle Co.) (302) 762-8989
En Espanol (302) 762-8989 ext. 5535
- Turning Point at People's Place (Kent and Sussex Counties)
(Bilingual) (302) 424-2420

=====

NOTICE TO THE PETITIONER:

- 1) It is important that you do not invite or admit the respondent into your residence while this Order is in effect. Doing so may cause the respondent to be arrested. If you wish to change this Order, you must file a motion and appear before the court.
- 2) If Respondent has been ordered to be evaluated by a DVCC Certified Treatment Provider, the Court will be monitoring compliance with this requirement. If Respondent fails to comply, the Court may schedule a Rule to Show Cause Hearing. You will receive notice of such hearing, but will not be required to attend.
- 3) If Respondent has been ordered to relinquish firearms, the Court will be monitoring such relinquishment. Please note that you will receive from the Court a copy of any proof of relinquishment or Certificate of Firearm Unavailability filed by Respondent. Please also note that if Respondent fails to turn over his/her guns, the Court will schedule a Rule to Show

PAGE 2



PETITIONER (S) JILENNIA CANDELARIO
RESPONDENT (S) BENJAMIN COLON

Cause Hearing. You will receive notice of such hearing, but will not be required to attend.

NOTE: Only the Family Court can change or cancel this Order.
04/08/2026

CFCRMOD 04/08/2026

THE FAMILY COURT OF THE STATE OF DELAWARE
ORDER OF PROTECTION FROM ABUSE (PFA)
PFA SPECIAL NOTICE



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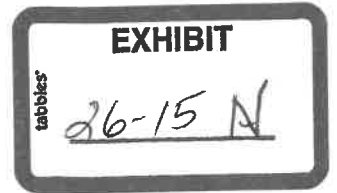
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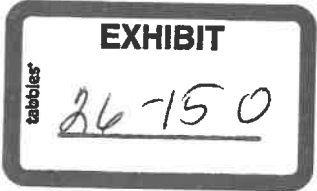


PETITIONER (S) JILENNIA CANDELARIO
RESPONDENT (S) BENJAMIN COLON

Cause Hearing. You will receive notice of such hearing, but will not be required to attend.

NOTE: Only the Family Court can change or cancel this Order.
04/08/2026

CFCRM0D 04/08/2026



Site Analysis
Petition 26-15

Property Owner: Jilennia Candelario
Zoning District: Residential
Address: 1225 Sycamore Ave
Primary Use: R2 – One- or Two-Family Dwelling
Parcel No.: 1900-800-208

LOT COVERAGE CALCULATIONS

Lot Area in Sq. Ft.: Sq. Ft. ()

Allowable Lot Coverage: Sq. Ft. ()

Total Lot Coverage Existing: Sq. Ft. ()

- ❖ Building = Sq. Ft.
- ❖ Impervious Pave = Sq. Ft.

Proposed Addition: Sq. Ft.

Proposed Lot Coverage Total: Sq. Ft. ()

Conclusion: There are no proposed changes being requested for lot coverage.

SETBACK CALCULATIONS

Required Setbacks: Front: 20' Rear: 30'
Side: 5' Both Sides: 10'

Existing Setbacks: Front: Rear:
Side: Both Sides:

Proposed Setbacks: Front: Rear:
Side: Both Sides:

Conclusion: The applicant seeks a variance to construct a privacy fence versus the required 50% air and light fence on subject property. There are no proposed changes being requested for setbacks.

STATEMENT OF FACT

The subject parcel is currently compliant with the Code of the Town of Elsmere.

REQUEST BY THE APPLICANT

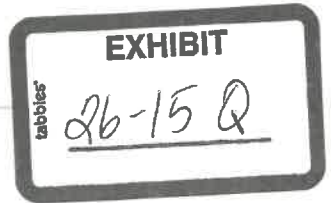
The applicant seeks a variance to construct a privacy fence versus the required 50% air and light fence on subject property. The request is to build the privacy fence from the back to the front of the property.

ISSUE(S)

The Code of the Town of Elsmere, Chapter 225-8 (P) requires that unless in an R-1 Residential District, a fence may be erected to a height of no more than 4 feet when located in the front yard, and no more than 6 feet when located in the rear yard and shall admit 50% air and light.

GRANTING OF THE PETITION

1. The Planning Commission of the Town of Elsmere would need to determine if the proposed privacy fence meets the harmonious development intent of the Town of Elsmere Code 225-9.
2. The Board of Adjustment of the Town of Elsmere would need to grant a variance from the Town of Elsmere Code 225-8 (P) to allow for a privacy fence in lieu of the required fence to admit 50% air and light in the front portion of the yard not to exceed 4 feet in the front yard and 6 feet in the rear of the yard.



Parcel # 1900800208

Property Address: 1225 SYCAMORE AVE
 WILMINGTON, DE 19805-
 Subdivision: ELSMERE GARDENS
 Owner: RODRIGUEZ JILENNIA
 1225 SYCAMORE AVE
 Owner Address:
 WILMINGTON, DE 19805
 Municipal Info: Incorporated in ELSMERE PROPERTY TAX AREA

Lot #: 22	Property Class: RESIDENTIAL
Location:	Lot Size: 0.04
Map Grid: 09403560	Lot Depth: 101.50
Block:	Lot Frontage: 16.20
Census Tract: 124	Street Finish: SIDEWALK
Street Type: NEIGHBORHOOD	
Water: PUBLIC	
Microfilm #: UNREC	

Tax/Assessment Info

Current Assessment

Land: 42900
 Structure: 206500
 Homesite: 0
 Total: 249400
 County Taxable: 0
 School Taxable: 249400

District & Zoning Info

Districts

- **FIRE/RESCUE - ELSMERE**
- **RED CLAY SCHOOL DIST-TRES**
- DE SEN 07-SPIROS MANTZAVINOS
- TOTAL VET DIS TAX CREDIT-TRES
- COUNCIL 1 - BRANDON T TOOLE
- DE REP 13-DESHANNA U NEAL
- NORTH OF C&D CANAL
- ADD REQ PER SEC 10.3.4.4 DSSR
- TRAFFIC ZONE T093 (YR2022)
- SEWER DISTRICT NORTHERN-ASMT
- PLANNING 8 - LOWER CHRISTINA
- ELSMERE GARDENS - Civic Organization - no contact information available

Zoning

- 19R2 - ONE/TWO FAMILY DWELLING

Deed History:

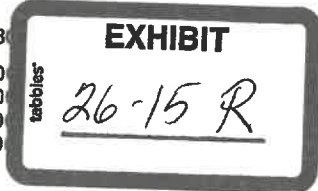
Grantee(s)	Deed	Multi?	Sale Date	Sale Amount
ARGO SIDNEY H JR & ROBBIE C	533 71	N	4/1/1987	\$55,750.00
PLUSCHT SUSAN G	1341 68	N	5/29/1992	\$76,500.00
LOPEZ ALEJANDRO L	20040227 0022837	N	2/26/2004	\$108,000.00
RODRIGUEZ JILENNIA	20190222 0013403	N	12/18/2018	\$10.00

Exemptions

Description	Amount
TOTAL VET DISABILITY	249400

Tax Bills as of 4/20/2026 3:01:27 AM

Tax Year	County			School		
	Principal Due	Penalty Due	Amt Paid	Principal Due	Penalty Due	Amt Paid
2010A	\$0.00	\$0.00	\$132.98	\$0.00	\$0.00	\$720.49
2011A	\$0.00	\$0.00	\$135.40	\$0.00	\$0.00	\$712.19
2012A	\$0.00	\$0.00	\$135.78	\$0.00	\$0.00	\$703.89
2013A	\$0.00	\$0.00	\$135.00	\$0.00	\$0.00	\$746.95
2014A	\$0.00	\$0.00	\$135.51	\$0.00	\$0.00	\$760.10
2015A	\$0.00	\$0.00	\$135.03	\$0.00	\$0.00	\$844.91
2016A	\$0.00	\$0.00	\$134.70	\$0.00	\$0.00	\$921.26
2017A	\$0.00	\$0.00	\$135.40	\$0.00	\$0.00	\$977.35
2018A	\$0.00	\$0.00	\$144.99	\$0.00	\$0.00	\$972.10
2019A	\$0.00	\$0.00	\$134.26	\$0.00	\$0.00	\$979.21
2020A	\$0.00	\$0.00	\$125.08	\$0.00	\$0.00	\$979.21
2021A	\$0.00	\$0.00	\$122.85	\$0.00	\$0.00	\$974.66
2022A	\$0.00	\$0.00	\$152.91	\$0.00	\$0.00	\$976.44



2023A	\$0.00	\$0.00	\$152.24	\$0.00	\$976.44
2024A	\$0.00	\$0.00	\$162.73	\$0.00	\$1,132.86
2025A	\$0.00	\$0.00	\$0.00	\$0.00	\$93.77
2025A1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Tax Payments as of 4/20/2026 3:01:27 AM

Date Paid	Amt Paid
9/21/2010	\$853.47
9/22/2011	\$847.59
9/24/2012	\$839.67
9/26/2013	\$881.95
9/18/2014	\$895.61
9/17/2015	\$979.94
9/27/2016	\$1,055.96
9/21/2017	\$1,112.75
9/25/2018	\$1,117.09
9/24/2019	\$1,113.47
9/28/2020	\$1,104.29
9/28/2021	\$1,097.51
9/27/2022	\$1,129.35
9/25/2023	\$1,128.68
9/26/2024	\$1,295.59
12/11/2025	\$93.77
County Balance Due: \$0.00	
School Balance Due: \$0.00	

These amounts are valid through the last day of the month. For accounts with delinquent balances, statutory penalty will accrue on the first day of next month.

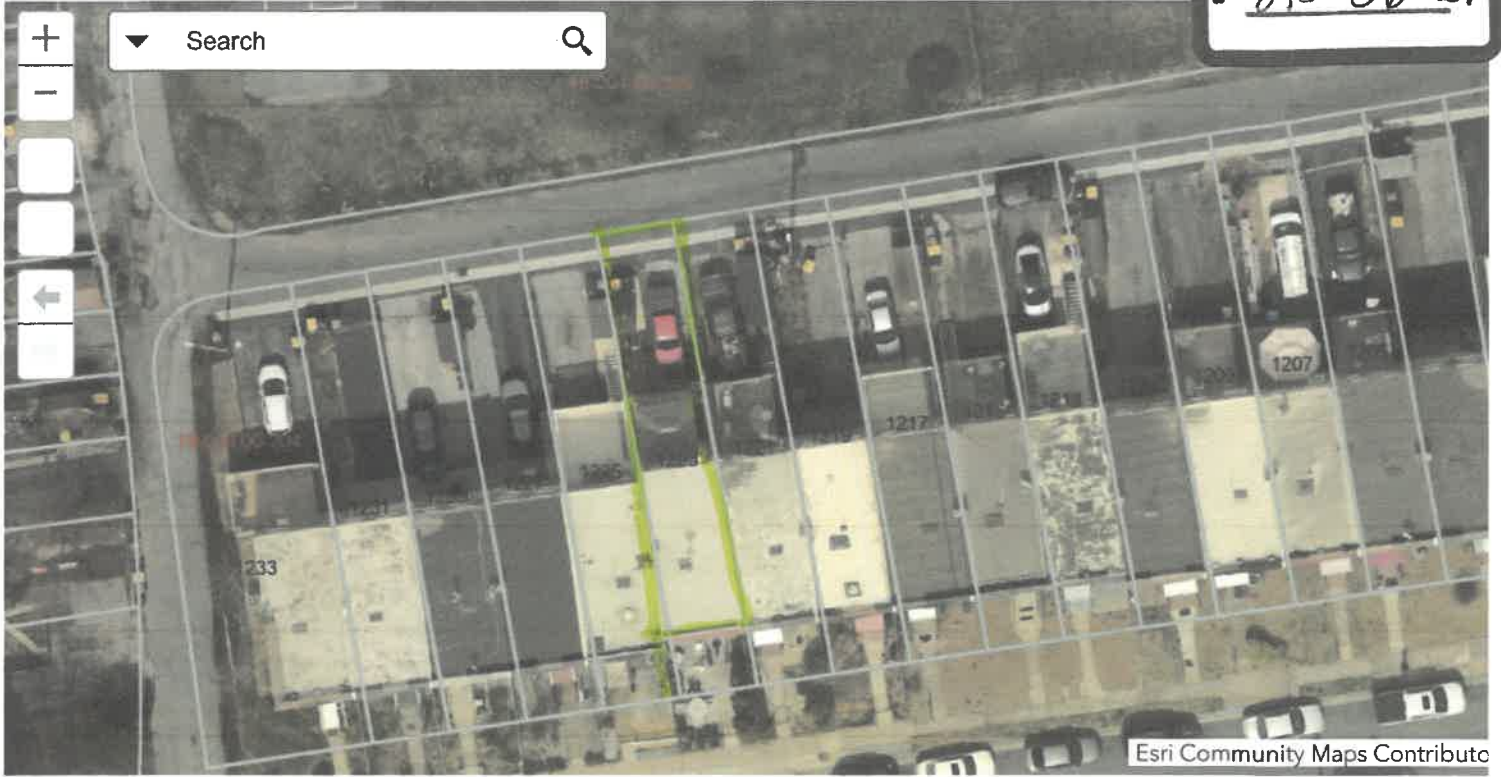
Sewer History as of 4/20/2026 3:01:23 AM

Tax Year	Principal Due	Penalty Due	Date Paid	Amount Paid
2005S1	\$0.00	\$0.00	2/28/2005	\$71.39
2005S5	\$0.00	\$0.00	3/13/2006	\$171.99
2006S1	\$0.00	\$0.00	6/5/2006	\$336.25
2007S1	\$0.00	\$0.00	2/28/2007	\$232.39
2008S1	\$0.00	\$0.00	2/13/2008	\$288.17
2009S1	\$0.00	\$0.00	2/19/2009	\$204.51
2010S1	\$0.00	\$0.00	3/2/2010	\$296.55
2011S1	\$0.00	\$0.00	2/25/2011	\$372.22
2012S1	\$0.00	\$0.00	2/14/2012	\$497.24
2013S1	\$0.00	\$0.00	5/24/2013	\$633.20
2014S1	\$0.00	\$0.00	4/8/2014	\$436.27
2015S1	\$0.00	\$0.00	3/3/2015	\$424.78
2016S1	\$0.00	\$0.00	3/7/2016	\$344.42
2017S1	\$0.00	\$0.00	2/13/2017	\$275.54
2018S1	\$0.00	\$0.00	4/3/2018	\$365.08
2019S1	\$0.00	\$0.00	5/14/2019	\$298.40
2020S1	\$0.00	\$0.00	3/3/2020	\$231.45
2021S1	\$0.00	\$0.00	3/11/2021	\$282.88
2022S1	\$0.00	\$0.00	3/1/2022	\$205.02
2023S1	\$0.00	\$0.00	3/1/2023	\$205.02
2024S1	\$0.00	\$0.00	2/13/2024	\$205.02
2025S1	\$0.00	\$0.00	1/27/2025	\$205.02
2026S1	\$0.00	\$0.00	2/19/2026	\$109.30
Balance Due: \$0.00				

These amounts are valid through the last day of the month. Statutory penalty will accrue on the first day of next month.



EXHIBIT
25-06 S:



40ft
-75.600 39.735 Degrees