



CERTIFICATION OF TAX DEED APPLICATION

Section 197 502 and 197 542, Florida Statutes

RA-513
rev 07/19
Page 1 of 2

Part 1 Tax Deed Application Information

Applicant	MERCURY FUNDING, LLC PO BOX 772837 MEMPHIS TENNESSEE 38177	Apply Date	04/01/2026
		TDA Number	202501328
Owner	MONTGOMERY DAVID & MONTGOMERY LAURA 5505 N OCEAN BLVD APT 204-205 BOYNTON BEACH FLORIDA 33435-7098	Certificate *	16065
		Issue Date	05/31/2024
Property Description	COLONIAL RIDGE CORP MONTICELLO APTS 204 & 205	Parcel ID	46-43-45-34-38-006-2040
		Alternate Parcel ID	102127545

Column 1

Column 2

Column 3

Column 4

Column 5

Column 6

Part 2 Certificates Owned by Applicant and Filed with Tax Deed Application

Certificate Number	Date of Certificate Sale	Face Amount of Certificate	Interest	Tax Collectors Fee	Total (Columns 3+4)
16875	05/31/2025	\$6,442 22	\$339 56		\$6,781 78
16065 *	05/31/2024	\$5,041 19	\$252 06		\$5,293 25
				Part 2 Total	\$12,075.03

* Applying Certificate

Part 3 Other Certificates Redeemed by Applicant (Other than County)

Certificate Number	Date of Other Certificate Sale	Face Amount of Other Certificate	Interest	Tax Collectors Fee	Total (Columns 3+4+5)
				Part 3. Total	\$0 00

Part 4 Tax Collector Certified Amounts (lines 1-8)

1 Cost of all certificates in applicant's possession and other certificates redeemed by applicant (Total of Parts 2 and 3 above)	\$12,075 03
2 Delinquent taxes paid by the applicant	\$0 00
3 Current taxes paid by the applicant	\$6,440 04
4 Property information report fee(s)	\$300 00
5 Tax Collector application fee(s)	\$150 00
6 Clerk of Court application fee(s)	\$10 60
7 Interest accrued by tax collector under s 197 542, F S (see Tax Collector Instructions, page 2)	\$569 27
8 Total of lines 1 through 7	Part 4 Total \$19,544 94

RECEIVED
JUN 03 2026

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached

Lori Doolin

Digitally signed by Lori Doolin
DN: CN = Lori Doolin email = LDoolin@pbctax
c=US, o=Palm Beach County Tax
Collector
Date: 2026.06.03 08:33:33 -0500

Signature, Tax Collector or Designee

Palm Beach County, Florida

06/02/2026

Date

Send this certification to the Clerk of Court by 10 days after the date signed See instructions on Page 2

R.A. LC



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Section 197.502 and 197.542, Florida Statutes

RA-513
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Page 1 of 2

Part 1: Tax Deed Application Information

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		TDA Number	202501328
Owner	MONTGOMERY DAVID & MONTGOMERY LAURA 5505 N OCEAN BLVD APT 204-205 BOYNTON BEACH FLORIDA 33435-7098	Certificate *	16065
		Issue Date	05/31/2024
Property Description	COLONIAL RIDGE CORP MONTICELLO APTS 204 & 205	Parcel ID	46-43-45-34-38-006-2040
		Alternate Parcel ID	102127545

Column 1 Column 2 Column 3 Column 4 Column 5 Column 6

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Certificate Number	Date of Certificate Sale	Face Amount of Certificate	Interest	Tax Collectors Fee	Total (Columns 3+4)
16875	05/31/2025	\$6,442.22	\$339.56		\$6,781.78
16065 *	05/31/2024	\$5,041.19	\$252.06		\$5,293.25
				Part 2: Total	\$12,075.03

* Applying Certificate

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Certificate Number	Date of Other Certificate Sale	Face Amount of Other Certificate	Interest	Tax Collectors Fee	Total (Columns 3+4+5)
				Part 3: Total	\$0.00

Part 4: Tax Collector Certified Amounts (lines 1-8)

1. Cost of all certificates in applicant's possession and other certificates redeemed by applicant (Total of Parts 2 and 3 above)	\$12,075.03
2. Delinquent taxes paid by the applicant	\$0.00
3. Current taxes paid by the applicant	\$6,440.04
4. Property information report fee(s)	\$300.00
5. Tax Collector application fee(s)	\$150.00
6. Clerk of Court application fee(s)	\$10.60
7. Interest accrued by tax collector under s. 197.542, F.S. (see Tax Collector Instructions, page 2)	\$569.27
8. Total of lines 1 through 7	Part 4: Total \$19,544.94

RECEIVED
JUN 03 2026

I certify the above information is true and the tax certificates, interest, property information report fee, and tax collector's fees have been paid, and that the property information statement is attached.

Lori Doolin

Digitally signed by Lori Doolin
DN: CN = Lori Doolin email = LDoolin@pbctax.com, C = AD O = Palm Beach County Tax Collector
Date: 2026.06.03 08:33:33 -05'00'

Signature, Tax Collector or Designee

Palm Beach County, Florida

06/02/2026

Date

Send this certification to the Clerk of Court by 10 days after the date signed. See instructions on Page 2.

R.A.

CERTIFICATION OF TAX DEED APPLICATION

Section 197.502 and 197.542, Florida Statutes

Part 5: Clerk of Court Certified Amounts (lines 9-18)

9. Tax deed processing fee(s)	
10. Certified or registered mail charge(s)	
11. Advertising charge(s) (see s.197.542, F.S.)	
12. Certificate of notice recording fee(s)	
13. Sheriff's fee(s)	
14. Interest (see Clerk of Court Instructions, page 2)	
15. Total of lines 9 through 14	Total
16. Redemption fee(s)	\$12.50
17. Plus one-half of the assessed value of homestead property, if applicable under s. 197.502, F.S.	
18. Statutory Opening Bid (Total of lines 8, 15, 16 and 17)	Part 5: Total

Palm Beach County, Florida

Signature, Clerk of Court or Designee

Date of Sale

INSTRUCTIONS

Tax Collector (Complete Parts 1-4)

Part 2: Certificates Owned by Applicant and Filed with Tax Deed Application

Enter the Face Amount of Certificate in Column 3 and the Interest in Column 4 for each certificate number. Add Columns 3 and 4 and enter the amount in Column 6.

Part 3: Other Certificates Redeemed by Applicant (Other than County)

Add Columns 3, 4, and 5 and enter the amount in Column 6.

Part 4: Tax Collector Certified Amounts (lines 1-8)

Line 1: Enter the total of Part 2 plus the total of Part 3 above.

Line 7: Interest accrued by tax collector.

Calculate the 1.5 percent interest accrued from the month after the date of application through the month this form is certified to the clerk. Enter the amount to be certified to the clerk on **Line 7**. The interest calculated by the tax collector stops before the interest calculated by the clerk begins. See Section 197.542, F.S., and Rule 12D-13.060, Florida Administrative Code.

Line 8: Enter the total of lines 1-7.

The tax collector's interest for redemption at the time of the tax deed application is a cost of redemption, which encompasses various percentages of interest on certificates and omitted or delinquent taxes under Section 197.502, F.S. This interest is calculated before the tax collector calculates the interest in Section 197.542, F.S. Attach certified statement of names and addresses of persons who must be notified before the sale of the property. Send this form and any required attachments to the Clerk of Court within 10 days after it is signed.

Clerk of Court (Complete Part 5)

Part 5: Clerk of Court Certified Amounts (lines 9-18)

Line 14: Interest is calculated at the rate of 1.5 percent per month starting from the first day of the month after the month of certification of this form through the last day of the month in which the sale will be held. Multiply the calculated rate by the total of line 8, minus line 7, plus lines 9 through 13. Enter the amount on line 14.

Line 15: Enter the total of lines 9-14. Complete lines 16-17, if applicable.

Line 18: Enter the total of lines 8, 15, 16, and 17.



APPLICATION FOR TAX DEED

Section 197.502, Florida Statutes

RA-512, R.04/18
Page 1 of 1

To: Tax Collector of **Palm Beach** County, Florida
Re: 46-43-45-34-38-006-2040

I, **MERCURY FUNDING, LLC, PO BOX 772837 MEMPHIS, TENNESSEE, 38177**, hold the listed tax certificates and submit them to the tax collector.

Certificate Number	Date	Legal Description
16065 *	05/31/2024	COLONIAL RIDGE CORP MONTICELLO APTS 204 & 205
16875	05/31/2025	COLONIAL RIDGE CORP MONTICELLO APTS 204 & 205

* = Applying Certificate

I agree to:

- pay all delinquent taxes,
- redeem all outstanding tax certificates plus interest, and
- pay any delinquent, omitted, or current taxes and interest covering the property.

I agree to pay all tax collector's fees, ownership and encumbrance report costs, clerk of the court costs, charges and fees and sheriff's costs, if applicable. Attached is the tax certificate on which this application is based, and all other certificates on the same property or of the same legal description.

mercuryfunding (Michael Taylor)

Applicant's Signature

04/01/2026

Date



Anne M. Gannon

Tax Collector

301 North Olive Avenue
3rd Floor
West Palm Beach, FL 33401
Phone: (561) 355- 6385
Fax: (561) 355- 6760
www.pbctax.com

**Persons To Notify of Pending Tax Deed Application
Pursuant to Florida Statute 197.522**

PARCEL ID NUMBER:46-43-45-34-38-006-2040
CERTIFICATE:16065
YEAR:2023

HOMESTEAD: No
ASSESSED VALUE: \$336,000.00

LAST ASSESSED PARTY ON TAX ROLL:

MONTGOMERY DAVID & MONTGOMERY LAURA

5505 N OCEAN BLVD APT 204-205
BOYNTON BEACH, FLORIDA 33435-7098 UNITED STATES

OTHER NAMES TO BE NOTIFIED:

MERCURY FUNDING, LLC
PO BOX 772837
MEMPHIS, TN 38177

COLONIAL RIDGE MONTICELLO, INC.
C/O CMC MANAGEMENT
2950 JOG ROAD
GREENACRES, FL 33467



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 16065-2024

PCN: 46-43-45-34-38-006-2040

Effective Date and Time: May 21, 2026 @ 8:00 a.m.

1. Property Information Report Issued to:

TAX COLLECTOR, PALM BEACH COUNTY

2. Title vested in at the effective date:

DAVID MONTGOMERY and LAURA MONTGOMERY, by virtue of Assignment of Cooperative Stock Certificate recorded on 04/03/2023 in Official Records Book 34214, Page 744

Address as shown in vesting document:

Monticello Building
5505 North Ocean Blvd., Apt. 204 & 205
Ocean Ridge, FL 33435

3. Legal description as described in vesting instrument:

Commencing at the intersection of the South line of lot 7, Block 'A' of Palm Beach Shore Acres, plat book 7, page 15 Public Records of Palm Beach, Florida, with the ultimate right-of-way line of State Road A1A, which lies 40.0 feet Easterly of the Centerline of State Road A1A, thence East and along the South line of said lot 7, Block 'A' a distance of 273.20 feet; thence North 7.57 feet to the Point of Beginning; thence N85°18'30"W a distance of 93.70 feet; thence S4°41'30"W a distance of 7.69 feet; thence N85°18'30"W a distance of 19.22 feet; thence N4°41'30"E a distance of 39.65 feet; thence N85°18'30"W a distance of 10.69 feet; thence N4°41'30"E a distance of 3.14 feet; thence N11°20'45"E a distance of 26.80 feet; thence S85°55'32"E a distance of 126.01 feet; thence East a distance of 4.60 feet; thence S4°41'30"W a distance of 35.53 feet; thence N85°18'30"W a distance of 10.56 feet; thence S4°41'30"W a distance of 31.95 feet to the Point of Beginning, said lands situate, lying and being in Palm Beach County, Florida. NOTE: Basis for bearing in the above description is the assumption that the South line of said lot 7, Block 'A' of Palm Beach Shore Acres is due East & West.



GDC Group LLC

Real Estate Services

265 Palmetto Drive, Miami Springs, FL 33166

Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 16065-2024

PCN: 46-43-45-34-38-006-2040

NOTICE SCHEDULE

Instruments and matters found of record to be noticed:

1. Mortgage status:

NONE

2. Probate matters found of record:

NONE

3. Bankruptcy Cases of record:

NONE

4. Liens/Judgments/Other matters that may affect title:

NONE

5. Also notify:

Colonial Ridge Monticello, Inc.
c/o CMC Management
2950 Jog Road
Greenacres, FL 33467

NOTE: Tax Assessment Roll Information:

PCN:	46-43-45-34-38-006-2040
Legal Description:	COLONIAL RIDGE CORP MONTICELLO APTS 204 & 205
Name Last Assessed:	MONTGOMERY DAVID & MONTGOMERY LAURA
Address:	5505 N OCEAN BLVD APT 204-205 BOYNTON BEACH FL 33435 7098



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Real Estate Services

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Email: mg.gdcgroup@gmail.com

PROPERTY INFORMATION REPORT

Certificate No. 16065-2024

PCN: 46-43-45-34-38-006-2040

DISCLAIMER AND SIGNATURE PAGE

DISCLAIMER:

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THE ATTACHED SEARCH IS PREPARED IN ACCORDANCE WITH THE INSTRUCTIONS GIVEN BY THE USER NAMED ABOVE AND INCLUDES A LISTING OF THE OWNER(S) OF RECORD OF THE LAND DESCRIBED HEREIN TOGETHER WITH A LISTING OF ALL OPEN OR UNSATISFIED LEASES, MORTGAGES, JUDGMENTS, AND ENCUMBRANCES RECORDED IN OFFICIAL RECORD BOOKS OF PALM BEACH COUNTY, FLORIDA THAT APPEAR TO ENCUMBER THE TITLE TO SAID LAND. IT IS THE RESPONSIBILITY OF THE PARTY NAMED ABOVE TO VERIFY RECEIPT OF EACH DOCUMENT LISTED. THIS SEARCH IS NOT INTENDED TO INCLUDE EASEMENTS, RESTRICTIONS, NOTICES OF UNRECORDED MATTERS OR OTHER DOCUMENTS NOT LISTED ABOVE. ANY MENTION OF SUCH MATTERS ON THE SEARCH HAVE BEEN ADDED FOR INFORMATIONAL PURPOSES AT THE REQUEST OF THE USER NAMED ABOVE AND WITH NO LEGAL OPINION (INTENTIONAL OR IMPLIED).

THIS REPORT DOES NOT INSURE OR GUARANTEE THE VALIDITY OR SUFFICIENCY OF ANY DOCUMENT ATTACHED NOR IS TO BE CONSIDERED A TITLE INSURANCE POLICY, AN OPINION OF TITLE, A GUARANTEE OF TITLE OR ANY OTHER FORM OF GUARANTY OR WARRANTY OF TITLE. THIS SEARCH SHALL NOT BE USED FOR THE ISSUANCE OF ANY TITLE INSURANCE POLICY OR FORM.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

THIS COMPANY, in issuing the Property Information Report (hereinafter referred to as the "Report"), assume no liability on account of any instrument or proceedings, in the chain of title to the Property, which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the Property are assumed to be good and valid. The Company's liability for this Report is limited to \$300.00 and extends only to the Customer who placed the order with the Company. No one else may rely upon this Report. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for title information and, therefore, should be verified by a commitment for title insurance.

Dated: May 23, 2026
GDC Group, LLC

Melanie Garcia

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[ZIP Code™ by City and State \(/zip-code-lookup.htm?bycitystate\)](https://www.usps.com/zip-code-lookup.htm?bycitystate)

[Cities by ZIP Code™ \(/zip-code-lookup.htm?citybyzipcode\)](https://www.usps.com/zip-code-lookup.htm?citybyzipcode)

[FAQs](https://www.usps.com/zip-code-lookup.htm?citybyzipcode)

[FAQs](https://www.usps.com/zip-code-lookup.htm?citybyzipcode)

Look Up a ZIP Code™

Go to

ZIP Code™ by Address

You entered:

5505 NORTH OCEAN BLVD 4-204
BOYNTON BEACH FL

If more than one address matches the information provided, try narrowing your search by entering a street address and, if applicable, a unit number. **Edit and search again.** (zip-code-lookup.htm?byaddress)

5505 N OCEAN BLVD APT 4-204
OCEAN RIDGE FL **33435-7002**

[Look Up Another ZIP Code™](#)

[Edit and Search Again \(/zip-code-lookup.htm?byaddress\)](https://zip-code-lookup.htm?byaddress)

Feedback

Property Detail

Location Address : 5505 N OCEAN BLVD 4-204
Municipality : OCEAN RIDGE
Parcel Control Number : 46-43-45-34-38-006-2040
Subdivision : COLONIAL RIDGE CORP 5505 N OCEAN BLVD OCEAN RIDGE FL
Official Records Book/Page : 34214 / 744
Sale Date : 03/16/2023
Legal Description : COLONIAL RIDGE CORP MONTICELLO APTS 204 & 205

Owner Information**Owner(s)**

MONTGOMERY DAVID &
MONTGOMERY LAURA

Mailing Address

5505 N OCEAN BLVD APT 204-205
BOYNTON BEACH FL 33435 7098

Sales Information

Sales Date	Price	OR Book/Page	Sale Type	Owner
03/16/2023	\$460,000	34214 / 00744	PRIOR LEASE-COOP	MONTGOMERY DAVID &
04/15/2011	\$160,000	24521 / 01828	PRIOR LEASE-COOP	MACARTHUR DOUGLAS &
08/19/2002	\$0	14071 / 01826	PRIOR LEASE-COOP	MATHESON CAROL E TRUSTEE
05/01/1995	\$35,000	08778 / 00314	PRIOR LEASE-COOP	

Exemption Information

No Exemption Information Available.

Property Information

Total Number of Units Per Parcel : 1

***Total Square Feet :** 1384

Acres :

Property Use Code : 0510—COOPERATIVE

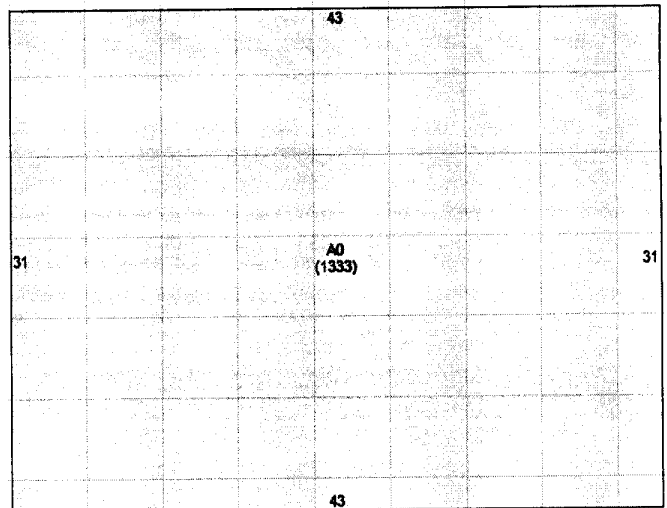
Zoning : RMM—MEDIUM DENSITY MULTI-FAMILY (46-OCEAN RIDGE)

Building Details**Structural Details****Structural Element for Building 1****Sketch for Building 1**

Name	COLONIAL RIDGE CORP
Area	1384
Year Built	1969
No of Bedroom(s)	3
No of Bath(s)	3
No of Half Bath(s)	
Exterior Wall 1	MSY: CB STUCCO
Air Condition DESC	HTG & AC
Heat Type	FORCED AIR DUCT
Exterior Wall 2	NONE
Roof Structure	WOOD TRUSS
Roof Cover	CONCRETE TILE
Interior Wall 1	DRYWALL
Interior Wall 2	N/A
Floor Type 1	CARPETING
Floor Type 2	CERAMIC/QUARRY TILE
Stories	1

Subarea and Square Footage for Building 1

Code Description	square Footage
BAS Base Area	1333
Total Square Footage	1333
Area Under Air	1333



Property Extra Feature

Description	Year Built	Units
No Extra Feature Available		

Property Land Details

Land Line #	Description	Zoning	Acres
No Land Details Available			

Appraisals

Tax Year	2025	2024	2023	2022	2021
Improvement Value	\$336,000	\$320,000	\$321,000	\$189,000	\$175,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$336,000	\$320,000	\$321,000	\$189,000	\$175,000

Assessed and Taxable Values

Tax Year	2025	2024	2023	2022	2021
Assessed Value	\$336,000	\$320,000	\$207,900	\$189,000	\$175,000
Exemption Amount	\$0	\$0	\$0	\$0	\$0
Taxable Value	\$336,000	\$320,000	\$207,900	\$189,000	\$175,000

Taxes

Tax Year	2025	2024	2023	2022	2021
AD VALOREM	\$6,118	\$5,830	\$4,548	\$3,568	\$3,397
NON AD VALOREM	\$114	\$107	\$103	\$100	\$96
TOTAL TAX	\$6,232	\$5,937	\$4,651	\$3,668	\$3,493

Dorothy Jacks, CFA, AAS PALM BEACH COUNTY PROPERTY APPRAISER www.pbcapao.gov



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Detail by Entity Name

Florida Profit Corporation
COLONIAL RIDGE MONTICELLO INC

Filing Information

Document Number 288619
FEI/EIN Number 59-1318191
Date Filed 01/13/1974
State FL
Status ACTIVE

Principal Address

C/O CMC MANAGEMENT
2950 JOG ROAD
GREENACRES, FL 33467

Changed: 03/05/2025

Mailing Address

C/O CMC MANAGEMENT
2950 JOG ROAD
GREENACRES, FL 33467

Changed: 03/05/2025

Registered Agent Name & Address

✓ CENTURY MANAGEMENT CONSULTANTS, INC
C/O CMC MANAGEMENT
2950 JOG ROAD
GREENACRES, FL 33467

Name Changed: 03/05/2025

Address Changed: 03/05/2025

Officer/Director Detail

Name & Address

Title PRESIDENT

Cassidy, Joseph
C/O CMC MANAGEMENT
2950 JOG ROAD

GREENACRES, FL 33467

Title Secretary/Treasurer

Cassidy , Margaret
C/O CMC MANAGEMENT
2950 JOG ROAD
GREENACRES, FL 33467

Title VP

Costello, John
C/O CMC MANAGEMENT
2950 JOG ROAD
GREENACRES, FL 33467

Title Director

Jolley, Robert
C/O CMC MANAGEMENT
2950 JOG ROAD
GREENACRES, FL 33467

Title Director

ALBERTSON, LINDA
C/O CMC MANAGEMENT
2950 JOG ROAD
GREENACRES, FL 33467

Annual Reports

Report Year	Filed Date
2024	02/05/2024
2025	03/05/2025
2026	02/05/2026

Document Images

02/05/2026 -- ANNUAL REPORT	View image in PDF format
03/05/2025 -- ANNUAL REPORT	View image in PDF format
02/05/2024 -- ANNUAL REPORT	View image in PDF format
01/23/2023 -- ANNUAL REPORT	View image in PDF format
04/30/2022 -- ANNUAL REPORT	View image in PDF format
03/27/2021 -- ANNUAL REPORT	View image in PDF format
05/17/2020 -- ANNUAL REPORT	View image in PDF format
03/08/2019 -- ANNUAL REPORT	View image in PDF format
02/26/2018 -- ANNUAL REPORT	View image in PDF format
04/06/2017 -- ANNUAL REPORT	View image in PDF format
03/29/2016 -- ANNUAL REPORT	View image in PDF format
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