



**VENETIAN PARC
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 14, 2019
1:30 P.M.**

Special District Services, Inc.
6625 Miami Lakes Drive, Suite 374
Miami Lakes, FL 33014

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

AGENDA
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
8500 S.W. 8th Street, Suite 228
Conference Room
Miami, Florida 33144
REGULAR BOARD MEETING
March 14, 2019
1:30 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Discussion Regarding Declared Vacancy in Seat #2 as of 11/20/2018 and Holdover Member
- E. Discussion Regarding Appointment(s) to Fill Vacancy
- F. Administer Oath of Office and Review Board Member Duties and Responsibilities
- G. Election of Officers – *As Required*
 - Chairperson
 - Vice Chairperson
 - Secretary/Treasurer
 - Assistant Secretaries
- H. Additions or Deletions to Agenda
- I. Comments from the Public for Items Not on the Agenda
- J. Approval of Minutes
 - 1. December 13, 2018 Regular Board Meeting.....Page 2
- K. Old Business
 - 1. Staff Report: As Required
- L. New Business
 - 1. Discussion Regarding Changing Regular Meeting Location and Time
 - 2. Discussion Regarding Electronic Email Approvals/Authorizations
 - 3. Consider Resolution No. 2019-01 – Adopting a FY 2019/2020 Proposed Budget.....Page 6
- M. Administrative & Operational Matters
 - 1. Staff Report as Required
- N. Board Member & Staff Closing Comments
- O. 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 CHRISTINA RAVIX, 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

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019 REGULAR MEETING SCHEDULE

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

09/28/2018

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.

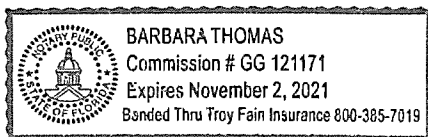
C. Remis

Sworn to and subscribed before me this
28 day of SEPTEMBER, A.D. 2018

Barbara Thomas

(SEAL)

CHRISTINA RAVIX personally known to me



VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2018/2019 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Venetian Parc Community Development District will hold Regular Meetings in the conference room located at 8500 SW 8th Street, Suite 228, Miami, Florida 33144 at 1:30 p.m. on the following dates:

October 11, 2018
November 8, 2018
December 13, 2018
February 14, 2019
March 14, 2019
April 11, 2019
May 9, 2019
June 13, 2019
September 12, 2019

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 305-777-0761 and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to 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.

Meetings may be cancelled from time to time with no advertised notice.

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT

www.venetianparccdd.org
928

18-94/0000349865M

**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
DECEMBER 13, 2018**

A. CALL TO ORDER

District Manager Neil Kalin called the December 13, 2018, Regular Board Meeting of the Venetian Parc Community Development District to order at 1:32 p.m. in the Conference Room of 8500 SW 8th Street, Suite 228, Miami, Florida 33144.

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 September 28, 2018, as part of the District's Fiscal Year 2018/2019 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Kalin stated that the attendance of Chairman Angel Valdes, Vice Chairman Sergio Valdes and Supervisor Yuthit Baez constituted a quorum and it was in order to proceed with the meeting.

Others in attendance: District Manager Neil Kalin of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.; and Eugene Collings-Bonfill, Miami, Florida.

Also present was Eugene Collings-Bonfill of Miami, Florida.

D. DISCUSSION REGARDING DECLARED VACANCIES – SEATS #1 AND #2

Mr. Kalin reminded the Board, effective 11/20/2018, there were two vacancies on the Board and the incumbents (holdovers), Teresa Baluja and Yadira Monzon, would serve no more than ninety days from 11/20/2018 or until the respective vacancies were filled. Mr. Kalin stated that Mr. Eugene Collings-Bonfill, a qualified resident (in attendance) residing within the District, had expressed interest in serving on the Board. A discussion ensued after which;

A **motion** was made by Mr. Sergio Valdes, seconded by Ms. Baez and unanimously passed appointing Mr. Collings-Bonfill to the unexpired 4-year term of office in Seat #1; and such term of office shall expire in November 2022.

E. CONSIDER APPOINTMENTS TO FILL VACANCIES

This item was previously covered above.

F. ADMINISTER OATH OF OFFICE AND REVIEW BOARD MEMBER DUTIES & RESPONSIBILITIES

Mr. Kalin, Notary Public in the State of Florida, administered the Oath of Office to Mr. Collings-Bonfill and reviewed the responsibilities and duties of a Board Member/Elected Official with

emphasis on Government in the Sunshine, Financial Disclosure requirements (must submit 2017 Form 1 within thirty {30} days of appointment/taking office) and Public Records Law.

G. ELECTION OF OFFICERS

Mr. Kalin stated that due to the recent changes to the District's Board it would be in order to re-elect the officers. A discussion ensued after which the following slate of officers was presented for election:

- Chairperson – Angel Valdes
- Vice Chairperson – Sergio Valdes
- Secretary/Treasurer – Neil Kalin
- Assistant Secretaries – Yuthit Baez, Eugene Collings-Bonfill, Gloria Perez, Armando Silva and Yadira Monzon. A discussion ensued after which;

A **motion** was made by Mr. Sergio Valdes, seconded by Ms. Baez and unanimously passed to *elect* the District's slate of officers, as stated above.

H. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

J. APPROVAL OF MINUTES

1. November 8, 2018, Regular Board Meeting

Mr. Kalin presented the minutes of the November 8, 2018, Regular Board Meeting and asked if there were any changes. There being no comments or changes, a **motion** was made by Mr. Sergio Valdes, seconded by Mr. Collings-Bonfill and passed unanimously approving the minutes of the November 8, 2018, Regular Board Meeting, *as presented*.

K. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report required at this time.

L. NEW BUSINESS

There were no New Business items to come before the Board.

M. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Audit Financial Risk Management Policy/Review – Fiscal Year 2017/2018

Mr. Kalin advised the Board that Special District Services, Inc. ("SDS, Inc."), acting in the capacity of District Manager, as part of best management practices and to satisfy annual audit requirements does implement certain measures and procedures to identify and mitigate financial mismanagement/fraud risks, as follows:

a. Each month the District's operating/checking bank account is reconciled by an authorized person who has not deposited funds to, processed expenditures or written checks from, that particular operating/checking account; and

b. Each expenditure from the District's operating/checking account requires a minimum of two (2) approvals from authorized staff and/or District officials and the respective approvals are provided by persons other than the preparer of the expenditure(s); and

c. All financial transactions are logged and maintained by the District Manager for record keeping purposes; and

d. A designated member of the Board, typically the Chairperson (by an electronic approval procedure), has an opportunity to review the District's expenditure(s) prior to the payment(s) being released; and

e. The District engages an independent firm, pursuant to Chapter 218.391, Florida Statutes, to audit the prior year's financial activities (October 1st through September 30th) from which an independent fiscal year annual audit is prepared; and

f. Within sixty (60) days of the end of each fiscal year (September 30th) the District's Board of Supervisors reviews, pursuant to Chapter 189.418(5), Florida Statutes, the prior year's budget relative to actual revenues and expenditures and adopts by resolution an amended/revised final budget.

2. Staff Report, as Required

There was no Staff Report at this time

N. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Kalin stated, unless an emergency were to arise, the Board would not be required to meet until February 2019. Those in attendance exchanged holiday greetings.

O. ADJOURNMENT

There being no further business to come before the Board, the December 13, 2018, Regular Board Meeting was adjourned at 1:50 p.m. on a **motion** made by Mr. Angel Valdes, seconded by Mr. Collings-Bonfill and passed unanimously.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2019-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2019/2020; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Venetian Parc Community Development District (“District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2019/2020 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2019/2020 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____ at _____ in the Meeting Room located at _____, for the purpose of receiving public comments on the Proposed Fiscal Year 2019/2020 Budget.

PASSED, ADOPTED and EFFECTIVE this 14th day of March, 2019.

ATTEST:

**VENETIAN PARC
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Venetian Parc
Community Development District

**Proposed Budget For
Fiscal Year 2019/2020
October 1, 2019 - September 30, 2020**

CONTENTS

- I PROPOSED BUDGET
- II DETAILED PROPOSED BUDGET
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET (AREA ONE)
- IV DETAILED PROPOSED DEBT SERVICE FUND BUDGET (AREA TWO)
- V ASSESSMENT COMPARISON

PROPOSED BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2019/2020 BUDGET
REVENUES	
Administrative Assessments	78,872
Maintenance Assessments	42,712
Debt Assessments (Area One)	458,173
Debt Assessments (Area Two)	457,015
Interest Income	240
TOTAL REVENUES	\$1,037,012
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	0
Payroll Taxes (Employer)	0
Management	26,880
Legal	10,500
Assessment Roll	10,000
Audit Fees	3,700
Insurance	7,500
Legal Advertisements	850
Miscellaneous	1,200
Postage	325
Office Supplies	650
Dues & Subscriptions	175
Website Management	2,000
Arbitrage Rebate Fee - Area One	650
Arbitrage Rebate Fee - Area Two	650
Trustee Fee - Area One	3,550
Trustee Fee - Area Two	3,550
Continuing Disclosure Fee - Area One	500
Continuing Disclosure Fee - Area Two	500
Administrative Contingency	1,200
TOTAL ADMINISTRATIVE EXPENDITURES	\$74,380
MAINTENANCE EXPENDITURES	
Park Maintenance Tract N	17,160
Field Operations Management	1,320
Community Entrance Signage Maintenance	4,200
Street/Roadway Maintenance	2,600
Electric Power Service/Misc	2,100
Engineering/Annual Report/Inspections	1,500
Irrigation System Maintenance & Upkeep	0
Mulch & Other Ground Cover/Annuals	0
Tree/Plant Replacement/Pruning	0
Tract Lawn & Landscape Services	0
Tract Lawn Fertilizer & Pest Control	0
General Maintenance	3,750
Maintenance Contingency	2,500
Storm Preparedness	5,020
TOTAL MAINTENANCE EXPENDITURES	\$40,150
TOTAL EXPENDITURES	\$114,530
REVENUES LESS EXPENDITURES	\$922,482
Bond Payments - Area One	(430,682)
Bond Payments - Area Two	(429,594)
BALANCE	\$62,206
County Appraiser & Tax Collector Fee	(20,735)
Discounts For Early Payments	(41,471)
EXCESS/ (SHORTFALL)	\$0
Carryover From Prior Year	0
NET EXCESS/ (SHORTFALL)	\$0

DETAILED PROPOSED BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	61,708	79,359	78,872	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	32,447	42,287	42,712	Expenditures/.94
Debt Assessments (Area One)	458,173	458,173	458,173	Bond Payments/.94
Debt Assessments (Area Two)	457,015	457,015	457,015	Bond Payments/.94
Interest Income	268	240	240	Projected At \$20 Per Month
TOTAL REVENUES	\$1,009,611	\$1,037,074	\$1,037,012	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	0	0	0	Supervisor Fees
Payroll Taxes (Employer)	0	0	0	Supervisor Fees * 7.65%
Management	25,848	26,388	26,880	CPI Adjustment
Legal	7,048	11,000	10,500	\$500 Decrease From 2018/2019 Budget
Assessment Roll	10,000	10,000	10,000	As Per Contract
Audit Fees	3,900	4,000	3,700	Accepted Amount For 2018/2019 Audit
Insurance	5,750	8,400	7,500	Insurance Estimate
Legal Advertisements	618	850	850	No Change From 2018/2019 Budget
Miscellaneous	652	1,200	1,200	No Change From 2018/2019 Budget
Postage	414	325	325	No Change From 2018/2019 Budget
Office Supplies	776	600	650	\$50 Increase From 2018/2019 Budget
Dues & Subscriptions	175	175	175	No Change From 2018/2019 Budget
Website Management	1,500	1,500	2,000	\$500 Increase From 2018/2019 Budget
Arbitrage Rebate Fee - Area One	650	650	650	No Change From 2018/2019 Budget
Arbitrage Rebate Fee - Area Two	650	650	650	No Change From 2018/2019 Budget
Trustee Fee - Area One	3,500	3,600	3,550	\$50 Decrease From 2018/2019 Budget
Trustee Fee - Area Two	3,500	3,600	3,550	\$50 Decrease From 2018/2019 Budget
Continuing Disclosure Fee - Area One	500	500	500	No Change From 2018/2019 Budget
Continuing Disclosure Fee - Area Two	500	500	500	No Change From 2018/2019 Budget
Administrative Contingency	0	900	1,200	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$65,981	\$74,838	\$74,380	
MAINTENANCE EXPENDITURES				
Park Maintenance Tract N	14,293	16,200	17,160	\$960 Increase From 2018/2019 Budget
Field Operations Management	750	900	1,320	\$420 Increase From 2018/2019 Budget
Community Entrance Signage Maintenance	0	4,200	4,200	No Change From 2018/2019 Budget
Street/Roadway Maintenance	0	2,600	2,600	No Change From 2018/2019 Budget
Electric Power Service/Misc	1,518	2,100	2,100	No Change From 2018/2019 Budget
Engineering/Annual Report/Inspections	970	1,500	1,500	No Change From 2018/2019 Budget
Irrigation System Maintenance & Upkeep	0	0	0	
Mulch & Other Ground Cover/Annuals	0	0	0	
Tree/Plant Replacement/Pruning	0	0	0	
Tract Lawn & Landscape Services	0	0	0	
Tract Lawn Fertilizer & Pest Control	0	0	0	
General Maintenance	0	3,750	3,750	No Change From 2018/2019 Budget
Maintenance Contingency	0	2,500	2,500	No Change From 2018/2019 Budget
Storm Preparedness	0	6,000	5,020	\$980 Decrease From 2018/2019 Budget
TOTAL MAINTENANCE EXPENDITURES	\$17,531	\$39,750	\$40,150	
TOTAL EXPENDITURES	\$83,512	\$114,588	\$114,530	
REVENUES LESS EXPENDITURES	\$926,099	\$922,486	\$922,482	
Bond Payments - Area One	(436,262)	(430,682)	(430,682)	2020 P & I Payments Less Earned Interest
Bond Payments - Area Two	(435,517)	(429,594)	(429,594)	2020 P & I Payments Less Earned Interest
BALANCE	\$54,320	\$62,210	\$62,206	
County Appraiser & Tax Collector Fee	(9,708)	(20,737)	(20,735)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(38,118)	(41,473)	(41,471)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$6,494	\$0	\$0	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$6,494	\$0	\$0	

DETAILED PROPOSED DEBT SERVICE FUND (AREA ONE) BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
REVENUES				
Interest Income	6,957	200	300	Projected Interest For 2019/2020
NAV Tax Collection	436,262	430,682	430,682	Maximum Debt Service Collection
Total Revenues	\$443,219	\$430,882	\$430,982	
EXPENDITURES				
Principal Payments	80,000	90,000	90,000	Principal Payment Due In 2020
Interest Payments	336,425	328,925	328,925	Interest Payments Due In 2020
Bond Redemption	0	11,957	12,057	Estimated Excess Debt Collections
Total Expenditures	\$416,425	\$430,882	\$430,982	
Excess/ (Shortfall)	\$26,794	\$0	\$0	

Series 2013 Bond Information - Area One

Original Par Amount =	\$5,515,000	Annual Principal Payments Due =	November 1st
Interest Rate =	6.00% - 6.50%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2013		
Maturity Date =	November 2043		

Par Amount As Of 1/1/19 = \$5,140,000

DETAILED PROPOSED DEBT SERVICE FUND (AREA TWO) BUDGET
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
OCTOBER 1, 2019 - SEPTEMBER 30, 2020

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2018/2019 BUDGET	FISCAL YEAR 2019/2020 BUDGET	COMMENTS
REVENUES				
Interest Income	9,611	200	300	Projected Interest For 2019/2020
NAV Tax Collection	435,517	429,594	429,594	Maximum Debt Service Collection
Total Revenues	\$445,128	\$429,794	\$429,894	
EXPENDITURES				
Principal Payments	65,000	75,000	80,000	Principal Payment Due In 2020
Interest Payments	350,559	344,025	339,244	Interest Payments Due In 2020
Bond Redemption	0	10,769	10,650	Estimated Excess Debt Collections
Total Expenditures	\$415,559	\$429,794	\$429,894	
Excess/ (Shortfall)	\$29,569	\$0	\$0	

Series 2013 Bond Information - Area Two

Original Par Amount =	\$5,175,000	Annual Principal Payments Due =	November 1st
Interest Rate =	6.375% - 7.125%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	October 2013		
Maturity Date =	November 2044		
Par Amount As Of 1/1/19 =	\$4,920,000		

Venetian Parc Community Development District Assessment Comparison

	Fiscal Year 2016/2017 Assessment Before Discount*	Fiscal Year 2017/2018 Assessment Before Discount*	Fiscal Year 2018/2019 Assessment Before Discount*	Fiscal Year 2019/2020 Projected Assessment Before Discount*
Administrative	\$100.61	\$100.46	\$131.39	\$130.59
Maintenance	\$53.72	\$53.72	\$70.02	\$70.72
<u>Debt</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>
Total For Area One Townhomes	\$1,428.79	\$1,428.64	\$1,475.87	\$1,475.77
Administrative	\$100.61	\$100.46	\$131.39	\$130.59
Maintenance	\$53.72	\$53.72	\$70.02	\$70.72
<u>Debt</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>
Total For Area One Single Family Units	\$1,776.67	\$1,776.52	\$1,823.75	\$1,823.65
Administrative	\$100.61	\$100.46	\$131.39	\$130.59
Maintenance	\$53.72	\$53.72	\$70.02	\$70.72
<u>Debt</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>	<u>\$1,274.46</u>
Total For Area Two Townhomes	\$1,428.79	\$1,428.64	\$1,475.87	\$1,475.77
Administrative	\$100.61	\$100.46	\$131.39	\$130.59
Maintenance	\$53.72	\$53.72	\$70.02	\$70.72
<u>Debt</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>	<u>\$1,622.34</u>
Total For Area Two Single Family Units	\$1,776.67	\$1,776.52	\$1,823.75	\$1,823.65

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Area One Townhomes	96
<u>Area One Single Family Units</u>	<u>207</u>
Total Area One Units	303
Area Two Townhomes	90
<u>Area Two Single Family Units</u>	<u>211</u>
Total Area Two Units	301
Total Area One Units	303
<u>Total Area Two Units</u>	<u>301</u>
Total Units	604