



**VENETIAN PARC
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
FEBRUARY 27, 2020
6:00 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
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AGENDA
VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
Venetian Parc Community Clubhouse Meeting Room
15351 SW 175th Street
Miami, Florida 33187
REGULAR BOARD MEETING
February 27, 2020
6:00 p.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Election of Officers
 - Chairperson
 - Vice Chairperson
 - Secretary/Treasurer
 - Assistant Secretaries
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
 - 1. December 17, 2019 Special Board Meeting.....Page 2
- H. Old Business
 - 1. Update Regarding Monument Signs and Lighting
 - 2. Update Regarding Additional Parking Spaces – Caltran Engineering, Inc.
 - 3. Staff Report as Required
- I. New Business
 - 1. Fiscal Year 2020/2021 – Budget Workshop.....Page 6
 - 2. Staff Report as Required
- J. Administrative & Operational Matters
 - 1. Staff Report as Required
- K. Board Member & Staff Closing Comments
- L. 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:

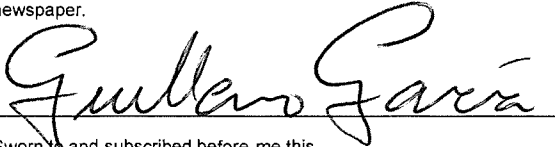
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County,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

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT -
FISCAL YEAR 2019/2020 REGULAR MEETING SCHEDULE

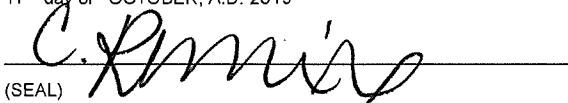
in the XXXX Court,
was published in said newspaper in the issues of

10/11/2019

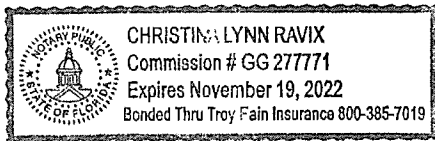
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has 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
11 day of OCTOBER, A.D. 2019



(SEAL)
GUILLERMO GARCIA personally known to me



VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2019/2020 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Venetian Parc Community Development District (the "District") will hold Regular Meetings in the Venetian Parc Community Clubhouse Meeting Room located at 15351 SW 175th Street, Miami, Florida 33187 at 6:00 p.m. on the following dates:

October 21, 2019
November 21, 2019
February 27, 2020
March 23, 2020
April 23, 2020
May 26, 2020
June 25, 2020
July 23, 2020
September 24, 2020

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 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.

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

VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT

www.venetianparccdd.org

10/11

19-58/0000430858M

**VENETIAN PARC COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING
DECEMBER 17, 2019**

A. CALL TO ORDER

District Manager Nancy Nguyen called the December 17, 2019, Special Board Meeting of the Venetian Parc Community Development District (the “District”) to order at 6:08 p.m. in the Venetian Parc Community Clubhouse Meeting Room located at 15351 SW 175th Street, Miami, Florida 33187.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Special Board Meeting had been published in the *Miami Daily Business Review* on December 6, 2019, *as legally required*.

C. ESTABLISH A QUORUM

Ms. Nguyen stated that the attendance of Chairman Sergio Valdes, Vice Chairman Eugene Collings-Bonfill, and Supervisors Rachel Hernandez and Aron Heinrich (who arrived at 6:18 p.m.) constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance: District Managers Nancy Nguyen and Armando Silva of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

Also in attendance was Michael Hernandez of Caltran Engineering Group, Inc.

D. ADDITIONS OR DELETIONS TO AGENDA

There were no additions or deletions to the agenda.

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

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

F. APPROVAL OF MINUTES

1. October 21, 2019, Regular Board Meeting

Ms. Nguyen presented the minutes of the October 21, 2019, Regular Board Meeting and asked if there were any changes. There being no comments or changes, a **motion** was made by Mr. Valdes, seconded by Mr. Collings-Bonfill and unanimously passed approving the minutes of the October 21, 2019, Regular Board Meeting, *as presented*.

G. OLD BUSINESS

1. Update Regarding Second Lift of Asphalt

Ms. Nguyen explained that because Luxcom, LLC (“Luxcom”) had not completed construction, they do not anticipate pouring the second lift of asphalt until sometime in the future. Per the District’s request, Luxcom filled in potholes and areas around catch basins in the areas missing the second lift of asphalt.

The Board was instructed to contact the District Manager if they notice any areas of concern in the future. No further action was required at this time.

2. Discussion Regarding Additional Parking Spaces Revised Proposal – Caltran Engineering

Ms. Nguyen reminded the Board that at the October 21, 2019, District meeting the Board requested that Caltran Engineering Group, Inc. (“Caltran”) revise the Additional Parking Spaces Proposal (the “Proposal”) to divide the proposal into two separate tasks with the first task for an amount not to exceed \$3,000. She further explained that Caltran had revised the proposal and Task One was quoted in the amount of \$2,500, which included the Master Plan. Task Two was quoted at \$6,000. Per the Board’s request at the last meeting, Caltran proceeded with Task One of the revised proposal after receiving e-mail approval from the Chairman, Mr. Valdes.

At this time, Ms. Nguyen introduced Michael Hernandez from Caltran and asked him to present the Master Plan created under Task One of the proposal. Mr. Hernandez explained that the Master Plan proposed 167 additional parking spaces (90 on the section built by Lennar and 77 on the section built by Luxcom).

NOTE: At approximately 6:36 p.m., Mr. Valdes stepped out of the meeting room. He returned at approximately 6:37 p.m.

Mr. Hernandez further explained that he had a scheduled meeting with Miami-Dade County (the County) on Thursday, December 19, 2019, to further discuss the additional parking spaces project. The Board requested that Caltran inspect additional areas in the District to add more parking spaces than the proposed 167. Mr. Hernandez acknowledged the Board’s request. A discussion ensued after which;

A **motion** was made by Mr. Collings-Bonfill, seconded by Mr. Valdes and unanimously passed instructing Caltran Engineering Group, Inc. to proceed with Task Two of the Additional Parking Spaces Proposal which incorporates the construction components of the project in a lump sum cost of \$6,000.

Ms. Wald explained that in anticipation of the meeting between Caltran and the County she had composed a Consulting Service Agreement between the District and Caltran for the proposed additional parking spaces project. A discussion ensued after which;

A **motion** was made by Mr. Collings-Bonfill, seconded by Mr. Heinrich and unanimously passed approving the Consulting Services Agreement between Venetian Parc Community Development District and Caltran Engineering Group, Inc., pending approval from Miami-Dade County to proceed with the proposed additional parking spaces project.

3. Discussion Regarding Additional Parking Spaces Master Plan

This item was discussed under Item G. 2.

4. Update Regarding Monument Signs and Lighting

Ms. Nguyen advised that Florida Power and Light (“FPL”) had initiated a meter release for the two monument signs located at the entrance of SW 157th Avenue and SW 174th Street and would be establishing an electrical connection before Monday, December 23, 2019.

The Board requested that as-built plans first be researched online and if none of the as-built plans can be located, to contact Alvarez Engineers, Inc. to see if they have the as-built plans on file. More information will be provided on this topic at an upcoming meeting.

5. Staff Report as Required

There was no Staff Report at this time.

H. NEW BUSINESS

1. Discussion Regarding 2019 Engineer's Report – Alvarez Engineering

Ms. Nguyen presented the 2019 Engineer's Report provided by Alvarez Engineers, Inc. ("Alvarez Engineers") and asked the Board if they had any questions. Mr. Collings-Bonfill stated that he had been made aware that certain catch basins throughout the District still have filter cloths in place. The Board requested that Alvarez Engineers be contacted to do a second inspection of the stormwater management and drainage improvements. The 2019 Engineer's Report should be updated as needed after the second inspection.

2. Discussion Regarding Park Tract Lawn Maintenance

Ms. Nguyen advised that she was in receipt of three (3) proposals for the annual landscape maintenance of the District park tract. The proposers were asked to quote based on a scope of services which included thirty (30) cuts per year, edging and weed control, and debris pick up. Following are the annual base service costs from the proposers

El Conde: \$11,950 (HOA Landscaper)
Plant Brothers: \$13,860
Turf Management: \$20,300

After reviewing the proposals, the Board requested that two (2) additional proposals be obtained and that El Conde lower their proposed contract amount. Ms. Nguyen acknowledged the Board's requests. A discussion ensued after which;

A **motion** was made by Mr. Collings-Bonfill, seconded by Mr. Heinrich and unanimously passed terminating the Landscape Maintenance Service Agreement between Venetian Parc Community Development District and Crespo Lawn Service, Inc.

Another discussion ensued after which;

A **motion** was made by Mr. Collings-Bonfill, seconded by Mr. Valdes and unanimously passed authorizing District Staff to engage the lowest bidding contractor for the annual landscape maintenance services (park tract) for an annual amount not to exceed \$12,000; further authorizing District Counsel to provide a Landscape Maintenance Agreement; and further authorizing District management to execute the Agreement on behalf of the District.

3. Staff Report, as Required

There was no Staff Report at this time.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Staff Report, as Required

There was no Staff Report at this time.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

Unless an emergency were to arise, this Board/District will not be required to meet again until February 27, 2020.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Valdes, seconded by Mr. Collings-Bonfill and unanimously passed to adjourn the Special Board Meeting at approximately 7:14 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Venetian Parc
Community Development District

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

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- IV DETAILED FINAL DEBT SERVICE FUND BUDGET (AREA TWO)
- V ASSESSMENT COMPARISON

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

	FISCAL YEAR 2019/2020 BUDGET
REVENUES	
Administrative Assessments	73,553
Maintenance Assessments	48,031
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	7,500
Storm Preparedness	5,020
TOTAL MAINTENANCE EXPENDITURES	\$45,150
TOTAL EXPENDITURES	\$119,530
REVENUES LESS EXPENDITURES	\$917,482
Bond Payments - Area One	(430,682)
Bond Payments - Area Two	(429,594)
BALANCE	\$57,206
County Appraiser & Tax Collector Fee	(20,735)
Discounts For Early Payments	(41,471)
EXCESS/ (SHORTFALL)	(\$5,000)
Carryover From Prior Year	5,000
NET EXCESS/ (SHORTFALL)	\$0

DETAILED FINAL 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	73,553	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	32,447	42,287	48,031	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	7,500	\$5,000 Increase From 2018/2019 Budget
Storm Preparedness	0	6,000	5,020	\$980 Decrease From 2018/2019 Budget
TOTAL MAINTENANCE EXPENDITURES	\$17,531	\$39,750	\$45,150	
TOTAL EXPENDITURES	\$83,512	\$114,588	\$119,530	
REVENUES LESS EXPENDITURES	\$926,099	\$922,486	\$917,482	
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	\$57,206	
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	(\$5,000)	
Carryover From Prior Year	0	0	5,000	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$6,494	\$0	\$0	

DETAILED FINAL 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 FINAL 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	\$121.78
Maintenance	\$53.72	\$53.72	\$70.02	\$79.53
<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	\$121.78
Maintenance	\$53.72	\$53.72	\$70.02	\$79.53
<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	\$121.78
Maintenance	\$53.72	\$53.72	\$70.02	\$79.53
<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	\$121.78
Maintenance	\$53.72	\$53.72	\$70.02	\$79.53
<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