



**KEYS COVE II
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 14, 2018
11:00 A.M.**

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

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305.777.0761 Telephone
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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
March 14, 2018
11:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. February 14, 2018 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update Regarding Entrance Project
 - 2. Staff Report as Required
- H. New Business
 - 1. Consider Resolution No. 2018-01 – Adopting Fiscal Year 2018/2019 Proposed Budget.....Page 6
 - 2. Staff Report: As Required
- I. Administrative & Operational Matters
 - 1. Staff Report as Required
- J. Board Member & Staff Closing Comments
- K. 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 2017/2018 REGULAR MEETING SCHEDULE

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

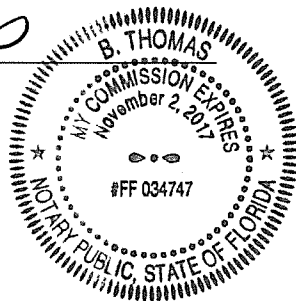
09/21/2017

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
21 day of SEPTEMBER, A.D. 2017

B. Thomas

(SEAL)
MARIA MESA personally known to me



**KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2017/2018 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Keys Cove II Community Development District (the "District") will hold Regular Meetings in the Crescent 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 11, 2017
- November 8, 2017
- December 13, 2017
- January 10, 2018
- February 14, 2018
- March 14, 2018
- April 11, 2018
- May 8, 2018
- June 13, 2018
- July 11, 2018
- September 12, 2018

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 1-877-737-4822, 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 1-877-737-4822 at least seven (7) days prior to the date of the particular meeting.

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

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT

www.keyscove2cdd.org

9/21

17-136/0000259583M

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 14, 2018

A. CALL TO ORDER

District Manager Neil Kalin called the February 14, 2018, Regular Board Meeting of the Keys Cove II Community Development District to order at 11:11 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 September 21, 2017, as part of the District's Fiscal Year 2017/2018 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Kalin determined that the attendance of Chairperson Christopher MacConnell, Vice Chairperson Alfredo Pimentel and Supervisors Eddison Knights and Clarissa Delgado constituted a quorum and it was in order to proceed with the meeting

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

Also present were Julian Romero, Field Operations, of Special District Services, Inc.; and Denis Barreto of Miami, Florida.

D. ADDITIONS OR DELETIONS TO THE 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. November 8, 2017, Regular Board Meeting

Mr. Kalin presented the minutes of the November 8, 2017, Regular Board Meeting and asked if there were any changes. There being no changes, a **motion** was made by Ms. Delgado, seconded by Mr. Knights and unanimously passed to approve the minutes of the November 8, 2018, Regular Board Meeting, *as presented*.

G. OLD BUSINESS

1. Update Regarding Entrance Improvement Project

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 14, 2018

Mr. Kalin explained that the Entrance Project (“Project”) was near completion, with the exception of the Barcode Reader component, fencing and decorative column re-installation.

Discussion took place regarding the management system for the new Barcode Reader with emphasis on the three (3) Association entities having their own dedicated Resident/Guest Management System linked to a common server and also operational in synchronization with a guardhouse computer for allowing entry into the District at the main entrance on SE 24th Road. The concept of the new entry system is to be installed with consideration for residents to enter the District through Towne Center Boulevard at the south end of the District on SE 24th Road. Concerns were expressed that resident guests should also have the ability to enter the District from Towne Center Boulevard through the south entrance.

The Fifteen Group representative offered to contact a representative of D.R. Horton to discuss the south access point and to also confirm with the Master Association the concept of using an existing license, currently held by Master Association, for implementation of their Community Management System (“CMS”) managed by Application by Design, Inc. (“ABDI”). Since ABDI services the Master Association, all parties involved in security and community entry monitoring could potentially realize savings with the implementation of the new Barcode Reader(s). District Staff, for educational and knowledge purposes, will also reach out to ABDI to inquire as to using the Master Association’s existing system.

Furthermore, in addition to the cost of the new equipment, the entry system(s) will also require monthly monitoring/servicing/repairs and as such, amounts must be budgeted for operational and maintenance expenses of the new entry system. Preliminary system upkeep costs could run between \$450 and \$600 per month (to be verified). Initially, these costs would be shared equally by the respective Associations until the District has budgeted for the expenses on an annual basis.

2. Staff Report, as Required

There was no Staff Report at this time.

H. NEW BUSINESS

1. Discussion Regarding AT&T and Utility Installation

Mr. Kalin provided location information for the planned utility lines to service the new residential units being constructed by D.R. Horton. According to the information provided by AT&T, the location of the proposed lines falls within existing utility easements and land tracts owned by the Association. At this time, there is no requirement to grant easements to AT&T for the installation of referenced public utilities.

2. Discussion Regarding South Gate and Entry for Residents Only

This item was previously discussed under Old Business Item 1.

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 14, 2018

3. Discussion Regarding Fiscal Year 2018/2019 Proposed Budget Process and Assessment Increase

Mr. Kalin noted, in order to balance the 2018/2019 FY Budget that he planned to raise the O&M assessments. The District's fund balance each year has been diminishing and O&M Assessments have not increased in the past nine (9) years. Including upkeep of the new entry system, the projected increase in the O&M assessments could be at least \$175.00 per unit, commencing with the 2018 tax bill.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Discussion Regarding Additional Traffic Calming Devices (SE 24th Road)

The traffic calming devices along SE 24th Road were partially damaged by heavy traffic as a result of D.R Horton construction. District Staff will assess the damage and contact D.R. Horton to request financial assistance in the replacement of the damaged traffic calming devices (a/k/a "Speed Humps"). In addition, upon repair/replacement of the existing Speed Humps, the District will add a Speed Hump at the south end of SE 24th Road.

2. Discussion Regarding General Election, the Qualifying Period and Expiring terms of Office in Seats 3, 4 and 5

Mr. Kalin advised that the terms of office for Seats 3, 4 and 5, held respectively by MacConnell, Pimentel and Knights, would expire in November 2018. In addition, Mr. Kalin noted that the qualifying period for re-election/election would take place from noon on June 18, 2018, through noon on June 22, 2018.

3. Staff Report, as Required

There was no Staff Report at this time.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

Mr. Kalin noted that the next meeting was scheduled for March 14, 2018.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. MacConnell, seconded by Ms. Delgado and unanimously passed to adjourn the Regular Board Meeting at 12:51 p.m.

KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 14, 2018

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2018-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM ASSESSMENTS FOR FISCAL YEAR 2018/2019; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (“Board”) of the Keys Cove II Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2018/2019 has been prepared and considered by the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT THAT:

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2018/2019 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2018 at 11:00 a.m. in the Crexent Business Center 3rd Floor Conference Room located at 6625 Miami Lakes Drive, 3rd Floor, Miami Lakes, Florida 33014, for the purpose of receiving public comments on the Proposed Fiscal Year 2018/2019 Budget.

PASSED, ADOPTED and EFFECTIVE this 14th day of March, 2018.

ATTEST:

**KEYS COVE II
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Keys Cove II
Community Development District

**Proposed Budget For
Fiscal Year 2018/2019
October 1, 2018 - September 30, 2019**

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- II DETAILED PROPOSED BUDGET
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

PROPOSED BUDGET
KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	88,820
MAINTENANCE ASSESSMENTS	583,511
DEBT ASSESSMENTS	469,242
OTHER REVENUES	0
INTEREST INCOME	720
TOTAL REVENUES	\$ 1,142,293
EXPENDITURES	
MAINTENANCE EXPENDITURES	
ENGINEERING/INSPECTIONS	3,000
LAWN & LANDSCAPE MAINTENANCE	168,000
MULCH	25,000
TREE SHRUBBERY MAINTENANCE/REPLACEMENT	20,000
PEST CONTROL/FERTILIZATION	12,000
IRRIGATION MAINTENANCE & UPKEEP	18,000
STREET/ROADWAY MAINTENANCE & UPKEEP	18,000
SECURITY SERVICES/ENTRANCE	135,000
GUARD HOUSE UTILITIES & GATE MAINTENANCE	24,000
FP&L POWER - STREET LIGHTS/IRRIGATION PUMP STATIONS	66,000
STREET LIGHT MAINTENANCE	23,500
PAVER RESTORATION & TREE ROOT REMOVAL	15,000
STORM CLEANUP - IRMA	0
CAPITAL OUTLAY	0
MISCELLANEOUS MAINTENANCE	12,000
MAINTENANCE CONTINGENCY	9,000
TOTAL MAINTENANCE EXPENDITURES	\$ 548,500
ADMINISTRATIVE EXPENDITURES	
MANAGEMENT	31,536
SECRETARIAL & FIELD OPERATIONS	8,400
LEGAL	9,000
ASSESSMENT ROLL	10,000
AUDIT FEES	3,400
ARBITRAGE REBATE FEE	650
INSURANCE	7,200
LEGAL ADVERTISING	1,000
MISCELLANEOUS	1,800
POSTAGE	500
OFFICE SUPPLIES	900
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,650
CONTINUING DISCLOSURE FEE	500
WEBSITE MANAGEMENT	1,500
ADMINISTRATIVE CONTINGENCY	3,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 84,211
TOTAL EXPENDITURES	\$ 632,711
REVENUES LESS EXPENDITURES	\$ 509,582
BOND PAYMENTS	(441,088)
BALANCE	\$ 68,494
COUNTY APPRAISER & TAX COLLECTOR FEE	(22,831)
DISCOUNTS FOR EARLY PAYMENTS	(45,663)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	54,475	48,657	88,820	Expenditures Less Interest & Carryover (35%)/.94
MAINTENANCE ASSESSMENTS	398,302	398,888	583,511	Expenditures Less Carryover (65%)/.94
DEBT ASSESSMENTS	467,988	470,014	469,242	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	1,589	720	720	Interest Projected At \$60 Per Month
TOTAL REVENUES	\$ 922,354	\$ 918,279	\$ 1,142,293	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
ENGINEERING/INSPECTIONS	850	2,400	3,000	\$600 Increase From 2017/2018 Budget
LAWN & LANDSCAPE MAINTENANCE	132,934	144,000	168,000	\$24,000 Increase From 2017/2018 Budget
MULCH	0	14,000	25,000	\$11,000 Increase From 2017/2018 Budget
TREE SHRUBBERY MAINTENANCE/REPLACEMENT	53,928	20,000	20,000	No Change From 2017/2018 Budget
PEST CONTROL/FERTILIZATION	11,739	12,000	12,000	No Change From 2017/2018 Budget
IRRIGATION MAINTENANCE & UPKEEP	12,310	12,000	18,000	\$6,000 Increase From 2017/2018 Budget
STREET/ROADWAY MAINTENANCE & UPKEEP	22,440	9,000	18,000	\$9,000 Increase From 2017/2018 Budget
SECURITY SERVICES/ENTRANCE	108,000	132,000	135,000	\$3,000 Increase From 2017/2018 Budget
GUARD HOUSE UTILITIES & GATE MAINTENANCE	10,464	5,200	24,000	\$18,800 Increase From 2017/2018 Budget
FP&L POWER - STREET LIGHTS/IRRIGATION PUMP STATIONS	45,791	57,000	66,000	\$9,000 Increase From 2017/2018 Budget
STREET LIGHT MAINTENANCE	32,270	17,500	23,500	\$6,000 Increase From 2017/2018 Budget
PAVER RESTORATION & TREE ROOT REMOVAL	0	15,000	15,000	No Change From 2017/2018 Budget
STORM CLEANUP - IRMA	20,148	0	0	Fiscal Year 2016/2017 Expenditure
CAPITAL OUTLAY	26,755	0	0	Fiscal Year 2016/2017 Expenditure
MISCELLANEOUS MAINTENANCE	11,269	6,600	12,000	\$5,400 Increase From 2017/2018 Budget
MAINTENANCE CONTINGENCY	0	0	9,000	Maintenance Contingency
TOTAL MAINTENANCE EXPENDITURES	\$ 488,898	\$ 446,700	\$ 548,500	
ADMINISTRATIVE EXPENDITURES				
MANAGEMENT	30,264	30,888	31,536	CPI Adjustment
SECRETARIAL & FIELD OPERATIONS	7,200	7,500	8,400	\$900 Increase From 2017/2018 Budget
LEGAL	8,198	8,000	9,000	\$1,000 Increase From 2017/2018 Budget
ASSESSMENT ROLL	10,000	10,000	10,000	As Per Contract
AUDIT FEES	3,400	3,400	3,400	Accepted Amount For 2017/2018 Audit
ARBITRAGE REBATE FEE	650	650	650	No Change From 2017/2018 Budget
INSURANCE	6,042	6,800	7,200	Insurance Estimate
LEGAL ADVERTISING	284	900	1,000	\$100 Increase From 2017/2018 Budget
MISCELLANEOUS	872	1,200	1,800	\$600 Increase From 2017/2018 Budget
POSTAGE	179	450	500	\$50 Increase From 2017/2018 Budget
OFFICE SUPPLIES	488	700	900	\$200 Increase From 2017/2018 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2017/2018 Budget
TRUSTEE FEES	4,213	4,350	4,650	Trustee (US Bank) Increasing Fees In 2018/2019
CONTINUING DISCLOSURE FEE	500	500	500	No Change From 2017/2018 Budget
WEBSITE MANAGEMENT	1,500	1,500	1,500	No Change From 2017/2018 Budget
ADMINISTRATIVE CONTINGENCY	0	0	3,000	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 73,965	\$ 77,013	\$ 84,211	
TOTAL EXPENDITURES	\$ 562,863	\$ 523,713	\$ 632,711	
REVENUES LESS EXPENDITURES	\$ 359,491	\$ 394,566	\$ 509,582	
BOND PAYMENTS	(452,471)	(441,813)	(441,088)	2019 P & I Payments Less Earned Interest
BALANCE	\$ (92,980)	\$ (47,247)	\$ 68,494	
COUNTY APPRAISER & TAX COLLECTOR FEE	(8,954)	(18,351)	(22,831)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(25,149)	(36,702)	(45,663)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (127,083)	\$ (102,300)	\$ -	
CARRYOVER FROM PRIOR YEAR	0	102,300	0	Carryover Balance From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (127,083)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
KEYS COVE II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	
REVENUES				COMMENTS
Interest Income	755	250	250	Projected Interest For 2018/2019
Prepaid Bond Collection	0	0	0	Prepaid Bond Collection
NAV Tax Collection	452,471	441,813	441,088	2019 P & I Payments Less Earned Interest
Total Revenues	\$ 453,226	\$ 442,063	\$ 441,338	
EXPENDITURES				
Principal Payments	155,000	165,000	175,000	Principal Payment Due In 2019
Extraordinary Principal Payments	30,000	0	0	Extraordinary Principal Payments
Interest Payments	290,950	277,063	266,338	Interest Payments Due In 2019
Total Expenditures	\$ 475,950	\$ 442,063	\$ 441,338	
Excess/ (Shortfall)	\$ (22,724)	\$ -	\$ -	

Note: FY 2018/2019 Budget Will Be Lower Due To Prepayments

Series 2005 Bond Information

Original Par Amount =	\$11,745,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.50%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	November 2005		
Maturity Date =	May 2036		
Principal Balance As Of 1/1/18 =	\$5,095,000		

Keys Cove II Community Development District Assessment Comparison

	Original Projected Assessment*	Fiscal Year 2015/2016 Assessment*	Fiscal Year 2016/2017 Assessment*	Fiscal Year 2017/2018 Assessment*	Fiscal Year 2018/2019 Projected Assessment*
Administrative For Townhome Condominiums	\$ 85.89	\$ 50.53	\$ 57.64	\$ 52.38	\$ 95.61
Maintenance For Townhome Condominiums	\$ -	\$ 442.25	\$ 428.74	\$ 429.37	\$ 628.11
<u>Debt For Townhome Condominiums</u>	<u>\$ 840.00</u>	<u>\$ 816.48</u>	<u>\$ 821.92</u>	<u>\$ 825.32</u>	<u>\$ 823.97</u>
Total	\$ 925.89	\$ 1,309.26	\$ 1,308.30	\$ 1,307.07	\$ 1,547.69
Administrative For Executive Townhomes	\$ 85.89	\$ 50.53	\$ 57.64	\$ 52.38	\$ 95.61
Maintenance For Executive Townhomes	\$ -	\$ 442.25	\$ 428.74	\$ 429.37	\$ 628.11
<u>Debt For Executive Townhomes</u>	<u>\$ 1,020.00</u>	<u>\$ 991.44</u>	<u>\$ 997.79</u>	<u>\$ 1,002.15</u>	<u>\$ 1,000.50</u>
Total	\$ 1,105.89	\$ 1,484.22	\$ 1,484.17	\$ 1,483.90	\$ 1,724.22

* Assessments Include the Following :

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

Community Information:

Townhome Condominiums	523	Note: Units Information Does Not Include 2018 Prepayments
<u>Executive Townhomes</u>	<u>406</u>	
Total Units	929	

Townhome Condominiums Information

Total Units	523
<u>Prepayments</u>	<u>217</u>
Billed For Debt	306

Executive Townhomes Information

Total Units	406
<u>Prepayments</u>	<u>189</u>
Billed For Debt	217