



**COCO PALMS  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
MARCH 25, 2024  
6:30 P.M.**

**Special District Services, Inc.  
8785 SW 165th Avenue, Suite 200  
Miami, FL 33193**

**786.313.3661 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile**

**AGENDA**  
**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT**  
Artesa Clubhouse  
11590 SW 248<sup>th</sup> Street  
Homestead, FL 33032  
**REGULAR BOARD MEETING**  
March 25, 2024  
6:30 p.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. October 12, 2023 Special Board Meeting.....Page 2
- G. Old Business
- H. New Business
  - 1. Consider Resolution No. 2024-01 – Adopting a Fiscal Year 2024/2025 Proposed Budget.....Page 5
  - 2. Discussion Regarding Required Ethics Training.....Page 13
  - 3. Discussion Regarding Expansion of Lanes on 248th Street and 117<sup>th</sup> Avenue
  - 4. Discussion Regarding Adding Turnpike Sound Wall and Street Lights on 112<sup>th</sup> Avenue
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn

## MIAMI-DADE

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared ROSANA SALGADO, 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, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

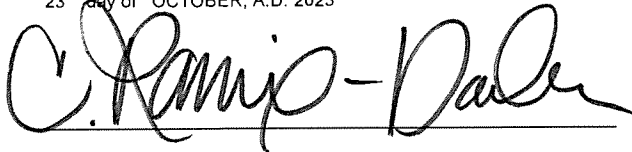
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT -  
FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE

in the XXXX Court,  
was published in a newspaper by print in the issues of Miami  
Daily Business Review f/k/a Miami Review on

10/23/2023

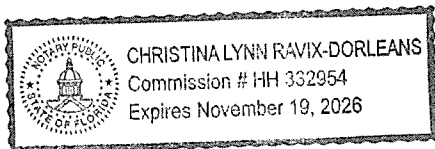
Affiant further says that the newspaper complies with all  
legal requirements for publication in chapter 50, Florida  
Statutes.

Sworn to and subscribed before me this  
23 day of OCTOBER, A.D. 2023



(SEAL)

ROSANA SALGADO personally known to me



### COCO PALMS COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2023/2024 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the "Board") of the Coco Palms Community Development District (the "District") will hold Regular Meetings at Artesa Clubhouse located at 11690 SW 248th Street, Homestead, Florida 33032 at 6:30 p.m. on the following dates:

November 27, 2023  
March 25, 2024  
April 22, 2024  
June 24, 2024  
July 22, 2024  
September 23, 2024

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 786-313-3661 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 ensure 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 786-313-3661 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.

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT

[www.cocopalmscdd.org](http://www.cocopalmscdd.org)

10/23

23-12/0000690089M

**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL BOARD MEETING  
OCTOBER 12, 2023**

**A. CALL TO ORDER**

District Manager Armando Silva called the October 12, 2023, Special Board Meeting of the Coco Palms Community Development District (the “District”) to order at 6:36 p.m. in the Artesa Clubhouse located at 11690 SW 248<sup>th</sup> Street, Homestead, Florida 33032.

**B. PROOF OF PUBLICATION**

Armando Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 2, 2023, as legally required.

**C. ESTABLISH A QUORUM**

Armando Silva determined that the attendance of the following Board Members constituted a quorum and it was in order to proceed with the meeting: Supervisors Monica Encinas, Charles Handal and Nilka Gomez.

Staff in attendance included: District Manager Armando Silva of Special District Services, Inc.; District Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A..

**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. September 5, 2023**

Mr. Silva presented the September 5, 2023, Regular Board Meeting & Public Hearing minutes and asked if there were any comments and/or changes. There being no comments or changes, a **motion** was made by Mr. Handal, seconded by Ms. Gomez and unanimously passed approving the September 5, 2023, Regular Board Meeting & Public Hearing minutes, *as presented*.

**NOTE:** At approximately 6:37 p.m., Armando Silva recessed the Regular Meeting and simultaneously opened the Public Hearing.

**G. OLD BUSINESS**

**1. Staff Report, as Required**

There was no staff report at this time.

**H. NEW BUSINESS**

## **1. Consider Resolution No. 2023-07 – Adopting a Fiscal Year 2022/2023 Amended Budget**

Ms. Nguyen presented Resolution No. 2023-07, entitled:

### **RESOLUTION NO. 2023-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Mr. Silva read the title into the record and provided an explanation for the document. He indicated that there was an operating fund balance of approximately \$110,506 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Mr. Handal, seconded by Ms. Gomez and unanimously passed to adopt Resolution No. 2023-07, as presented, thereby setting the amended/revised budget for the 2022/2023 fiscal year.

## **2. Discussion Regarding Landscape Maintenance Proposals**

Mr. Silva stated that he had obtained two (2) proposals pertaining to the Landscape and Irrigation Maintenance of the landscaping within the District.

- Nicoya Lawnscape – \$31,200 (annually)
- YS Maintenance Services - \$36,139.50 (annually)

The Board discussed the proposals and suggested that the respective Associations maintain the District landscaping and that the District provide the Associations with a monetary contribution to offset the costs of the maintenance. A discussion ensued after which;

A **motion** was made by Ms. Gomez, seconded by Mr. Handal and unanimously approved, authorizing District Counsel to draft a Contribution Agreement between the District and the Isola and Artesa Homeowners Association; and thus approves a not to exceed contribution amount of \$13,000 per community (Isola and Artesa).

## **3. Discussion Regarding Holiday Lighting**

Mr. Silva asked the Board if the Associations would be adding holiday lighting to the District medians or if the District would be providing these services. Ms. Gomez stated that the Association will continue to oversee the installation of holiday lighting for the communities.

## **L. ADMINISTRATIVE & OPERATIONAL MATTERS**

### **1. Consider Resolution No. 2023-06 – Adopting a Fiscal Year 2023/2024 Meeting Schedule**

Armando Silva presented Resolution No. 2023-06, entitled:

### **RESOLUTION NO. 2023-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2023/2024 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

Armando Silva read the title into the record and explained that the Board will now meet on the 4<sup>th</sup> Monday of select months. A discussion ensued after which:

A **motion** was made by Ms. Gomez, seconded by Mr. Handal and unanimously passed to approve and adopt Resolution No. 2023-06, as presented.

**M. BOARD MEMBER & STAFF CLOSING COMMENTS**

Mr. Silva stated that the Chairperson and Vice-Chairperson were not in attendance so the Board would need to appoint a temporary Chairperson for the purpose of executing District documents. A discussion ensued after which;

A **motion** was made by Ms. Gomez, seconded by Mr. Handal and unanimously passed to appoint Monica Encinas as the temporary Chairperson for the purpose of executing District approved documents

**N. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Encinas, seconded by Ms. Gomez and passed unanimously to adjourn the Regular Board Meeting at approximately 7:13 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice-Chairperson

**RESOLUTION NO. 2024-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025 AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (the “Board”) of the Coco Palms Community Development District (the “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 2024/2025 has been prepared and considered by the Board.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT, THAT:**

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for June 24, 2024 at 6:30 p.m. in the Artesa Clubhouse, located at 11590 SW 248<sup>th</sup> Street, Homestead, Florida 33032, for the purpose of receiving public comments on the Proposed Fiscal Year 2024/2025 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 25<sup>th</sup> day of March, 2024.

**ATTEST:**

**COCO PALMS  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

# Coco Palms Community Development District

**Proposed Budget For  
Fiscal Year 2024/2025  
October 1, 2024 - September 30, 2025**



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- V       ASSESSMENT COMPARISON**

**PROPOSED BUDGET**  
**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	<b>FISCAL YEAR 2024/2025 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	82,451
Maintenance Assessments	68,723
Debt Assessments (2016)	695,856
Debt Assessments (2019)	400,000
Other Revenues - Cost Share	9,800
Interest Income	720
<b>TOTAL REVENUES</b>	<b>\$ 1,257,550</b>
<b>EXPENDITURES</b>	
<b>Administrative Expenditures</b>	
Supervisor Fees	4,000
Payroll Taxes	306
Management	34,968
Legal	12,000
Assessment Roll	7,800
Audit Fees	5,200
Arbitrage Rebate Fee	1,300
Insurance	8,000
Legal Advertisements	2,200
Miscellaneous	900
Postage	425
Office Supplies	550
Dues & Subscriptions	175
Trustee Fees	7,000
Continuing Disclosure Fee	1,000
Website Management	2,000
Administrative Contingency	200
<b>Total Administrative Expenditures</b>	<b>\$ 88,024</b>
<b>Maintenance Expenditures</b>	
Annual Engineer's Report/Inspections	2,300
Field Operations Management	1,200
Lawn & Landscape Maintenance Contribution	26,000
Irrigation System Maintenance/Upkeep	2,000
Irrigation System - Water	5,000
Roadway/Drainage System Maintenance/Upkeep	7,000
Common Driveway Maintenance/Upkeep	10,000
Fountain Maintenance/Upkeep	5,000
FP&L Power/Utility	13,000
Lake - Aquatic Maintenance	4,200
Miscellaneous Maintenance	11,100
<b>Total Maintenance Expenditures</b>	<b>\$ 86,800</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 174,824</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,082,726</b>
Bond Payments (2016)	(654,105)
Bond Payments (2019)	(376,000)
<b>BALANCE</b>	<b>\$ 52,621</b>
County Appraiser & Tax Collector Fee	(24,940)
Discounts For Early Payments	(49,881)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (22,200)</b>
Carryover Funds From Prior Year	22,200
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2024/2025**  
**OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	90,246	84,607	82,451	Expenditures Less Interest & Cost Share/.94
Maintenance Assessments	62,678	66,596	68,723	Expenditures Less Carryover/.94
Debt Assessments (2016)	695,858	695,856	695,856	Bond Payments/.94
Debt Assessments (2019)	400,002	400,000	400,000	Bond Payments/.94
Other Revenues - Cost Share	9,800	5,000	9,800	Cost Share Revenue
Interest Income	10,260	360	720	Interest Projected At \$60 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 1,268,844</b>	<b>\$ 1,252,419</b>	<b>\$ 1,257,550</b>	
<b>EXPENDITURES</b>				
<b>Administrative Expenditures</b>				
Supervisor Fees	1,000	4,000	4,000	Supervisor Fees
Payroll Taxes	77	306	306	Supervisor Fees * 7.65%
Management	32,976	33,960	34,968	CPI Adjustment (Capped at 3%)
Legal	12,915	12,000	12,000	No Change From 2023/2024 Budget
Assessment Roll	7,800	7,800	7,800	No Change From 2023/2024 Budget
Audit Fees	4,800	5,000	5,200	Accepted Amount For 2023/2024 Audit
Arbitrage Rebate Fee	1,300	1,300	1,300	No Change From 2023/2024 Budget
Insurance	6,281	6,800	8,000	Fiscal Year 2023/2024 Expenditure Was \$7,428
Legal Advertisements	938	850	2,200	Costs Will Increase Due To Closing Of The Miami Business Review
Miscellaneous	320	1,000	900	\$100 Decrease From 2023/2024 Budget
Postage	228	425	425	\$25 Decrease From 2023/2024 Budget
Office Supplies	424	575	550	\$25 Decrease From 2023/2024 Budget
Dues & Subscriptions	175	175	175	No Change From 2023/2024 Budget
Trustee Fees	7,000	7,000	7,000	No Change From 2023/2024 Budget
Continuing Disclosure Fee	1,000	1,500	1,000	\$500 Decrease From 2023/2024 Budget
Website Management	2,000	2,000	2,000	No Change From 2023/2024 Budget
Administrative Contingency	0	200	200	No Change From 2023/2024 Budget
<b>Total Administrative Expenditures</b>	<b>\$ 79,234</b>	<b>\$ 84,891</b>	<b>\$ 88,024</b>	
<b>Maintenance Expenditures</b>				
Annual Engineer's Report/Inspections	1,203	2,300	2,300	No Change From 2023/2024 Budget
Field Operations Management	1,200	1,200	1,200	No Change From 2023/2024 Budget
Lawn & Landscape Maintenance Contribution	24,192	15,000	26,000	\$11,000 Increase From 2023/2024 Budget
Irrigation System Maintenance/Upkeep	0	2,000	2,000	No Change From 2023/2024 Budget
Irrigation System - Water	0	5,000	5,000	No Change From 2023/2024 Budget
Roadway/Drainage System Maintenance/Upkeep	17,825	7,000	7,000	No Change From 2023/2024 Budget
Common Driveway Maintenance/Upkeep	0	10,000	10,000	No Change From 2023/2024 Budget
Fountain Maintenance/Upkeep	50,458	5,000	5,000	No Change From 2023/2024 Budget
FP&L Power/Utility	12,304	13,000	13,000	No Change From 2023/2024 Budget
Lake - Aquatic Maintenance	3,525	4,200	4,200	No Change From 2023/2024 Budget
Miscellaneous Maintenance	21,803	9,100	11,100	\$2,000 Increase From 2023/2024 Budget
<b>Total Maintenance Expenditures</b>	<b>\$ 132,510</b>	<b>\$ 73,800</b>	<b>\$ 86,800</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 211,744</b>	<b>\$ 158,691</b>	<b>\$ 174,824</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 1,057,100</b>	<b>\$ 1,093,728</b>	<b>\$ 1,082,726</b>	
Bond Payments (2016)	(662,582)	(654,105)	(654,105)	2025 P & I Payments Less Earned Interest
Bond Payments (2019)	(380,874)	(376,000)	(376,000)	2025 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 13,644</b>	<b>\$ 63,623</b>	<b>\$ 52,621</b>	
County Appraiser & Tax Collector Fee	(12,003)	(24,941)	(24,940)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(47,649)	(49,882)	(49,881)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (46,008)</b>	<b>\$ (11,200)</b>	<b>\$ (22,200)</b>	
Carryover Funds From Prior Year	0	11,200	22,200	Carryover Funds From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (46,008)</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2016)****COCO PALMS COMMUNITY DEVELOPMENT DISTRICT****FISCAL YEAR 2024/2025****OCTOBER 1, 2024 - SEPTEMBER 30, 2025**

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2022/2023	2023/2024	2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	28,608	250	500	Projected Interest For 2024/2025
NAV Tax Collection	662,582	654,105	654,105	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 691,190</b>	<b>\$ 654,355</b>	<b>\$ 654,605</b>	
<b>EXPENDITURES</b>				
Principal Payments	215,000	225,000	235,000	Principal Payment Due In 2025
Interest Payments	442,050	427,313	416,963	Interest Payments Due In 2025
Bond Redemption	0	2,042	2,642	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 657,050</b>	<b>\$ 654,355</b>	<b>\$ 654,605</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 34,140</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2016 Bond Information**

Original Par Amount =	\$10,355,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.75% - 5.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	February 2016		
Maturity Date =	May 2046		
Par Amount As Of 1/1/24 =	\$9,005,000		

# DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2019)

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2024/2025

OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2022/2023	2023/2024	2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	18,487	250	500	Projected Interest For 2024/2025
NAV Tax Collection	380,874	376,000	376,000	Maximum Debt Service Collection
<b>Total Revenues</b>	<b>\$ 399,361</b>	<b>\$ 376,250</b>	<b>\$ 376,500</b>	
<b>EXPENDITURES</b>				
Principal Payments	110,000	115,000	120,000	Principal Payment Due In 2025
Interest Payments	266,456	260,384	255,900	Interest Payments Due In 2025
Bond Redemption	0	866	600	Estimated Excess Debt Collections
<b>Total Expenditures</b>	<b>\$ 376,456</b>	<b>\$ 376,250</b>	<b>\$ 376,500</b>	
<b>Excess/ (Shortfall)</b>	<b>\$ 22,905</b>	<b>\$ -</b>	<b>\$ -</b>	

## Series 2019 Bond Information

Original Par Amount =	\$5,915,000	Annual Principal Payments Due =	June 15th
Interest Rate =	3.5% - 5.00%	Annual Interest Payments Due =	June 15th & December 15th
Issue Date =	February 2019		
Maturity Date =	June 2049		

Par Amount As Of 1/1/24 = \$5,500,000

# COCO PALMS COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2021/2022 Assessment*	Fiscal Year 2022/2023 Assessment*	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Projected Assessment*
<u>Original Units</u>				
Administrative For Single Family Units	\$ 82.47	\$ 86.40	\$ 82.47	\$ 80.37
Maintenance For Single Family Units	\$ 65.04	\$ 61.09	\$ 64.91	\$ 66.99
Debt For Single Family Units	\$ 1,053.00	\$ 1,053.00	\$ 1,053.00	\$ 1,053.00
<b>Total For Single Family Units</b>	<b>\$ 1,200.51</b>	<b>\$ 1,200.49</b>	<b>\$ 1,200.38</b>	<b>\$ 1,200.36</b>
Administrative For Townhome Units	\$ 82.47	\$ 86.40	\$ 82.47	\$ 80.37
Maintenance For Townhome Units	\$ 65.04	\$ 61.09	\$ 64.91	\$ 66.99
Debt For Townhomes Units	\$ 948.00	\$ 948.00	\$ 948.00	\$ 948.00
<b>Total For Townhomes Units</b>	<b>\$ 1,095.51</b>	<b>\$ 1,095.49</b>	<b>\$ 1,095.38</b>	<b>\$ 1,095.36</b>
Administrative For Villa Units	\$ 82.47	\$ 86.40	\$ 82.47	\$ 80.37
Maintenance For Villa Units	\$ 65.04	\$ 61.09	\$ 64.91	\$ 66.99
Debt For Villa Units	\$ 843.00	\$ 843.00	\$ 843.00	\$ 843.00
<b>Total For Villa Units</b>	<b>\$ 990.51</b>	<b>\$ 990.49</b>	<b>\$ 990.38</b>	<b>\$ 990.36</b>
<u>Expansion Area Units</u>				
Administrative For Townhome Units	\$ 82.47	\$ 86.40	\$ 82.47	\$ 80.37
Maintenance For Townhome Units	\$ 65.04	\$ 61.09	\$ 64.91	\$ 66.99
Debt For Townhomes Units	\$ 1,474.47	\$ 1,474.47	\$ 1,474.47	\$ 1,474.47
<b>Total For Townhomes Units</b>	<b>\$ 1,621.98</b>	<b>\$ 1,621.96</b>	<b>\$ 1,621.85</b>	<b>\$ 1,621.83</b>
Administrative For Villa Units	\$ 82.47	\$ 86.40	\$ 82.47	\$ 80.37
Maintenance For Villa Units	\$ 65.04	\$ 61.09	\$ 64.91	\$ 66.99
Debt For Villa Units	\$ 1,369.15	\$ 1,369.15	\$ 1,369.15	\$ 1,369.15
<b>Total For Villa Units</b>	<b>\$ 1,516.66</b>	<b>\$ 1,516.64</b>	<b>\$ 1,516.53</b>	<b>\$ 1,516.51</b>

\* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

## Community Information:

### Original Units

Single Family Units	181
Townhomes Units	309
<u>Villa Units</u>	<u>253</u>
<b>Total Units</b>	<b>743</b>

### Total Units

Original Units	743
<u>Expansion Area Units</u>	<u>283</u>
<b>Total Units</b>	<b>1,026</b>

### Expansion Area Units

Townhomes Units	119
<u>Villa Units</u>	<u>164</u>
<b>Total Units</b>	<b>283</b>

### Townhomes (Original Units) Information

Total Units	309
<u>Prepayments</u>	<u>1</u>
Billed For Debt	308

## **Ethics Training**

Beginning in 2024, District Supervisors are required to complete four (4) hours of ethics training annually. Below are links to two training sessions that will, upon completion, satisfy the training requirement. *Beginning with the 2024 Form 1, District Supervisors will be required to confirm that they have completed the training each year.*

- **State Ethics Laws for Constitutional Officers & Elected Municipal Officers**
  - <https://www.youtube.com/watch?v=U8JktIMKzyl>
- **Public Meetings and Public Records Law**
  - <https://www.myfloridalegal.com/sites/default/files/Full%2520audio%25202018%5B2%5D.mp3>

Both links can be found on SDS' website, at [www.sdsinc.org/links](http://www.sdsinc.org/links).

The Florida Association of Special Districts (FASD) also offers a training option through Florida State University's Florida Institute of Government. If your special district is a member of FASD, the cost for this special district-specific ethics training is \$49.00 for each district official.

If your special district is NOT a member of FASD, the cost for this special district-specific ethics training is \$79.00 for each district official.

Information on the FASD course can be found at <https://www.fasd.com/ethics-for-special-districts>.