



**COCO PALMS
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
FEBRUARY 23, 2026
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
11690 SW 248th Street
Homestead, FL 33032
REGULAR BOARD MEETING
February 23, 2026
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 27, 2025 Regular Board Meeting.....Page 3
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 6
- I. Administrative & Operational Matters
- J. Board Member & Staff Closing Comments
- K. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57942	IPL0281443	Legal Ad - IPL0281443		1.0	81.0L

ATTENTION: Coco Palms Community Development District IP
 2501A Burns Road
 Palm Beach Gardens, FL 33410
 larcher@sdsinc.org

**COCO PALMS COMMUNITY
 DEVELOPMENT DISTRICT
 FISCAL YEAR 2025/2026
 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:

- October 27, 2025**
- November 24, 2025**
- February 23, 2026**
- March 23, 2026**
- April 27, 2026**
- May 25, 2026**
- June 22, 2026**
- July 27, 2026**
- August 24, 2026**

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
 IPL0281443
 Oct 17 2025

PUBLISHED DAILY
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

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**COCO PALMS COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026
REGULAR MEETING SCHEDULE**

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**COCO PALMS community
development district**

**www.cocopalmscdd.org
IPL0281443
Oct 17 2025**

**COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 27, 2025**

A. CALL TO ORDER

District Manager Armando Silva called the October 27, 2025, Regular Board Meeting of the Coco Palms Community Development District (the “District”) to order at 6:37 p.m. in the Artesa Community Clubhouse, located at 11590 SW 248th Lane, Homestead, Florida 33032

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Herald* on October 17, 2025, as part of the District’s Fiscal Year 2025/2026 Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of the following Board Members constituted a quorum and it was in order to proceed with the meeting: Chairperson Corissa Nguyen, Vice-Chairperson Seth Patterson and Supervisors Nilka Gomez and Charles Handal

Staff in attendance included: District Manager Armando Silva and Associate District Manager Pablo Jerez of Special District Services, Inc.; and District Counsel Liza Smoker of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

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. July 28, 2025, Regular Board Meeting and Public Hearing

Mr. Silva presented the July 28, 2024, Regular Board Meeting and 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. Nguyen and unanimously passed approving the July 18, 2025, Regular Board Meeting and Public Hearing minutes, *as presented*.

G. OLD BUSINESS

1. Staff Report, as Required

There was no Staff Report at this time.

H. NEW BUSINESS

1. Consider Resolution No. 2025-06 – Adopting a Fiscal Year 2024/2025 Amended Budget

Mr. Silva presented Resolution No. 2025-06, entitled:

RESOLUTION NO. 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva read the title of the resolution into the record and provided an explanation for the document. He further stated that the Operating Fund as of September 30, 2025, had a positive balance. A discussion ensued after which;

A **motion** was made by Mr. Patterson, seconded by Ms. Gomez and unanimously passed approving and adopting Resolution No. 2025-06, *as presented*, thereby setting the amended/revised final budget for the 2024/2025 fiscal year.

2. Consider Resolution 2025-07 – Adopting Goals and Objectives

Mr. Silva presented Resolution No. 2025-07, entitled:

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva presented the goals and objectives adopted by the District in 2024 and advised that it was in order for the Board to determine if the goals were met. Following discussion, the Board determined that all goals had been successfully achieved for fiscal year 2024/2025.

A **motion** was made by Mr. Handal, seconded by Ms. Nguyen and unanimously passed accepting Resolution No. 2025-07, as presented, further adopting the Coco Palms Community Development District’s Goals and Objectives Annual Report, further authorizing the publication on the District website

3. Discussion Regarding Interlocal Access Agreement – Advertisements and Public Notices on County Designated Website

Mr. Silva presented the County Interlocal Access Agreement the “ILA”) discussed during the July 28, 2025 Regular Board Meeting for access to advertising the District’s legal publications on the County’s website. Mr. Silva executed the ILA; however, the County is now requesting that the District

provide a document authorizing Mr. Silva to execute the ILA on behalf of the District. He further explained that District Counsel has prepared a resolution to adhere to the County's request.

4. Consider Resolution No. 2025-08 – Interlocal Access Agreement and Authorized Signatories

Mr. Silva presented Resolution No. 2025-08, entitled:

RESOLUTION NO. 2025-08

A RESOLUTION OF THE COCO PALMS COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE

Mr. Silva explained that this resolution authorizes Armando Silva as District Manager, Corissa Nguyen as Chairperson, and Seth Patterson as Vice Chairperson, to execute the ILA and any other documents related to the ILA.

A **motion** was made by Mr. Handal, seconded by Ms. Nguyen and unanimously passed to approve and adopt Resolution No. 2025-08; thereby authorizing Armando Silva as District Manager, Corissa Nguyen as Chairperson, and Seth Patterson as Vice Chairperson, to execute the Interlocal Agreement for government publication of legal advertisements and public notices and any other documents related to the Interlocal Agreement.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

Mr. Silva reminded the Board Members that Ethics Training was due December 31, 2025

K. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no Board Member or Staff closing comments.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Nguyen, seconded by Ms. Gomez and passed unanimously adjourning the Regular Board Meeting at approximately 6:55 p.m.

Secretary/Assistant Secretary

Chairperson/Vice-Chairperson

RESOLUTION NO. 2026-01

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 2026/2027 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 2026/2027 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 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for _____, 2026 at 6:30 p.m. in the Artesa Clubhouse, located at 11590 SW 248th Street, Homestead, Florida 33032, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 23rd day of February, 2026.

ATTEST:

**COCO PALMS
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Coco Palms
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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- V ASSESSMENT COMPARISON

PROPOSED BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	84,699
Maintenance Assessments	66,426
Debt Assessments (2016)	695,856
Debt Assessments (2019)	398,525
Other Revenues - Cost Share	9,800
Interest Income	1,200
TOTAL REVENUES	\$ 1,256,506
EXPENDITURES	
Administrative Expenditures	
Supervisor Fees	4,000
Payroll Taxes	306
Management	36,936
Legal	12,000
Assessment Roll	7,800
Audit Fees	5,400
Arbitrage Rebate Fee	1,300
Insurance	8,600
Legal Advertisements	2,200
Miscellaneous	825
Postage	375
Office Supplies	500
Dues & Subscriptions	175
Trustee Fees	7,000
Continuing Disclosure Fee	1,000
Website Management	2,000
Administrative Contingency	200
Total Administrative Expenditures	\$ 90,617
Maintenance Expenditures	
Annual Engineer's Report/Inspections	2,300
Field Operations Management	1,200
Lawn & Landscape Maintenance - HOA 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 (Storm Drain, Etc.)	11,100
Total Maintenance Expenditures	\$ 86,800
TOTAL EXPENDITURES	\$ 177,417
REVENUES LESS EXPENDITURES	\$ 1,079,089
Bond Payments (2016)	(654,105)
Bond Payments (2019)	(374,614)
BALANCE	\$ 50,370
County Appraiser & Tax Collector Fee	(24,910)
Discounts For Early Payments	(49,820)
EXCESS/ (SHORTFALL)	\$ (24,360)
Carryover Funds From Prior Year	24,360
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
Administrative Assessments	84,557	83,459	84,699	Expenditures Less Interest & Cost Share/.94
Maintenance Assessments	68,732	67,702	66,426	Expenditures Less Carryover/.94
Debt Assessments (2016)	695,856	695,856	695,856	Bond Payments/.94
Debt Assessments (2019)	398,528	398,525	398,525	Bond Payments/.94
Other Revenues - Cost Share	9,800	9,800	9,800	Cost Share Revenue
Interest Income	12,352	1,080	1,200	Interest Projected At \$100 Per Month
TOTAL REVENUES	\$ 1,269,825	\$ 1,256,422	\$ 1,256,506	
EXPENDITURES				
Administrative Expenditures				
Supervisor Fees	3,000	4,000	4,000	Supervisor Fees
Payroll Taxes	304	306	306	Supervisor Fees * 7.65%
Management	34,968	35,976	36,936	CPI Adjustment
Legal	9,605	12,000	12,000	No Change From 2025/2026 Budget
Assessment Roll	7,800	7,800	7,800	No Change From 2025/2026 Budget
Audit Fees	5,200	5,400	5,400	\$200 Increase From 2025/2026 Budget
Arbitrage Rebate Fee	1,300	1,300	1,300	No Change From 2025/2026 Budget
Insurance	7,726	8,200	8,600	Fiscal Year 2025/2026 Expenditure Was \$8,190
Legal Advertisements	1,675	2,200	2,200	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	540	850	825	\$25 Decrease From 2025/2026 Budget
Postage	78	400	375	\$25 Decrease From 2025/2026 Budget
Office Supplies	332	525	500	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Trustee Fees	7,000	7,000	7,000	No Change From 2025/2026 Budget
Continuing Disclosure Fee	700	1,000	1,000	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
Administrative Contingency	0	200	200	No Change From 2025/2026 Budget
Total Administrative Expenditures	\$ 82,403	\$ 89,332	\$ 90,617	
Maintenance Expenditures				
Annual Engineer's Report/Inspections	2,264	2,300	2,300	No Change From 2025/2026 Budget
Field Operations Management	1,200	1,200	1,200	No Change From 2025/2026 Budget
Lawn & Landscape Maintenance - HOA Contribution	26,000	26,000	26,000	No Change From 2025/2026 Budget
Irrigation System Maintenance/Upkeep	0	2,000	2,000	No Change From 2025/2026 Budget
Irrigation System - Water	0	5,000	5,000	No Change From 2025/2026 Budget
Roadway/Drainage System Maintenance/Upkeep	0	7,000	7,000	No Change From 2025/2026 Budget
Common Driveway Maintenance/Upkeep	0	10,000	10,000	No Change From 2025/2026 Budget
Fountain Maintenance/Upkeep	3,048	5,000	5,000	No Change From 2025/2026 Budget
FP&L Power/Utility	12,774	13,000	13,000	No Change From 2025/2026 Budget
Lake - Aquatic Maintenance	3,864	4,200	4,200	No Change From 2025/2026 Budget
Miscellaneous Maintenance (Storm Drain, Etc.)	17,825	11,100	11,100	No Change From 2025/2026 Budget
Total Maintenance Expenditures	\$ 66,975	\$ 86,800	\$ 86,800	
TOTAL EXPENDITURES	\$ 149,378	\$ 176,132	\$ 177,417	
REVENUES LESS EXPENDITURES	\$ 1,120,447	\$ 1,080,290	\$ 1,079,089	
Bond Payments (2016)	(662,352)	(654,105)	(654,105)	2027 P & I Payments Less Earned Interest
Bond Payments (2019)	(379,339)	(374,614)	(374,614)	2027 P & I Payments Less Earned Interest
BALANCE	\$ 78,756	\$ 51,571	\$ 50,370	
County Appraiser & Tax Collector Fee	(11,982)	(24,910)	(24,910)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(47,993)	(49,821)	(49,820)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 18,781	\$ (23,160)	\$ (24,360)	
Carryover Funds From Prior Year	0	23,160	24,360	Carryover Funds From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 18,781	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2016)
COCO PALMS COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	32,670	1,200	1,500	Projected Interest For 2026/2027
NAV Tax Collection	662,352	654,105	654,105	Maximum Debt Service Collection
Total Revenues	\$ 695,022	\$ 655,305	\$ 655,605	
EXPENDITURES				
Principal Payments	235,000	245,000	255,000	Principal Payment Due In 2027
Interest Payments	422,000	406,163	394,663	Interest Payments Due In 2027
Bond Redemption	0	4,142	5,942	Estimated Excess Debt Collections
Total Expenditures	\$ 657,000	\$ 655,305	\$ 655,605	
Excess/ (Shortfall)	\$ 38,022	\$ -	\$ -	

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 1/1/26 =	\$8,540,000		

DETAILED PROPOSED DEBT SERVICE FUND BUDGET (SERIES 2019)

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	21,501	1,200	1,500	Projected Interest For 2026/2027
NAV Tax Collection	379,339	374,614	374,614	Maximum Debt Service Collection
Prepaid Bond Collection	19,850	374,614	0	Maximum Debt Service Collection
Total Revenues	\$ 420,690	\$ 750,428	\$ 376,114	
EXPENDITURES				
Principal Payments	120,000	125,000	125,000	Principal Payment Due In 2027
Interest Payments	258,300	249,500	245,063	Interest Payments Due In 2027
Bond Redemption	20,000	375,928	6,051	Estimated Excess Debt Collections
Total Expenditures	\$ 398,300	\$ 750,428	\$ 376,114	
Excess/ (Shortfall)	\$ 22,390	\$ -	\$ -	

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 1/1/26 =	\$5,245,000		

COCO PALMS COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT COMPARISON

	Fiscal Year 2023/2024 Assessment*	Fiscal Year 2024/2025 Assessment*	Fiscal Year 2025/2026 Assessment*	Fiscal Year 2026/2027 Projected Assessment*
<u>Original Units</u>				
Administrative For Single Family Units	\$ 82.47	\$ 80.37	\$ 81.35	\$ 82.56
Maintenance For Single Family Units	\$ 64.91	\$ 66.99	\$ 66.00	\$ 64.74
<u>Debt For Single Family Units</u>	<u>\$ 1,053.00</u>	<u>\$ 1,053.00</u>	<u>\$ 1,053.00</u>	<u>\$ 1,053.00</u>
Total For Single Family Units	\$ 1,200.38	\$ 1,200.36	\$ 1,200.35	\$ 1,200.30
Administrative For Townhome Units	\$ 82.47	\$ 80.37	\$ 81.35	\$ 82.56
Maintenance For Townhome Units	\$ 64.91	\$ 66.99	\$ 66.00	\$ 64.74
<u>Debt For Townhomes Units</u>	<u>\$ 948.00</u>	<u>\$ 948.00</u>	<u>\$ 948.00</u>	<u>\$ 948.00</u>
Total For Townhomes Units	\$ 1,095.38	\$ 1,095.36	\$ 1,095.35	\$ 1,095.30
Administrative For Villa Units	\$ 82.47	\$ 80.37	\$ 81.35	\$ 82.56
Maintenance For Villa Units	\$ 64.91	\$ 66.99	\$ 66.00	\$ 64.74
<u>Debt For Villa Units</u>	<u>\$ 843.00</u>	<u>\$ 843.00</u>	<u>\$ 843.00</u>	<u>\$ 843.00</u>
Total For Villa Units	\$ 990.38	\$ 990.36	\$ 990.35	\$ 990.30
<u>Expansion Area Units</u>				
Administrative For Townhome Units	\$ 82.47	\$ 80.37	\$ 81.35	\$ 82.56
Maintenance For Townhome Units	\$ 64.91	\$ 66.99	\$ 66.00	\$ 64.74
<u>Debt For Townhomes Units</u>	<u>\$ 1,474.47</u>	<u>\$ 1,474.47</u>	<u>\$ 1,474.47</u>	<u>\$ 1,474.47</u>
Total For Townhomes Units	\$ 1,621.85	\$ 1,621.83	\$ 1,621.82	\$ 1,621.77
Administrative For Villa Units	\$ 82.47	\$ 80.37	\$ 81.35	\$ 82.56
Maintenance For Villa Units	\$ 64.91	\$ 66.99	\$ 66.00	\$ 64.74
<u>Debt For Villa Units</u>	<u>\$ 1,369.15</u>	<u>\$ 1,369.15</u>	<u>\$ 1,369.15</u>	<u>\$ 1,369.15</u>
Total For Villa Units	\$ 1,516.53	\$ 1,516.51	\$ 1,516.50	\$ 1,516.45

* 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>
Total Units	743

Total Units

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

Expansion Area Units

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

Townhomes (Original Units) Information

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

Townhomes (Expansion Information)

Total Units: 119
<u>Prepayments: 1</u>
Billed For Debt: 118