



**MEADOW PINES  
COMMUNITY DEVELOPMENT  
DISTRICT**

**BROWARD COUNTY  
SPECIAL BOARD MEETING  
FEBRUARY 15, 2023  
9:30 A.M.**

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

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**AGENDA**  
**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT**  
Cobblestone Clubhouse  
14701 SW 10th Street  
Pembroke Pines, FL 33027  
**SPECIAL BOARD MEETING**  
February 15, 2023  
9:30 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Consider Resolution No. 2023-01 – Declaring Vacancies (Seats 1, 3, and 5).....Page 2
- E. Discussion Regarding Vacancies in Seats 1, 3, and 5 and Appointment to Fill Vacancies
- F. Administer Oath of Office and Review New Board Member Duties and Responsibilities
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
  - 1. November 17, 2022 Regular Board Meeting.....Page 4
- J. Old Business
  - 1. Update Regarding South Florida Water Management District (SFWD) Compliance
- K. New Business
  - 1. Discussion Regarding Stormwater System Cleaning
  - 2. Consider Adjustment to District Counsel Fee Structure.....Page 7
  - 3. Consider Resolution No. 2023-02 – Adopting a Fiscal Year 2023/2024 Proposed Budget.....Page 9
- L. Administrative Matters
  - 1. Staff Report, as Required
- M. Board Members Comments
- N. Adjourn

**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT  
NOTICE OF SPECIAL BOARD MEETING**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors (the “Board”) of the Meadow Pines Community Development District (the “District”) will hold a Special Board Meeting (the “Meeting”) at **9:30 a.m. on February 15, 2023**, in the Cobblestone Clubhouse located at 14701 SW 10<sup>th</sup> Street, Pembroke Pines, Florida 33027.

The purpose of the Meeting is to discuss the District Fiscal Year 2023/2024 Proposed Budget and to conduct any other District business which may lawfully and properly come before the Board. A copy of the Agenda for this Meeting may be obtained from the District’s website or by contacting the District Manager at [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org) and/or toll free at 1-877-737-4922 five (5) days prior to the date of the meeting.

Meetings are open to the public and are conducted in accordance with the provisions of Florida law for community development districts. This Meeting may be continued as found necessary to a date, time and place specified on the record. Also, there may be occasions when Staff and/or Board members may participate by speaker telephone.

If any person decides to appeal any decision made with respect to any matter considered at this meeting, 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 this Meeting should contact the District Manager at [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org) and/or 1-877-737-4922 at least seven (7) days prior to the date of this particular meeting.

Meetings may be cancelled from time to time without advertised notice.

**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT**

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

**PUBLISH: BROWARD DAILY BUSINESS REVIEW 02/06/23**

## **RESOLUTION NO. 2023-01**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT DECLARING VACANCIES ON THE BOARD OF SUPERVISORS PURSUANT TO SECTION 190.006(3)(b), FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to the provisions of Section 190.006, Florida Statutes, the members of the Board of Supervisors (the “District Board”) of the Meadow Pines Community Development District (the “District”) are to be elected by the qualified electors of the District at a general election to be held on November 8, 2022 (the “General Election”); and

**WHEREAS**, the District provided published notice of the qualifying period for election to the District Board at least two (2) weeks prior to the start of the qualifying period for the General Election, as required by Section 190.006(3)(b), Florida Statutes; and

**WHEREAS**, the **Broward** County Supervisor of Elections has confirmed that at the close of the qualifying period for election to the District Board, no elector qualified for Seats #1, #3, and #5 to be filled in the General Election; and

**WHEREAS**, pursuant to Section 190.006(3)(b), Florida Statutes, the District is required to declare the seats to be filled by the election to which no qualified elector has qualified as vacant and to appoint a qualified elector to fill each such vacancy within 90 days of the second Tuesday following the General Election.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT, THAT:**

1. The recitals above are true and correct and are hereby made a part of this Resolution.
2. The District Board hereby declares Seats #1, #3, and #5 to be vacant, effective on the second Tuesday following the General Election.
3. The District Board shall appoint a qualified elector to Seats #1, #3, and #5 within 90 days of the second Tuesday following the General Election, as required by Section

190.006(3)(b), Florida Statutes. Until such appointment, the incumbent board member in such seat shall remain in office.

4. This Resolution shall take effect immediately upon its passage and adoption.

**PASSED AND ADOPTED** this 15<sup>th</sup> day of February, 2023 by the Board of Supervisors of the Meadow Pines Community Development District.

**ATTEST:**

**MEADOW PINES COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chair / Vice Chair

**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
NOVEMBER 17, 2022**

**A. CALL TO ORDER**

District Manager Nancy Nguyen called the November 17, 2022, Regular Board Meeting of the Meadow Pines Community Development District (the “District”) to order at 9:33 a.m. in the Cobblestone Clubhouse located at 14701 SW 10<sup>th</sup> Street, Pembroke Pines, Florida 33027.

**B. PROOF OF PUBLICATION**

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Broward Daily Business Review* on October 12, 2022, and as part of the District’s Fiscal Year 2022/2023 Regular Meeting Schedule, *as legally required*.

**C. ESTABLISH A QUORUM**

Ms. Nguyen determined that the attendance of Chairman Douglas Harrison, Vice Chairman Leon Brown and Supervisor Jennifer Marmanillo constituted a quorum and it was in order to proceed with the meeting.

Staff members in attendance were: District Manager Nancy Nguyen of Special District Services, Inc.; General Counsel Gregory George of Billing, Cochran, Lyles, Mauro & Ramsey, P.A., and Paola Velandia of Miami Management, Inc.

**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 20, 2022, Regular Board Meeting & Public Hearing**

Ms. Nguyen presented the minutes of the July 20, 2022, Regular Board Meeting and Public Hearing and asked if there were any corrections and/or revisions. There being none, a **motion** was made by Mr. Harrison, seconded by Ms. Marmanillo and passed unanimously approving the minutes of the July 20, 2022, Regular Board Meeting and Public Hearing, *as presented*.

**G. OLD BUSINESS**

**1. Discussion Regarding South Florida Water Management District (SFWMD) Compliance**

Ms. Nguyen explained that the July 26, 2022 inspection with SFWMD was conducted, as scheduled. She further explained that during that inspection, SFWMD noted that the wetland preservation area was still out of compliance. As Eco Blue was unable to attend the inspection, Ms. Nguyen stated that District

Staff marked the exotic species so that there is no misunderstanding as to what the contractor needs to address. Ms. Nguyen further explained that she requested an extension from SFWMD to comply with the requirements, which request was granted and was to expire on November 1, 2022.

Ms. Nguyen and Ms. Paola Velandia, the Manager for Cobblestone Community Association (the “Association”) contacted Eco Blue to have them mitigate the exotic species. On September 21, 2022, Eco Blue reported that the wetland preservation exotic species were removed and an inspection with SFWMD will be scheduled by them. The inspection was scheduled for October 6, 2022. This inspection also concluded that the wetland preservation was still out of compliance. Eco Blue was informed and they stated that they will be addressing the issues and will inform Ms. Nguyen when the areas are ready for an inspection. Ms. Nguyen advised that she requested another extension from SFWMD to comply with the requirements, which request was granted and will expire on December 30, 2022. Another inspection was scheduled with SFWMD for November 18, 2022. Following this inspection, Ms. Nguyen was informed by SFWMD that they will be reporting the wetland preservation to be in compliance; however, there are still some issue that must be addressed.

Ms. Nguyen reminded the Board that although the District owns the wetland preservation, there is a Maintenance Agreement in place between the District and the Association, where the Association is responsible for the expenses associated with the maintenance of the wetland preservation. Due to the issues that occurred with the SFWMD inspections, Mses. Nguyen and Velandia requested a proposal from Allstate Resource Management for the monthly maintenance of the wetland preservation. A discussion ensued and Ms. Nguyen recommended that the Association consider Allstate’s proposal. The Board and Ms. Velandia agreed.

Ms. Velandia will be presenting Allstate’s proposal to the Association Board of Directors and will inform Ms. Nguyen of their decision. More information on this item will be provided at a future meeting.

## **H. NEW BUSINESS**

### **1. Consider Resolution No. 2022-04 – Adopting a Fiscal Year 2021/2022 Amended Budget**

Ms. Nguyen presented Resolution No. 2022-04, entitled:

#### **RESOLUTION NO. 2022-04**

#### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2021/2022 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Nguyen provided an explanation for the document. She indicated that there was an operating fund balance of approximately \$19,000 at the end of the fiscal year. Ms. Nguyen reminded the Board that the assessments were increased for fiscal year 2022/2023; therefore, the District should be able to cover the District’s expenses without needing to use the approximate \$19,000. A discussion ensued after which:

A **motion** was made by Mr. Harrison, seconded by Ms. Marmanillo and unanimously passed to adopt Resolution No. 2022-04, *as presented*, thereby setting the amended/revised budget for the 2021/2022 fiscal year.

## **I. ADMINISTRATIVE MATTERS**

### **1. District Election and Procedure for Declaring Vacancies Effective November 22<sup>nd</sup> (Seats 1, 3, and 5)**

Ms. Nguyen advised that no electors qualified for Seats 1 (Douglas Harrison), Seat 3 (Leon Brown), and Seat 5 (VACANT); therefore, vacancies will be declared in these seats effective the second Tuesday following the general election (November 22, 2022). Ms. Nguyen further explained that the incumbents in these seats shall remain on the Board as holdovers until the Board appoints a qualified elector to serve in such seats.

#### **J. BOARD MEMBER COMMENTS**

There were no Board Member comments at this time.

Ms. Nguyen stated that unless an emergency were to arise, the Board would not need to meet until February 16, 2023. Mr. Brown stated that he has a conflict and will not be available to attend. The Board directed Ms. Nguyen to advertise for a Special Meeting to be held on February 15, 2023 at 9:30 a.m. in the Cobblestone Clubhouse located at 14701 SW 10<sup>th</sup> Street, Pembroke Pines, Florida 33027. Ms. Nguyen acknowledged the Board's request.

#### **K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Mr. Harrison, seconded by Mr. Brown and unanimously passed adjourning the Regular Board Meeting at 9:58 a.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson



LAW OFFICES

**BILLING, COCHRAN, LYLES, MAURO & RAMSEY, P.A.**

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PLEASE REPLY TO: FORT LAUDERDALE

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SUSAN F. DELEGAL  
SHIRLEY A. DELUNA  
GERALD L. KNIGHT  
BRUCE M. RAMSEY

STEVEN F. BILLING (1947-1998)  
HAYWARD D. GAY (1943-2007)

January 31, 2023

VIA E-MAIL ONLY— [nnguyen@sdsinc.org](mailto:nnguyen@sdsinc.org)

Ms. Nancy Nguyen  
District Manager  
Special District Services, Inc.  
8785 S.W. 165<sup>th</sup> Avenue, Suite 200  
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure  
Meadow Pines Community Development District  
Our File: 542.03129**

Dear Ms. Nguyen:

This firm's current fee structure has been in place since 2003. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective April 1, 2023, as follows:

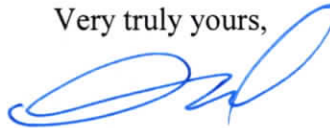
- Attorneys/Partners: \$275.00 per hour
- Attorneys/Associates: \$225.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor. The CPI has reflected a 61.9% increase since the year 2003 and we have not raised our fees during that time.

Ms. Nancy Nguyen  
January 31, 2023  
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Ginger E. Wald  
For the Firm

GEW/jmp

**RESOLUTION NO. 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Meadow Pines 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 2023/2024 has been prepared and considered by the Board.

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

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2023/2024 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for April 20, 2023 at 9:30 a.m. in the Cobblestone Clubhouse, 14701 SW 10th Street, Pembroke Pines, FL 33027, for the purpose of receiving public comments on the Proposed Fiscal Year 2023/2024 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 15<sup>th</sup> day of February, 2023.

**ATTEST:**

**MEADOW PINES  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

# Meadow Pines Community Development District

**Proposed Budget For  
Fiscal Year 2023/2024  
October 1, 2023 - September 30, 2024**

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

**PROPOSED BUDGET**  
**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	<b>FISCAL YEAR 2023/2024 BUDGET</b>
<b>REVENUES</b>	
O&M Assessments	96,348
Debt Assessments	690,183
Other Revenue	200
Interest Income	240
<b>TOTAL REVENUES</b>	<b>\$ 786,971</b>
<b>EXPENDITURES</b>	
Supervisor Fees	2,400
Payroll Taxes	200
Engineering	5,000
Management	15,276
Legal	8,500
Assessment Roll	6,000
Audit Fees	3,500
Arbitrage Rebate Fee	600
Insurance	6,700
Legal Advertisements	700
Miscellaneous	550
Postage	150
Office Supplies	250
Dues & Subscriptions	175
Trustee Fees	7,200
Continuing Disclosure Fee	1,000
Website Management	2,000
Stormwater Management	20,000
Perimeter Fence Repairs	5,230
Miscellaneous Maintenance	2,500
Reserve	3,076
<b>TOTAL EXPENDITURES</b>	<b>\$ 91,007</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 695,964</b>
Bond Payments	(648,772)
<b>BALANCE</b>	<b>\$ 47,192</b>
County Appraiser & Tax Collector Fee	(15,731)
Discounts For Early Payments	(31,461)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover From Prior Year	0
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED FINAL BUDGET**  
**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
<b>REVENUES</b>				
O&M Assessments	50,550	96,348	96,348	Expenditures Less Interest, Other Revenues & Carryover/.94
Debt Assessments	693,604	690,183	690,183	Bond Payments/.94
Other Revenue	175	200	200	Pollution Insurance Reimbursement
Interest Income	14	240	240	Projected At \$20 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 744,343</b>	<b>\$ 786,971</b>	<b>\$ 786,971</b>	
<b>EXPENDITURES</b>				
Supervisor Fees	600	2,400	2,400	No Change From 2022/2023 Budget
Payroll Taxes	46	200	200	Projected At 8 Percent Of Supervisor Fees
Engineering	5,988	5,000	5,000	No Change From 2022/2023 Budget
Management	14,400	14,832	15,276	CPI Adjustment (Capped At 3%)
Legal	7,037	8,000	8,500	\$500 Increase From 2022/2023 Budget
Assessment Roll	6,000	6,000	6,000	As Per Contract
Audit Fees	3,300	3,400	3,500	Accepted Amount For 2022/2023 Audit
Arbitrage Rebate Fee	600	600	600	No Change From 2022/2023 Budget
Insurance	5,881	6,700	6,700	Insurance Estimate
Legal Advertisements	487	700	700	No Change From 2022/2023 Budget
Miscellaneous	1,004	550	550	No Change From 2022/2023 Budget
Postage	602	150	150	No Change From 2022/2023 Budget
Office Supplies	367	250	250	No Change From 2022/2023 Budget
Dues & Subscriptions	175	175	175	No Change From 2022/2023 Budget
Trustee Fees	6,815	6,820	7,200	\$380 Increase From 2022/2023 Budget
Continuing Disclosure Fee	1,000	1,000	1,000	No Change From 2022/2023 Budget
Website Management	2,000	2,000	2,000	No Change From 2022/2023 Budget
Stormwater Management	20,218	22,230	20,000	\$2,230 Decrease From 2022/2023 Budget
Perimeter Fence Repairs	0	3,000	5,230	\$2,230 Increase From 2022/2023 Budget
Miscellaneous Maintenance	2,600	3,000	2,500	Drainage Structures & Catch Basin Maintenance
Reserve	0	4,000	3,076	Reserve
<b>TOTAL EXPENDITURES</b>	<b>\$ 79,120</b>	<b>\$ 91,007</b>	<b>\$ 91,007</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 665,223</b>	<b>\$ 695,964</b>	<b>\$ 695,964</b>	
Bond Payments	(653,338)	(648,772)	(648,772)	2024 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 11,885</b>	<b>\$ 47,192</b>	<b>\$ 47,192</b>	
County Appraiser & Tax Collector Fee	(15,884)	(15,731)	(15,731)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(27,284)	(31,461)	(31,461)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (31,283)</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ (31,283)</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED FINAL DEBT SERVICE BUDGET**  
**MEADOW PINES COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	1,796	25	100	Projected Interest For 2023/2024
NAV Tax Collection	653,338	648,772	648,772	Maximum Debt Service Collection
Prepaid Bond Collection	0	0	0	Prepaid Bond Collection
<b>Total Revenues</b>	<b>\$ 655,134</b>	<b>\$ 648,797</b>	<b>\$ 648,872</b>	
<b>EXPENDITURES</b>				
Principal Payments (2014A-1)	320,000	315,000	330,000	Principal Payment Due In 2024
Principal Payments (2014A-2)	55,000	60,000	65,000	Principal Payment Due In 2024
Bond Redemption	0	6,103	2,275	Estimated Excess Debt Collections
Interest Payments (2014A-1)	226,733	209,294	196,791	Interest Payments Due In 2024
Interest Payments (2014A-2)	63,288	58,400	54,806	Interest Payments Due In 2024
<b>TOTAL EXPENDITURES</b>	<b>\$ 665,021</b>	<b>\$ 648,797</b>	<b>\$ 648,872</b>	
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (9,887)</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2014A-1 Bond Refunding Information**

Original Par Amount =	\$7,125,000	Annual Principal Payments Due =	May 1st
Interest Rate =	1.05% - 4.625%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2014		
Maturity Date =	May 2034		

Par Amount As Of 1/1/23 = \$4,880,000

**Series 2014A-2 Bond Refunding Information**

Original Par Amount =	\$1,385,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.75% - 6.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	May 2014		
Maturity Date =	May 2034		

Par Amount As Of 1/1/23= \$1,010,000



## Meadow Pines Community Development District Assessment Comparison

	Fiscal Year 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Projected Assessment Before Discount*
O&M Assessment For Phase 1	\$ 64.49	\$ 64.49	\$ 64.49	\$ 124.49	\$ 124.49
<u>Debt Assessment For Phase 1</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>	<u>\$ 834.02</u>
Total For Phase 1	<b>\$ 898.51</b>	<b>\$ 898.51</b>	<b>\$ 898.51</b>	<b>\$ 958.51</b>	<b>\$ 958.51</b>
O&M Assessment For Phase 2	\$ 64.49	\$ 64.49	\$ 64.49	\$ 124.49	\$ 124.49
<u>Debt Assessment For Phase 2</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>	<u>\$ 964.50</u>
Total For Phase 2	<b>\$ 1,028.99</b>	<b>\$ 1,028.99</b>	<b>\$ 1,028.99</b>	<b>\$ 1,088.99</b>	<b>\$ 1,088.99</b>

\* Assessments Include the Following:

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

Community Information:

Phase One	418
Phase Two	<u>356</u>
Total Units	774

Phase 1 Information

Total Units	418
<u>Prepayments</u>	<u>1</u>
Billed For Debt	417

Phase 2 Information

Total Units	356
<u>Prepayments</u>	<u>1</u>
Billed For Debt	355