



**ASSESSMENT RATE SUMMARY
THE TOWNS AT LAKESIDE ASSOCIATION, INC.**

CDD (Debt Assessment & Operations & Maintenance): **Estimated \$700.00 annually**

The CDD is paid in advance of the year whereas your property taxes are paid in arrears. The CDD is responsible for providing the common infrastructure and often the common amenities in the community which could also include the storm-water pond systems, roads and basic utilities. The debt service portion of the CDD fee is a fixed rate. The CDD Operations & Maintenance maintains all of the common areas in Lakeside Plantation. The O&M portion of the CDD fee is subject to change annually and rates quoted above are effective through December 31, 2013. You can call CDD directly to get more accurate information, tel: 941-423-5500.

Homeowner Association Dues: **\$106 monthly**

Annual dues for the townhomes are \$106.00 per month. Said fees shall be prorated at closing for the current month, and the entire next month's assessment shall also be collected. Please note that HOA assessments are NOT included in your monthly mortgage payment and will be billed to you by the management company for the HOA. The HOA rates quoted above are effective through December 31, 2016. The services provided in your HOA assessments include the following:

- Full service lawn maintenance (mowing, blowing, edging, weeding, pest control, fertilization, plant/shrub/mulch replacement, irrigation)
- Miscellaneous grounds maintenance (to include signage, lighting)
- Management Fees
- Administrative Expenses
- General Liability, Property and D&O Insurance for common areas and Board of Directors
- Reserves for painting (complete repaint), roofing (complete shingle replacement), exterior lighting fixtures and vinyl shutters, common parking areas, irrigation replacement and mailbox stations

NOT INCLUDED IN THE HOA ASSESSMENTS ARE THE FOLLOWING:

- Individual general liability and property insurance for each unit and contents thereof. Owners must provide proof of insurance to HOA on an annual basis or HOA may special assess for coverage.
- Individual utilities to each unit (electric, cable, telephone, water, trash, etc.).
- Normal routine maintenance (exterior caulking, stucco and paint touch up, etc.). Please refer to the attached sheet of townhome maintenance responsibilities.

Other Fees (also paid at closing on HUD settlement statement):

Capital Contribution to HOA: **\$300.00¹**

¹This is a one-time contribution made by all Towns at Lakeside purchasers and is in addition to, and not in lieu of, the annual assessment. It shall be applied to the working capital of the Association and used to cover operating and other expenses as outlined in the Association governing documents.

*All fees and services subject to change at any time.