

ASSESSMENT RATE SUMMARY FISHHAWK RIDGE TOWNHOMES

CDD – Debt Assessment and Operations & Maintenance **\$1123 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 \$365.00 annually and is a fixed rate.

The CDD Operations & Maintenance maintains all of the common areas in Fish Hawk Ranch. The O&M portion of the CDD fee for 2007-2008 is \$758.00 and is subject to change annually.

POA - Fish Hawk Ranch Property Owner's Association **\$154 Annually**
Responsible for enforcing the Deed Restrictions
The POA is billed on an annual basis.

FishHawk Ridge Townhomes Maintenance Fee **\$140 Monthly**
This maintenance fee is billed on a monthly basis
and includes the following:

- Full service lawn maintenance (mowing, blowing, edging, weeding, pest control, fertilization, plant/shrub replacement, irrigation)
- Maintenance and operation of gated entry
- Miscellaneous grounds maintenance (to include signs, lighting, mail kiosk, recreational facilities within FishHawk Ridge)
- Street lighting
- Utilities for recreational facilities
- Dumpster Trash Pick-Up (twice per week)*
- Management Fees
- Administrative Expenses
- Annual subterranean termite renewal and exterior monthly pest control
- General Liability, Property and D&O Insurance for recreational facilities and Board of Directors
- Reserves for painting, roofing, private streets, recreational and facilities maintenance

* Each homeowner will be billed by the County on their tax bill for disposal charges in the amount of **\$87.99 annually**.

NOT INCLUDED IN THE ABOVE 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, telephone, cable, water,** etc.).
- Normal routine maintenance (exterior caulking, stucco touch up, pressure washing, etc.)

** Each owner will be invoiced by US Water Corporation monthly for their water usage based on individual meter readings for each unit. This invoice will include a **\$20.79 per month** base facility charge for the consecutive water system, which is owned by the HOA. A **\$40.00 deposit** will be charged on the first invoice.

ADDITIONAL CHARGES:

The Property is included in a Hillsborough County Water and Wastewater Capacity Assessment and is subject to annual capacity assessments in the amount of **\$177.33**, which shall be invoiced on the tax bill for this property. A **\$12.00** stormwater management fee will also appear on the tax bill.

The following expenses shall be paid by Buyer and collected at closing: a **\$300.00** Homeowner's Association capital contribution (start-up fee) to the FishHawk Ridge Association; a **\$120.00** Homeowner's Association capital contribution (start-up fee) to the FishHawk Ranch Association; and a **\$50.00** transfer fee payable to the management company for the master association.

All rates are subject to change at any time.

Revision Date: 12-12-07



STANDARD PACIFIC HOMES
Making You Right At Home®