

Based on 2020 Budgets Figures

Condo Unit	Current Monthly Maintenance + Land Lease	Maintenance Only Monthly	Land Lease – 3 payments	Land Lease – 4 payments Jan/Apr/Jul/Oct
107-108, 207-208-307-308	\$572.47 (\$346.97 + \$225.50)	\$346.97	\$2706.00 \$902.00	\$2706.00 \$676.50
102-105-106-109-110, 202-205-206-209-210, 302-305,306,309,310	\$616.88 (\$372.13 + \$244.75)	\$372.13	\$2937.00 \$979.00	\$2937.00 \$734.25
101-111, 201-211, 301-311	\$654.95 (\$393.70 + \$261.25)	\$393.70	\$3135.00 \$1045.00	\$3135.00 \$783.75
103-104,203-204, 303-304	\$745.90 (\$445,23 + \$300.67)	\$445.23	\$3608.04 \$1202.68	\$3608.04 \$902.01
401	\$934.14 (\$551.89 + \$382.25)	\$551.89	\$4587.00 \$1529.00	\$4587.00 \$1146.75
402	\$948.94 (\$560.27 + \$388.67)	\$560.27	\$4664.04 \$1554.68	\$4664.04 \$1166.01

Maintenance fee includes insurances, cable, water, sewer, trash, etc. and changes every year. It represents what we are paying based on 2020 budget.

The Land Lease fee remains the same until 2028 (and is separate from maintenance). Currently the Land Lease fee is budgeted at \$110,00 per year. This payment can be separated out from the maintenance figure and paid in 3 or 4 payments annually. This may help with resale.

According to Florida Statute 718.112 (2)(g) Assessments – “The manner of collecting from the unit owners their shares of the common expenses shall be stated in the bylaws. Assessments shall be made against units not less frequently than quarterly in an amount which is not less than that required to provide funds in advance for payment of all of the anticipated current operating expenses.....”