

This Instrument Prepared by:
Vogler Ashton, PLLC
705 10th Ave. West, Ste. 103
Palmetto, FL 34221

**SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS FOR ARIA TO ADD
ARIA, PHASE III**

THIS SUPPLEMENTAL DECLARATION, (the "Supplemental Declaration"), is made as of the 4TH day of AUGUST, 2021, by **NEAL SIGNATURE HOMES, LLC**, a Florida limited liability company, (the "Declarant" or "Developer"), whose mailing address is 5800 Lakewood Ranch Blvd., Sarasota, Florida, 34240.

RECITALS:

WHEREAS, Declarant has caused the **Declaration of Covenants, Conditions and Restrictions For Aria** to be recorded in Official Records Instrument #2018162429, of the Public Records of Sarasota County, Florida, as same has been amended, modified, clarified and supplemented, (the "**Declaration**"); and,

WHEREAS, Declarant is actively developing the "**Aria Subdivision**"; and is therefore empowered to amend the Declaration pursuant to Article 2.02 and Article 12.06 therein; and,

WHEREAS, Declarant desires, pursuant to Article 2.02 of the Declaration, to bring within the plan and operation of such Declaration the additional real property described below, together with the complementary additions, appurtenances and modifications as set forth below, (the "**Aria, Phase III Property**"); and,

NOW THEREFORE, for and in consideration of the premises and for other good and valuable considerations, the Declarant, for itself and its respective legal representatives, successors and assigns, hereby amends the Declaration as follows:

1. **Recitals.** The foregoing recitals are true and correct and are hereby incorporated herein.
2. **Defined Terms.** Any term not specifically defined herein this Supplemental Declaration shall have the same definition and meaning as set forth in the Declaration.
3. **Addition of Aria, Phase III Property.** Pursuant to the Declaration, and specifically Article 2.02 therein, Declarant does hereby include within and bring within the plan and operation of the Declaration, the Aria, Phase III Property, the legal description of which is attached hereto as **Exhibit "A,"** and incorporated herein, the same of which shall also be reflected on the Plat for "Aria, Phase III," a Subdivision, as per the Plat thereof recorded in Official Records Plat Book _____, Pages _____ through _____ of the Public Records of Sarasota County, Florida.
4. **Right of Entry.** The Right of Entry for the Aria, Phase III Property is attached as **Exhibit "B"** and incorporated herein.
5. **List of Holdings.** The List of Holdings for the Aria, Phase III Property is attached as **Exhibit "C"** and incorporated herein.
6. **Maintenance Program.** The Maintenance Program for the Aria, Phase III Property is attached as **Exhibit "D"** and incorporated herein.
7. **Fiscal Program.** The Fiscal Program for the Aria, Phase III Property is attached as **Exhibit "E"** and incorporated herein. The Fiscal Program of the Association is for informational purposes and subject to change.

8. **Association's Governing Documents.** The Articles of Incorporation and By-Laws for the **Aria Neighborhood Association, Inc.**, (the "**Association**"), are as set forth in and attached as exhibits to the Declaration and are hereby incorporated herein this Supplemental Declaration by reference hereto. The Aria, Phase III Property shall be and is hereby made and held subject to, added to, incorporated in and bound by all the covenants, conditions, reservations, easements, restrictions, terms, assessments, fees, rules, regulations and the like, all as set forth in this Supplemental Declaration, the Declaration and the Association's other Governing Documents, as those collective Governing Documents may be supplemented, modified and amended, from time to time, and all of which shall run with and bind the land set forth in **Exhibit "A."**
9. **Effect on Remainder of Declaration.** Except to the extent modified herein, all terms and conditions of the Declaration shall remain in full force and effect.

IN WITNESS WHEREOF, Declarant has caused these presents to be executed in its name by its partners thereunto duly authorized as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

DECLARANT / DEVELOPER:

NEAL SIGNATURE HOMES, LLC, a Florida limited liability company, Developer and Owner of Lands set forth in Exhibit "A," hereto

By: NCDG Management, LLC, a Florida limited liability company, its Manager

By: James R. Schier
Name: James R. Schier
Its: Manager

SEAN M. FINOTTI
Witness

SEAN M. FINOTTI
Print Name of Witness

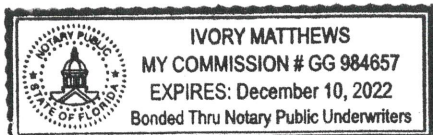
Cindy Zagorski
Witness

Cindy Zagorski
Print Name of Witness

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization this 4 day of August, 2021, by James R. Schier, as Manager of NCDG Management, LLC, a Florida limited liability company, as Manager of Neal Signature Homes, LLC, a Florida limited liability company, on behalf of the Company, (☒) who is personally known to me, or (☐) who has produced _____ as identification.

(Affix Seal)



Ivory Matthews
Signature of Notary Public
Print Notary Name: Ivory Matthews
NOTARY PUBLIC STATE OF FLORIDA
Commission No. GG 984657
Expiration Date: 12/10/22

JOINDER BY ASSOCIATION

The **ARIA NEIGHBORHOOD ASSOCIATION, INC.**, a Florida not for profit corporation, hereby joins in and consents to this Supplemental Declaration for the purpose of accepting all terms, covenants, restrictions, conditions, reservations, obligations and responsibilities, including all operation and maintenance obligations of Common Property, and easements therein.

IN WITNESS WHEREOF, the undersigned party has executed this document on the 4th day of August, 2021.

[Signature]
Signature
SEAN M. FINN
Printed Name
Cindy Zagorski
Signature
Cindy Zagorski
Printed Name

ARIA NEIGHBORHOOD ASSOCIATION, INC., a Florida not for profit corporation

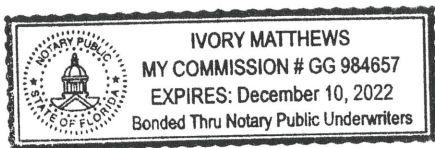
By:

[Signature]
~~James R. Schier, its President~~
Tracy Hecht, Vice President

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization this 4 day of August, 2021, by James R. Schier, as President of Aria Neighborhood Association, Inc., a Florida not for profit corporation, on behalf of the Corporation, (☐) who is personally known to me, or (☒) who has produced _____ as identification.

(Affix Seal)



Ivory Matthews
Signature of Notary Public
Print Notary Name: Ivory Matthews
NOTARY PUBLIC STATE OF FLORIDA
Commission No. GG 984657
Expiration Date: 12/10/22

EXHIBITS

Exhibit “A”	Legal Description
Exhibit “B”	Right of Entry
Exhibit “C”	List of Holdings
Exhibit “D”	Maintenance Program
Exhibit “E”	Fiscal Program

Exhibit "A"

LEGAL DESCRIPTION, ARIA, PHASE III:

BEGIN AT THE SOUTHWEST CORNER OF LOT 10, ARIA, PHASE II, AS RECORDED IN PLAT BOOK 54, PAGES 132 – 135 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA; THENCE S.89°51'51"W., ALONG THE SOUTH LINE OF TRACT 801, ARIA, AS RECORDED IN PLAT BOOK 52, PAGES 428 – 438 OF THE PUBLIC RECORDS OF SARASOTA COUNTY, FLORIDA, A DISTANCE OF 288.80 FEET; THENCE ALONG THE WESTERLY LINE OF SAID TRACT 801 FOR THE FOLLOWING FIVE (5) COURSES: (1) THENCE N.00°08'09"W., A DISTANCE OF 157.84 FEET; (2) THENCE N.50°34'10"E., A DISTANCE OF 57.37 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.50°34'10"E., A RADIAL DISTANCE OF 175.00 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 39°27'50", A DISTANCE OF 120.54 FEET; (4) THENCE N.00°01'59"E., A DISTANCE OF 1,930.09 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 38°39'19"; (5) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 118.07 FEET; THENCE N.50°07'17"W., A DISTANCE OF 38.10 FEET; THENCE N.00°19'37"E., A DISTANCE OF 182.13 FEET TO A POINT ON THE WEST LINE OF TRACT 502 OF SAID ARIA; THENCE S.89°40'23"E., A DISTANCE OF 885.80 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 67.00 FEET AND A CENTRAL ANGLE OF 86°33'27"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 101.22 FEET; THENCE N.03°46'09"E., A DISTANCE OF 69.88 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 342.00 FEET AND A CENTRAL ANGLE OF 03°20'59"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 19.99 FEET; THENCE N.00°25'10"E., A DISTANCE OF 371.40 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 658.00 FEET AND A CENTRAL ANGLE OF 11°38'49"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 133.76 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 45.00 FEET AND A CENTRAL ANGLE OF 11°44'23"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 9.22 FEET; THENCE N.00°19'36"E., A DISTANCE OF 120.08 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF 29°16'03"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 45.97 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 718.62 FEET AND A CENTRAL ANGLE OF 09°22'51"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 117.66 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET AND A CENTRAL ANGLE OF 19°53'24"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 38.19 FEET; THENCE N.00°19'48"E., A DISTANCE OF 70.35 FEET; THENCE S.89°40'12"E., A DISTANCE OF 147.22 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 801, ARIA, ALSO BEING THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.62°24'38"E., A RADIAL DISTANCE OF 65.00 FEET; THENCE ALONG THE EASTERLY LINE OF SAID TRACT 801 FOR THE FOLLOWING THIRTY-ONE (31) COURSES: (1) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 191°45'12", A DISTANCE OF 217.54 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 39°00'58"; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.02 FEET; (3) THENCE S.00°19'36"W., A DISTANCE OF 55.24 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°59'47"; (4) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; (5) THENCE S.89°40'12"E., A DISTANCE OF 13.61 FEET; (6) THENCE N.00°47'01"E., A DISTANCE OF 140.26 FEET; (7) THENCE S.89°12'59"E., A DISTANCE OF 33.60 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.00°46'59"W., A RADIAL DISTANCE OF 320.00 FEET; (8) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°03'27", A DISTANCE OF 396.86 FEET; (9) THENCE S.18°08'48"E., A DISTANCE OF 244.82 FEET; (10) THENCE S.71°51'12"W., A DISTANCE OF 140.00 FEET; (11) THENCE N.18°08'48"W., A DISTANCE OF 57.20 FEET; (12) THENCE S.71°51'12"W., A DISTANCE OF 43.00 FEET; (13) THENCE N.18°08'48"W., A DISTANCE OF 34.13 FEET; (14) THENCE S.71°51'12"W., A DISTANCE OF 140.00 FEET; (15) THENCE N.18°08'48"W., A DISTANCE OF 114.40 FEET; (16) THENCE S.71°51'12"W., A DISTANCE OF 0.54 FEET; (17) THENCE N.18°08'48"W., A DISTANCE OF 57.20 FEET; (18) THENCE N.71°51'12"E., A DISTANCE OF 139.33 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.64°13'28"W., A RADIAL DISTANCE OF 137.00 FEET; (19) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°53'40", A DISTANCE OF 152.78 FEET; (20) THENCE N.89°40'12"W., A DISTANCE OF 45.78 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'13"; (21) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET; (22) THENCE S.00°19'36"W., A DISTANCE OF 144.06 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 228.00 FEET AND A CENTRAL ANGLE OF 11°44'23"; (23) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 46.72 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 475.00 FEET AND A CENTRAL ANGLE OF 11°38'49"; (24) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 96.56 FEET; (25) THENCE S.00°25'10"W., A DISTANCE OF 371.40 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 03°20'59"; (26) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF

30.69 FEET; (27) THENCE S.03°46'09"W., A DISTANCE OF 69.88 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 05°55'22"; (28) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.84 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 75°33'20"; (29) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.97 FEET; (30) THENCE S.65°51'49"E., A DISTANCE OF 96.79 FEET; (31) THENCE S.25°47'49"W., A DISTANCE OF 100.04 FEET TO A POINT ON THE EASTERLY LINE OF TRACT 200, OF SAID ARIA, ALSO BEING THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.24°08'11"W., A RADIAL DISTANCE OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°58'19", A DISTANCE OF 31.84 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 216.00 FEET AND A CENTRAL ANGLE OF 06°46'42"; THENCE SOUTHERLY CONTINUING ALONG SAID EASTERLY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 25.55 FEET; THENCE S.00°19'48"W., A DISTANCE OF 281.47 FEET TO A POINT ON SAID EASTERLY LINE OF TRACT 801, ARIA, ALSO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 21°44'54"; THENCE ALONG THE EASTERLY, SOUTHERLY AND WESTERLY LINE OF SAID TRACT 801 FOR THE FOLLOWING ELEVEN (11) COURSES: (1) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 104.38 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 80°24'21"; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.08 FEET; (3) THENCE S.58°59'15"W., A DISTANCE OF 34.83 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 193.00 FEET AND A CENTRAL ANGLE OF 30°07'15"; (4) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 101.46 FEET; (5) THENCE N.61°08'00"W., A DISTANCE OF 159.88 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.78°06'51"W., A RADIAL DISTANCE OF 50.17 FEET; (6) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°50'16", A DISTANCE OF 28.76 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.69°01'10"W., A RADIAL DISTANCE OF 50.00 FEET; (7) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°56'55", A DISTANCE OF 63.66 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT, HAVING A RADIUS OF 60.87 FEET AND A CENTRAL ANGLE OF 156°56'59"; (8) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 166.75 FEET TO A POINT OF REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 145°58'41"; (9) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 127.39 FEET; (10) THENCE N.82°57'27"W., A DISTANCE OF 11.06 FEET; (11) THENCE N.22°36'27"E., A DISTANCE OF 17.88 FEET; THENCE N.89°40'23"W., A DISTANCE OF 667.50 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 37.00 FEET AND A CENTRAL ANGLE OF 90°17'37"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.31 FEET TO A POINT ON SAID EASTERLY LINE OF TRACT 801; THENCE ALONG SAID EASTERLY LINE FOR THE FOLLOWING SIX (6) COURSES: (1) THENCE S.00°01'59"W., A DISTANCE OF 1,839.78 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 47.00 FEET AND A CENTRAL ANGLE OF 90°10'09"; (2) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 73.97 FEET; (3) THENCE N.89°51'51"E., A DISTANCE OF 52.22 FEET; (4) THENCE S.00°08'09"E., A DISTANCE OF 130.00 FEET; (5) THENCE S.15°14'59"E., A DISTANCE OF 44.54 FEET; (6) THENCE S.00°08'09"E., A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,235,604.50 SQUARE FEET OR 28.3656 ACRES, MORE OR LESS.

EXHIBIT “B”

ARIA, PHASE III

RIGHT OF ENTRY

Right of Entry by City and County. The City of Venice and Sarasota County law enforcement officers, health and pollution control personnel, emergency medical service personnel, and fire fighters, while in pursuit of their duties, are hereby granted authority to enter upon any and all portions of the Aria, Phase III Property as may be necessary to perform those duties.

EXHIBIT "C"

List of Holdings For

ARIA, PHASE III

The following is a list of holdings or tract designations as set forth on the ARIA, PHASE III Plat, with operation and maintenance responsibilities of the Common Property, as set forth in the below referenced tract(s), by the Aria Neighborhood Association, Inc., as the responsible perpetual maintenance entity.

TRACT DESIGNATIONS:

Tract 100: Private Roadway, Ingress, Egress, Utility, Drainage, Landscape & Hardscape Easement

Tract 201: Amenity Center

Tract 607: Open Space, Private Drainage & Flowage Easement

EXHIBIT “D”

ARIA, PHASE III MAINTENANCE PROGRAM

A Maintenance Program has been established for the operation and care of the Subdivision amenities and Common Property. The following is a schedule for the inspection and maintenance of all lands, signs and facilities considered Common Property and under the purview of the Aria Neighborhood Association, Inc., with all costs and expenses associated with such maintenance being a common obligation of the Lot Owners and paid by Lot Owners through Assessments:

Weekly:	Landscape and lawn service. Irrigation sprinkler head inspection and maintenance. Landscape maintenance and inspection and maintenance of plantings Inspect for and remove nuisance, exotic plant species.
Monthly:	Cleaning of streets from construction of homes (during construction only). Inspection and repair of irrigation pump and lines. Inspection and maintenance of pond and lake areas.
Quarterly:	Fertilization (based on fertilization schedule, may not be as often as quarterly.)
Bi-Yearly:	Inspection and report to Southwest Florida Water Management District. Conduct any wetland buffer restorations. Inspect for adequate and proper conservation easement signage
Yearly:	Mulch and labor on Common Property. Inspect and repair mailboxes (if mailboxes are Common Property and not individually maintained). Inspection of and maintenance on entry medians and sign. Inspection of and maintenance of streets, sidewalks and reclaimed water lines. Annual monitoring and maintenance, including removal, of nuisance, exotic plant species.

Items listed above may be performed more often or less often than scheduled depending on circumstances beyond the control of the Association. Other items as shown on the Fiscal Program such as utilities, fees, insurances and other line items will be paid in accordance with contracts or as invoiced.

Subsequent years may require additional funds, which will be assessed and collected as required by the Declaration to which each Lot is subject.

The pond and lake areas require constant inspection and maintenance, provision for which is being made at least quarterly in compliance with various regulatory permits, not limited to Southwest Florida Water Management Districts and the City. The above permit conditions are regulated and performed by the Association, to which the Declaration is subject.

EXHIBIT “E” **FISCAL PROGRAM FOR ARIA, PHASE III**

ARIA NEIGHBORHOOD ASSOCIATION INC.												
ESTIMATED BUDGET FOR 2017 THROUGH 2026												
SUBJECT TO CHANGE WITHOUT NOTICE BY DEVELOPER AT ANY TIME												
	ANNUAL	%	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
ESTIMATED REVENUES												
Regular Assessments	\$761,584		\$461,906	\$469,606	\$488,006	\$529,406	\$595,506	\$659,037	\$697,287	\$790,087	\$800,547	\$803,047
Initial Assessments												
Lot Maintenance Assessments												
TOTAL ASSESSMENTS	\$761,584	100.00%	\$461,906	\$469,606	\$488,006	\$529,406	\$595,506	\$659,037	\$697,287	\$790,087	\$800,547	\$803,047
ESTIMATED COMMUNITY EXPENSES												
ADMINISTRATION												
Administration Expense	\$2,500	0.33%	\$1,200	\$1,500	\$1,500	\$1,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$3,000
Audit Fees	\$2,700	0.35%	\$2,700	\$2,700	\$2,900	\$2,900	\$2,900	\$3,200	\$3,200	\$3,200	\$3,200	\$3,200
Bank Charges	\$350	0.05%	\$350	\$350	\$350	\$350	\$350	\$425	\$425	\$425	\$425	\$425
Filing and Licensing Fees	\$462	0.06%	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462	\$462
Legal Fees	\$250	0.03%	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250
Postage	\$2,000	0.26%	\$450	\$450	\$450	\$450	\$750	\$750	\$1,500	\$1,500	\$2,000	\$2,000
On Site Staff	\$75,000	9.85%	\$75,000	\$75,000	\$75,000	\$75,000	\$80,000	\$80,000	\$80,000	\$80,000	\$85,000	\$85,000
Management Fees	\$21,960	2.88%	\$7,200	\$7,200	\$7,200	\$7,200	\$8,000	\$8,000	\$12,000	\$17,000	\$21,960	\$21,960
Web Site	\$1,200	0.16%	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Insurance	\$8,000	1.05%	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Printing	\$4,000	0.53%	\$800	\$1,000	\$1,100	\$1,500	\$1,500	\$1,800	\$1,800	\$2,000	\$2,000	\$4,000
	\$118,422	15.55%	\$97,612	\$98,112	\$98,412	\$98,812	\$105,912	\$108,587	\$113,337	\$118,537	\$128,997	\$131,497
Common Utilities												
Water & Sewar	\$3,000	0.39%	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,500	\$3,500	\$3,500	\$3,500
Electricity Amenity	\$16,412	2.15%	\$16,412	\$16,412	\$16,412	\$16,412	\$16,412	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
Electricity Pool & Spa	\$1,500	0.20%	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700
Electricity Gate & Signage	\$2,200	0.29%	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,500	\$2,500	\$2,500
Electricity Well Pump	\$9,000	1.18%	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,800	\$9,800	\$9,800
Electricity Irrigation	\$2,000	0.26%	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Phone Amenity/Internet	\$2,500	0.33%	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Gas Pool & Spa	\$26,500	3.48%	\$1,500	\$1,900	\$2,500	\$7,500	\$15,000	\$16,500	\$19,500	\$26,500	\$26,500	\$26,500
Gate Phone/Internet	\$1,700	0.0022322	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700
Irrigation Water	\$0											
Total Common Utilities	\$64,812	8.51%	\$39,812	\$40,212	\$40,812	\$45,812	\$53,312	\$56,600	\$60,100	\$68,200	\$68,200	\$68,200
Grounds Maintenance Common												
Lawn Maintenance	\$90,000	11.82%	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000
Irrigation Inspection	\$2,342	0.31%	\$2,342	\$2,342	\$2,342	\$2,342	\$2,342	\$2,342	\$2,342	\$2,342	\$2,342	\$2,342
Irrigation Repairs	\$4,178	0.55%	\$4,178	\$4,178	\$4,178	\$4,178	\$4,178	\$4,178	\$4,178	\$4,178	\$4,178	\$4,178
Fertilization/Pest	\$6,362	0.84%	\$6,362	\$6,362	\$6,362	\$6,362	\$6,362	\$6,362	\$6,362	\$6,362	\$6,362	\$6,362
Mulch	\$12,000	1.58%	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Tree Trimming	\$3,000	0.39%	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Plant Replacement	\$2,000	0.26%	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
Annuals	\$4,000	0.53%	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
R & M Monuments and Walls	\$1,000	0.13%	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Pressure Washing	\$1,000	0.13%	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Pump Maintenance Contract	\$5,500	0.72%	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500	\$5,500
Well R&M	\$1,700	0.22%	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700	\$1,700
Fountain/Waterway Maintenance	\$4,000	0.53%	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Parking Lot Maintenance	\$800	0.11%	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800	\$800
Gate Monitoring	\$26,568	3.49%	\$16,200	\$19,000	\$24,000	\$24,000	\$24,000	\$26,568	\$26,568	\$26,568	\$26,568	\$26,568
Gate R&M	\$1,200	0.16%	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Manned Guard House 24/7	\$180,000	23.63%	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000
General Repairs & Xmas	\$4,000	0.53%	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Lake Maintenance	\$2,500	0.33%	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Irrigation Pump R&M	\$3,500	0.46%	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500
Total Grounds Maintenance	\$355,650	46.70%	\$245,282	\$248,082	\$253,082	\$253,082	\$253,082	\$255,650	\$255,650	\$255,650	\$255,650	\$255,650
Parks and Recreation												
Pool & Spa Maintenance Contract	\$7,000	0.92%	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
Amenity Cleaning Contract	\$7,500	0.98%	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500
Amenity Pest Control	\$1,200	0.16%	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Amenity Fire Alarm	\$1,500	0.20%	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
Fitness Equipment R&M Contract	\$1,000	0.13%	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Supplies amenity & Pool	\$8,000	1.05%	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Fitness Equipment R&M Contract	\$2,500	0.33%	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Video Monitoring Amenity	\$10,000	1.31%	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Amenity R&M	\$13,000	1.71%	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000
Pool R&M	\$5,000	0.66%	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Pressure Washing	\$2,500	0.33%	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500	\$2,500
Wetland Contract	\$1,000	0.13%	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Sports Courts R&M	\$5,000	0.66%	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Lifestyle Events	\$8,000	1.05%	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
		0.00%										
Total Parks & Recreation	\$73,200	9.61%	\$73,200	\$73,200	\$73,200	\$73,200	\$73,200	\$73,200	\$73,200	\$73,200	\$73,200	\$73,200
Single family Lot Maintenance	\$274,500	36.04%	\$6,000	\$10,000	\$22,500	\$58,500	\$110,000	\$165,000	\$195,000	\$274,500	\$274,500	\$274,500
TOTAL COMMUNITY EXPENSE												
	\$612,084	80.37%	\$455,906	\$459,606	\$465,506	\$470,906	\$485,506	\$494,037	\$502,287	\$515,587	\$526,047	\$528,547
LOT MAINTENANCE EXPENSE												
	\$274,500	36.04%	\$6,000	\$10,000	\$22,500	\$58,500	\$110,000	\$165,000	\$195,000	\$274,500	\$274,500	\$274,500
TOTAL EXPENSES												
	\$886,584	116.41%	\$461,906	\$469,606	\$488,006	\$529,406	\$595,506	\$659,037	\$697,287	\$790,087	\$800,547	\$803,047