**SUMMARY OF ASSESSMENTS, FEES AND OTHER CHARGES**

**(Current as of January 16, 2025)**

**TOWNHOMES AT AZARIO HOMEOWNERS ASSOCIATION, INC. (“Association”)**

**LAKEWOOD RANCH STEWARDSHIP DISTRICT (“District”)**

The chart below sets forth the current (2025) assessments, fees and other charges Buyer will be paying at closing. These assessments and fees are estimates and are subject to change. Please refer to the Governing Documents and the Association’s current budget for a more thorough description of these and all other assessments, fees and responsibilities.

|  |  |  |
| --- | --- | --- |
| **ASSESSMENTS, FEES & OTHER CHARGES** | **AMOUNT** | **PAYEE** |
| Association Assessment | $2,666.21 year / $666.55 quarter | Association |
| \*Estimated CDD Debt Assessment and Operation and Maintenance Assessment  (FY 2024/2025) | $1,655.50 year | District |
| Community Contribution (one-time fee) | $2,000.00 | Seller |
| Irrigation Hook Up Fee (one-time fee) | $750.00 | Seller |
| Administration Fee | $200.00 | Management Company |
| Estoppel fee (applicable only to those Buyers who chose an outside lender or title company for Closing) | $299.00 | Management Company |

The below chart is a summary of who is responsible for providing for the maintenance, utility services and insurance.

|  |  |  |
| --- | --- | --- |
| Maintenance | Common Areas (i.e., roads, landscaping, pool) and other property owned by the Association) | Association |
| Residential Lot Lawn Landscape and Irrigation | Association |
| Pest Control | Buyer |
|  | | |
| Utilities | Irrigation Water | Association |
| Potable Water & Sewer | Buyer |
| Trash Removal (20’ Townhomes)  Trash Removal (16’ Townhomes) | Buyer (included in water bill)  Association |
| Cable Television | Buyer |
|  | | |
| Insurance | Homeowners & Flood Insurance | Buyer |
| Contents Insurance | Buyer |
| Common Areas | Association |

*\*The District Assessment amounts are the gross amount billed by the County Tax Collector. If you pay your property taxes in November you will receive a 4% discount, if paid in December a 3% discount, if paid in January a 2% discount and if paid in February a 1% discount. The full amount with no discount will be due if not paid until March.*

**BUYER:**

Buyer Signature: Date:

Print Name:

Buyer Signature: Date:

Print Name:

Buyer Signature: Date:

Print Name:

Buyer Signature: Date:

Print Name: