

**TUSCANY SUBDIVISION AT  
TAMPA PALMS OWNER'S ASSOCIATION, INC.  
ASSESSMENT RATE SUMMARY**

**CDD ASSESSMENT**

**\$666.00 Annually**

Tuscany is located in the TPOST CDD, and the assessments are \$666.00 annually for the period October 1 through September 30. Included in this amount are the debt service of \$450.00 for bond obligations and the maintenance and operation fee of \$216.00 for the common area signage, landscape and storm water system operation. The debt service obligation for the bonds will expire in 2018. The operations and maintenance fee may be adjusted annually, as needed, by the CDD Board of Supervisors. For your convenience the TPOST CDD fees are included in your property tax bill each year. The TPOST CDD is not associated with the neighboring Tampa Palms CDD or the privately owned Tampa Palms Country Club; however, membership in the County Club is available to Tuscany owners. Please contact (813) 972-1991 for additional information.

**HOA ASSESSMENTS - TUSCANY**

**\$141.75 Monthly\***

This fee includes the following:

- Full service lawn maintenance (mowing, blowing, edging, weeding, turf pest control, fertilization, irrigation)
- Maintenance and operation of gated entry
- Miscellaneous grounds maintenance (to include ponds, signs, lighting, entry wall and signage)
- Utilities (water, electric) for common areas and street lighting
- Management Fees
- Administrative Expenses (CPA, legal fees, coupons, office expenses, supplies)
- General Liability, Property and D&O Insurance for common areas and Board of Directors
- Reserves for private streets, gated entries, entry wall/fencing/signage, irrigation controllers, and common area landscaping.

**NOT INCLUDED IN THE ABOVE ARE THE FOLLOWING:**

- Individual general liability and property insurance for each home and contents thereof
- Individual utilities to each unit (electric, water (potable/irrigation), telephone, Cable TV, etc.)
- Any interior or exterior maintenance on any home other than landscape maintenance
- Replacement of damaged landscaping or sod
- Master Association assessments. In the event this assessment is levied, the budget will be revised accordingly to accommodate this obligation. Estimated additional operating expense is \$10.00 per month.

**OTHER FEES CHARGED AT CLOSING INCLUDE:**

- \$300.00 start-up fee (initial capital contribution) to Association
- An estoppel/transfer/verification fee payable to the Management Company **may be charged** to those purchasers who do not utilize Standard Pacific approved lenders. Said fee may range from \$75 to \$150.00. Additional fees may also be charged should a lender require a P.U.D. questionnaire. Owners utilizing approved Standard Pacific lenders will **NOT** be subject to estoppel/transfer/verification fees.

**\*MONTHLY HOA FEES ARE BASED ON THE EXCLUSION OF MASTER ASSOCIATION ASSESSMENTS AND ARE SUBJECT TO CHANGE AT ANY TIME BY ORDER OF THE BOARD OF DIRECTORS.**

11/06/12



**STANDARD PACIFIC HOMES**  
*Making You Right At Home®*