

# CITY OF WINTER SPRINGS

---

*Fiscal Year 2020/21 Annual Report For:*

**Tusawilla (Phase III) Assessment Area**

**February 2021**

Prepared by:



**Corporate Headquarters**  
32605 Temecula Parkway, Suite 100  
Temecula, CA 92592  
Toll free: 800.676.7516

# TABLE OF CONTENTS

---

<b>1. DISTRICT ANALYSIS .....</b>	<b>1</b>
1.1 District Background .....	1
1.2 Levy.....	1
1.3 Delinquencies and Special Issues .....	2
<b>APPENDIX A – BOUNDARY MAP .....</b>	<b>3</b>
<b>APPENDIX B – RESOLUTION NO. 2020-18 .....</b>	<b>4</b>
<b>APPENDIX C – CERTIFICATE TO NON-AD VALOREM ASSESSMENT ROLL.....</b>	<b>5</b>
<b>APPENDIX D – FISCAL YEAR 2020/21 ASSESSMENT ROLLS.....</b>	<b>6</b>

# 1. DISTRICT ANALYSIS

---

## 1.1 District Background

In August of 2013, the City Commission of the City of Winter Springs (the “City”) created and imposed the Tuscawilla (Phase III) Assessment Area (the “District”) to finance certain improvements and services which benefit the properties within the District. The District has two components of the assessment: the capital project assessment and the maintenance assessment.

The District is composed of residential development located along and accessed from Winter Springs Boulevard and Northern Way. The development had an existing brick wall that was built in the 1980s and had since deteriorated and was in various states of disrepair.

The capital project assessment and the maintenance assessment are used to create and fund capital projects and a long-term maintenance program that may include, but not be limited to, all of the following: repairs to the existing wall, repair or replacement of eight corner wall sections, the installation and maintenance of drought tolerant landscaping, establishment of a long-term cosmetic repair maintenance program, and administrative costs associated with the ongoing annual administration of the assessment program.

The City provided financing for the capital projects with a 5/1 adjustment rate loan. The annual assessments provide the necessary funding to pay both the annual loan payments and to provide necessary ongoing maintenance. The capital project assessment is scheduled to mature in 14 years and the maintenance assessment will be levied in perpetuity for the ongoing maintenance of the wall.

## 1.2 Levy

The assessment of each parcel of property within the District is based upon the number of Subdivision Enhancement Benefit Units and the number of Safety Benefit Units present, all of which is measured in Benefit Units (“BU’s”). The BU’s assigned to each property are multiplied by the annual rate assigned for the Capital Project and Maintenance components of the District.

For the Fiscal Year 2020/21 Tuscawilla Phase III capital project assessment, 67 parcels were levied for a total of \$5,933.00, which is consistent with the prior year’s levy amount.

For the Fiscal Year 2020/21 Tuscawilla Phase III maintenance assessment, 86 parcels were levied for a total of \$7,812.60, which is slightly greater than the prior year’s levy amount.

### **1.3 Delinquencies and Special Issues**

As of July 30, 2020, the Fiscal Year 2019/20 delinquency rate for the Tuscawilla Phase III capital project assessment was 1.72%, which equaled \$102.00 in outstanding delinquent installments. The Fiscal Year 2019/20 delinquency rate for the Tuscawilla Phase III maintenance assessment was 1.34%, which equaled \$104.00 in outstanding delinquent installments. NBS will continue to review and monitor the District's delinquencies periodically throughout the year.

Each year, property owners are allowed to make capital assessment prepayments until the middle of July. As of July 31, 2020, there were no capital assessment prepayments received by the City for the past fiscal year for the District.

#### **NBS**

Andrew Kraus, Administrator

Stephanie Parson, Project Manager

Dave Ketcham, Client Services Director

## APPENDIX A – BOUNDARY MAP

---

The following page contains a copy of the boundary map for the District.

**CITY OF WINTER SPRINGS  
TUSCAWILLA UNITS 12/12A  
PARCELS INCLUDED IN ASSESSMENT PROGRAM**

CITY OF WINTER SPRINGS  
COUNTY OF SEMINOLE  
STATE OF FLORIDA

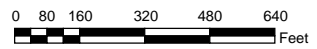
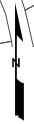


**Legend**

- Parcels with Brick Wall Frontage
- Parcels without Brick Wall Frontage
- Exempt Parcels
- Parcels Not Included
- Location of Existing Brick Wall



32505 Tusawilla Parkway, Suite 100, Tallahassee, FL 32310  
Toll free: 820.676.7516 | Fax: 905.286.1988 | nbsego.com



## APPENDIX B – RESOLUTION NO. 2020-18

---

The following pages contain a copy of resolution certifying the District assessment roll for Fiscal Year 2020/21.

**RESOLUTION NUMBER 2020-18**

**A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, FLORIDA, APPROVING ASSESSMENT ROLLS FOR VARIOUS ASSESSMENT AREAS ESTABLISHED PURSUANT TO ORDINANCE NO. 98-704; ESTABLISHING THE LIEN ASSOCIATED THEREWITH; DIRECTING THAT THE ASSESSMENT ROLLS BE CERTIFIED TO THE SEMINOLE COUNTY TAX COLLECTOR; PROVIDING FOR THE REPEAL OF PRIOR INCONSISTENT RESOLUTIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Commission (the "Commission") of the City of Winter Springs, Florida, enacted Ordinance No. 98-704 on July 27, 1998 (the "Ordinance"), to provide for the creation of assessment areas and authorize the imposition of special assessments to fund the construction and maintenance of local improvements to serve the property located therein; and

**WHEREAS**, pursuant to the Ordinance, the Commission created and imposed special assessments within the Tuscawilla Improvement Area on August 9, 1999, the Tuscawilla Service Area on August 9, 1999, the Oak Forest Assessment Area on May 10, 2000, the Tuscawilla (Phase II) Assessment Area on November 14, 2005 and the Tuscawilla (Phase III) Assessment Area on August 12, 2013; and

**WHEREAS**, pursuant to the provisions of the Ordinance, the Commission is required to adopt an "Annual Assessment Resolution" during its budget process for each fiscal year to approve the assessment roll for such fiscal year; and

**WHEREAS**, the Commission deems that this Resolution is in the best interests of the public health, safety and welfare of the citizens of the City of Winter Springs, Florida.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF WINTER SPRINGS, FLORIDA, AS FOLLOWS:**



**SECTION 1. RECITALS.** The above recitals are deemed true and correct and are hereby made a specific part of this resolution.

**SECTION 2. AUTHORITY.** This Resolution is adopted pursuant to the Ordinance, Chapter 166, Florida Statutes, and other applicable provisions of law.

**SECTION 3. DEFINITIONS.** All capitalized terms in this Resolution shall have the meanings defined in the Ordinance and the implementing resolutions adopted pursuant thereto.

**SECTION 4. APPROVAL OF ASSESSMENT ROLLS.** Pursuant to Section 197.3632, Florida Statutes, each of the following assessment rolls shall be certified to the Seminole County Tax Collector prior to September 15, 2018, along with any necessary changes subsequent to the date hereof permitted under Sections 3.12 and 4.12 of the Ordinance and the Uniform Assessment Collection Act.

- A. Tusawilla Improvement Area. The non-ad valorem assessment roll on file with the City Clerk for the Tusawilla Improvement Area is hereby approved, such roll setting the annual rate of \$36.00 per Equivalent Residential Unit (reflecting no change compared to the prior year amount and \$7.00 less than the maximum rate of \$43.00 previously authorized by the City).
- B. Tusawilla Maintenance Assessment Area. The non-ad valorem assessment roll on file with the City Clerk for the Tusawilla Maintenance Assessment Area is hereby approved, such roll setting the annual rate of \$120.00 per Equivalent Residential Unit (reflecting no change compared to the prior year amount and \$8.00 less than the maximum rate of \$128.00 previously authorized by the City).
- C. Oak Forest Assessment Area (Maintenance). The non-ad valorem assessment roll on file with the City Clerk for the Oak Forest Assessment Area (Maintenance) is hereby approved, such roll setting the annual rate of \$60.00 per Benefit Unit (reflecting no change from the prior year amount and \$3.00 less than the maximum rate of \$63.00 previously authorized by the City).
- D. Tusawilla (Phase III) Assessment Area (Capital). The non-ad valorem assessment roll on file with the City Clerk for the Tusawilla (Phase III) Assessment Area (Capital) is hereby approved, such roll setting the annual rate of \$85.00 per Benefit Unit (reflecting no change compared to the prior year amount and \$3.00 less than the maximum rate of \$88.00 previously authorized by the City).
- E. Tusawilla (Phase III) Assessment Area (Maintenance). The non-ad valorem assessment roll on file with the City Clerk for the Tusawilla (Phase III)

Assessment Area (Maintenance) is hereby approved, such roll setting the annual rate of \$87.00 per Benefit Unit (reflecting no change compared to the prior year amount and compared the maximum rate of \$87.00 previously authorized by the City).

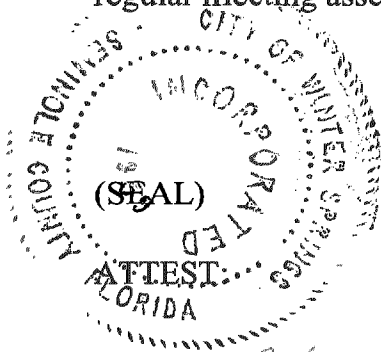
**SECTION 5. ASSESSMENT LIENS.** Special assessments imposed within the assessment areas listed on the rolls described in Section 4 hereof shall constitute a lien against assessed property equal in rank and dignity with the liens of all state, county, district or municipal taxes and other non-ad valorem assessments. Except as otherwise provided by law, such lien shall be superior in dignity to all other liens, titles and claims, until the ad valorem tax bill for such year is otherwise paid in full pursuant to the Uniform Assessment Collection Act. The lien shall be deemed perfected upon adoption of this Resolution and shall attach to the property included on the assessment roll as of January 1, 2020, the lien date for ad valorem taxes.

**SECTION 6. CONFLICTS.** All prior resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

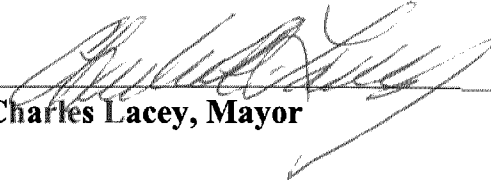
**SECTION 7. SEVERABILITY.** If any clause, section, other part or application of this Resolution is held by any court of competent jurisdiction to be unconstitutional or invalid, in part or application, it shall not affect the validity of the remaining portions or applications of this Resolution.

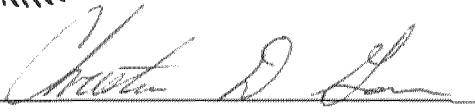
**SECTION 8. EFFECTIVE DATE.** This Resolution shall take effect immediately upon its passage and adoption.

**RESOLVED BY** the City Commission of the City of Winter Springs, Florida, in a regular meeting assembled this 10th day of August, 2020.




**CITY OF WINTER SPRINGS, FLORIDA**

By:   
**Charles Lacey, Mayor**

By:   
**Christian Gowan, Interim City Clerk**

APPROVED AS TO LEGAL FORM AND  
SUFFICIENCY FOR THE CITY OF  
WINTER SPRINGS ONLY:

By:   
**Anthony A. Garganese, City Attorney**

# APPENDIX C – CERTIFICATE TO NON-AD VALOREM ASSESSMENT ROLL

---

The following pages contain the Fiscal Year 2020/21 Certificate to Non-Ad Valorem Assessment Roll for the District.



## CERTIFICATE TO NON-AD VALOREM ASSESSMENT ROLL

I, the undersigned, hereby certify that I am the Chairman of the Board, or authorized agent of \_\_\_\_\_ City of Winter Springs \_\_\_\_\_, located in \_\_\_\_\_ Seminole \_\_\_\_\_ County, Florida; as such, I have satisfied myself that all property included or includable on the Non-Ad Valorem Assessment Roll for the aforesaid county is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

I further certify that, upon completion of this certificate and the attachment of same to the herein described Non-Ad Valorem Assessment Roll as part thereof, said Non-Ad Valorem Assessment Roll will be delivered to the Tax Collector of this county.

In witness whereof, I have subscribed this certificate and caused the same to be attached to and made a part of the above described Non-Ad Valorem Assessment Roll this the \_\_\_\_\_ 2020 \_\_\_\_\_ day of \_\_\_\_\_ August \_\_\_\_\_, \_\_\_\_\_ 2020 \_\_\_\_\_ year.

  
\_\_\_\_\_  
Chairman of the Board or authorized agent

of \_\_\_\_\_ Winter Springs \_\_\_\_\_  
Name of local government

\_\_\_\_\_ Seminole \_\_\_\_\_ County, Florida

**CERTIFICATE  
TO  
NON-AD VALOREM ASSESSMENT ROLL**

I HEREBY CERTIFY that, I am the Chair of the City Commission, or authorized agent of the City of Winter Springs, Florida (the "City"); as such I have satisfied myself that all property included or includable on the **Tusawilla Units 12/12A Service and Improvement Areas Non-Ad Valorem Assessment Roll** (the "Non-Ad Valorem Assessment Roll") for the City is properly assessed so far as I have been able to ascertain; and that all required extensions on the above described roll to show the non-ad valorem assessments attributable to the property listed therein have been made pursuant to law.

I FURTHER CERTIFY that, in accordance with the Uniform Assessment Collection Act, this certificate and the herein described Non-Ad Valorem Assessment Roll will be delivered to the Seminole County Tax Collector by September 15, 2020.

IN WITNESS WHEREOF, I have subscribed this certificate and directed the same to be delivered to the Seminole County Tax Collector and made part of the above described Non-Ad Valorem Assessment Roll this the 10<sup>th</sup> day of August, 2020.

<b>Tusawilla Units 12/12A Service and Improvement Assessment Area</b>	<b>Total</b>
Units 12/12A Improvement Assessment	
Total Parcels	67
Units 12/12A Improvement Total Annual Assessment	\$5,933.00
Units 12/12A Maintenance Assessment	
Total Parcels	86
Units 12/12A Maintenance Total Annual Assessment	\$7,812.60

**CITY OF WINTER SPRINGS, FLORIDA**

By:

  
\_\_\_\_\_  
Mayor

## APPENDIX D – FISCAL YEAR 2020/21 ASSESSMENT ROLLS

---

The following pages contain a summary of the amounts assessed on parcels within the District in Fiscal Year 2020/21.

**City of Winter Springs**  
**Tusawilla Units 12/12A Assessment District**  
**Final Billing Detail Report for Fiscal Year 2020/21**

Account ID	Property ID	DB	Levy	Other	Total
08-21-31-502-0000-0010	08-21-31-502-0000-0010		\$102.00	\$0.00	\$102.00
08-21-31-502-0000-0020	08-21-31-502-0000-0020		85.00	0.00	85.00
08-21-31-502-0000-0030	08-21-31-502-0000-0030		85.00	0.00	85.00
08-21-31-502-0000-0770	08-21-31-502-0000-0770		85.00	0.00	85.00
08-21-31-502-0000-0780	08-21-31-502-0000-0780		85.00	0.00	85.00
08-21-31-502-0000-0810	08-21-31-502-0000-0810		102.00	0.00	102.00
08-21-31-502-0000-0830	08-21-31-502-0000-0830		102.00	0.00	102.00
08-21-31-502-0000-0840	08-21-31-502-0000-0840		102.00	0.00	102.00
08-21-31-502-0000-0850	08-21-31-502-0000-0850		102.00	0.00	102.00
08-21-31-502-0000-0860	08-21-31-502-0000-0860		102.00	0.00	102.00
08-21-31-502-0000-0870	08-21-31-502-0000-0870		102.00	0.00	102.00
08-21-31-5GT-0000-0040	08-21-31-5GT-0000-0040		85.00	0.00	85.00
08-21-31-5GT-0000-0050	08-21-31-5GT-0000-0050		85.00	0.00	85.00
08-21-31-5GT-0000-0060	08-21-31-5GT-0000-0060		85.00	0.00	85.00
08-21-31-5GT-0000-0080	08-21-31-5GT-0000-0080		85.00	0.00	85.00
08-21-31-5GT-0000-0090	08-21-31-5GT-0000-0090		85.00	0.00	85.00
08-21-31-5GT-0000-0110	08-21-31-5GT-0000-0110		85.00	0.00	85.00
08-21-31-5GT-0000-0120	08-21-31-5GT-0000-0120		85.00	0.00	85.00
08-21-31-5GT-0000-0130	08-21-31-5GT-0000-0130		85.00	0.00	85.00
08-21-31-5GT-0000-0140	08-21-31-5GT-0000-0140		85.00	0.00	85.00
08-21-31-5GT-0000-0160	08-21-31-5GT-0000-0160		85.00	0.00	85.00
08-21-31-5GT-0000-0170	08-21-31-5GT-0000-0170		85.00	0.00	85.00
08-21-31-5GT-0000-0180	08-21-31-5GT-0000-0180		85.00	0.00	85.00
08-21-31-5GT-0000-0190	08-21-31-5GT-0000-0190		85.00	0.00	85.00
08-21-31-5GT-0000-0210	08-21-31-5GT-0000-0210		85.00	0.00	85.00
08-21-31-5GT-0000-0220	08-21-31-5GT-0000-0220		85.00	0.00	85.00
08-21-31-5GT-0000-0230	08-21-31-5GT-0000-0230		85.00	0.00	85.00
08-21-31-5GT-0000-0240	08-21-31-5GT-0000-0240		85.00	0.00	85.00
08-21-31-5GT-0000-0260	08-21-31-5GT-0000-0260		85.00	0.00	85.00
08-21-31-5GT-0000-0270	08-21-31-5GT-0000-0270		85.00	0.00	85.00
08-21-31-5GT-0000-0280	08-21-31-5GT-0000-0280		85.00	0.00	85.00
08-21-31-5GT-0000-0290	08-21-31-5GT-0000-0290		85.00	0.00	85.00
08-21-31-5GT-0000-0310	08-21-31-5GT-0000-0310		0.00	0.00	0.00
08-21-31-5GT-0000-0330	08-21-31-5GT-0000-0330		85.00	0.00	85.00
08-21-31-5GT-0000-0340	08-21-31-5GT-0000-0340		85.00	0.00	85.00
08-21-31-5GT-0000-0350	08-21-31-5GT-0000-0350		102.00	0.00	102.00
08-21-31-5GT-0000-0360	08-21-31-5GT-0000-0360		102.00	0.00	102.00
08-21-31-5GT-0000-0370	08-21-31-5GT-0000-0370		85.00	0.00	85.00
08-21-31-5GT-0000-0380	08-21-31-5GT-0000-0380		85.00	0.00	85.00
08-21-31-5GT-0000-0390	08-21-31-5GT-0000-0390		85.00	0.00	85.00



**City of Winter Springs**  
**Tuscawilla Units 12/12A Assessment District**  
**Final Billing Detail Report for Fiscal Year 2020/21**

Account ID	Property ID	DB	Levy	Other	Total
08-21-31-5GT-0000-0400	08-21-31-5GT-0000-0400		85.00	0.00	85.00
08-21-31-5GT-0000-0410	08-21-31-5GT-0000-0410		85.00	0.00	85.00
08-21-31-5GT-0000-0420	08-21-31-5GT-0000-0420		85.00	0.00	85.00
08-21-31-5GT-0000-0430	08-21-31-5GT-0000-0430		85.00	0.00	85.00
08-21-31-5GT-0000-0440	08-21-31-5GT-0000-0440		85.00	0.00	85.00
08-21-31-5GT-0000-0470	08-21-31-5GT-0000-0470		85.00	0.00	85.00
08-21-31-5GT-0000-0490	08-21-31-5GT-0000-0490		85.00	0.00	85.00
08-21-31-5GT-0000-0500	08-21-31-5GT-0000-0500		85.00	0.00	85.00
08-21-31-5GT-0000-0510	08-21-31-5GT-0000-0510		85.00	0.00	85.00
08-21-31-5GT-0000-0520	08-21-31-5GT-0000-0520		102.00	0.00	102.00
08-21-31-5GT-0000-0540	08-21-31-5GT-0000-0540		85.00	0.00	85.00
08-21-31-5GT-0000-0550	08-21-31-5GT-0000-0550		85.00	0.00	85.00
08-21-31-5GT-0000-0560	08-21-31-5GT-0000-0560		85.00	0.00	85.00
08-21-31-5GT-0000-0570	08-21-31-5GT-0000-0570		85.00	0.00	85.00
08-21-31-5GT-0000-0580	08-21-31-5GT-0000-0580		85.00	0.00	85.00
08-21-31-5GT-0000-0590	08-21-31-5GT-0000-0590		85.00	0.00	85.00
08-21-31-5GT-0000-0600	08-21-31-5GT-0000-0600		85.00	0.00	85.00
08-21-31-5GT-0000-0610	08-21-31-5GT-0000-0610		85.00	0.00	85.00
08-21-31-5GT-0000-0620	08-21-31-5GT-0000-0620		85.00	0.00	85.00
08-21-31-5GT-0000-0630	08-21-31-5GT-0000-0630		85.00	0.00	85.00
08-21-31-5GT-0000-0640	08-21-31-5GT-0000-0640		102.00	0.00	102.00
08-21-31-5GT-0000-0650	08-21-31-5GT-0000-0650		102.00	0.00	102.00
08-21-31-5GT-0000-0670	08-21-31-5GT-0000-0670		102.00	0.00	102.00
08-21-31-5GT-0000-0680	08-21-31-5GT-0000-0680		102.00	0.00	102.00
08-21-31-5GT-0000-0690	08-21-31-5GT-0000-0690		85.00	0.00	85.00
08-21-31-5GT-0000-0730	08-21-31-5GT-0000-0730		85.00	0.00	85.00
08-21-31-5GT-0000-0740	08-21-31-5GT-0000-0740		85.00	0.00	85.00
08-21-31-5GT-0000-0750	08-21-31-5GT-0000-0750		85.00	0.00	85.00
08-21-31-5GT-0B00-0000	08-21-31-5GT-0B00-0000		0.00	0.00	0.00
<b>69 Accounts</b>			<b>\$5,933.00</b>	<b>\$0.00</b>	<b>\$5,933.00</b>

**City of Winter Springs**  
**Tuscawilla Units 12/12A Maintenance Assessment**  
**Final Billing Detail Report for Fiscal Year 2020/21**

Account ID	Property ID	DB	Levy	Other	Total
08-21-31-502-0000-0010	08-21-31-502-0000-0010		\$104.40	\$0.00	\$104.40
08-21-31-502-0000-0020	08-21-31-502-0000-0020		87.00	0.00	87.00
08-21-31-502-0000-0030	08-21-31-502-0000-0030		87.00	0.00	87.00
08-21-31-502-0000-0760	08-21-31-502-0000-0760		87.00	0.00	87.00
08-21-31-502-0000-0770	08-21-31-502-0000-0770		87.00	0.00	87.00
08-21-31-502-0000-0780	08-21-31-502-0000-0780		87.00	0.00	87.00
08-21-31-502-0000-0790	08-21-31-502-0000-0790		87.00	0.00	87.00
08-21-31-502-0000-0800	08-21-31-502-0000-0800		87.00	0.00	87.00
08-21-31-502-0000-0810	08-21-31-502-0000-0810		104.40	0.00	104.40
08-21-31-502-0000-0820	08-21-31-502-0000-0820		104.40	0.00	104.40
08-21-31-502-0000-0830	08-21-31-502-0000-0830		104.40	0.00	104.40
08-21-31-502-0000-0840	08-21-31-502-0000-0840		104.40	0.00	104.40
08-21-31-502-0000-0850	08-21-31-502-0000-0850		104.40	0.00	104.40
08-21-31-502-0000-0860	08-21-31-502-0000-0860		104.40	0.00	104.40
08-21-31-502-0000-0870	08-21-31-502-0000-0870		104.40	0.00	104.40
08-21-31-5GT-0000-0040	08-21-31-5GT-0000-0040		87.00	0.00	87.00
08-21-31-5GT-0000-0050	08-21-31-5GT-0000-0050		87.00	0.00	87.00
08-21-31-5GT-0000-0060	08-21-31-5GT-0000-0060		87.00	0.00	87.00
08-21-31-5GT-0000-0070	08-21-31-5GT-0000-0070		87.00	0.00	87.00
08-21-31-5GT-0000-0080	08-21-31-5GT-0000-0080		87.00	0.00	87.00
08-21-31-5GT-0000-0090	08-21-31-5GT-0000-0090		87.00	0.00	87.00
08-21-31-5GT-0000-0100	08-21-31-5GT-0000-0100		87.00	0.00	87.00
08-21-31-5GT-0000-0110	08-21-31-5GT-0000-0110		87.00	0.00	87.00
08-21-31-5GT-0000-0120	08-21-31-5GT-0000-0120		87.00	0.00	87.00
08-21-31-5GT-0000-0130	08-21-31-5GT-0000-0130		87.00	0.00	87.00
08-21-31-5GT-0000-0140	08-21-31-5GT-0000-0140		87.00	0.00	87.00
08-21-31-5GT-0000-0150	08-21-31-5GT-0000-0150		87.00	0.00	87.00
08-21-31-5GT-0000-0160	08-21-31-5GT-0000-0160		87.00	0.00	87.00
08-21-31-5GT-0000-0170	08-21-31-5GT-0000-0170		87.00	0.00	87.00
08-21-31-5GT-0000-0180	08-21-31-5GT-0000-0180		87.00	0.00	87.00
08-21-31-5GT-0000-0190	08-21-31-5GT-0000-0190		87.00	0.00	87.00
08-21-31-5GT-0000-0200	08-21-31-5GT-0000-0200		87.00	0.00	87.00
08-21-31-5GT-0000-0210	08-21-31-5GT-0000-0210		87.00	0.00	87.00
08-21-31-5GT-0000-0220	08-21-31-5GT-0000-0220		87.00	0.00	87.00
08-21-31-5GT-0000-0230	08-21-31-5GT-0000-0230		87.00	0.00	87.00
08-21-31-5GT-0000-0240	08-21-31-5GT-0000-0240		87.00	0.00	87.00
08-21-31-5GT-0000-0250	08-21-31-5GT-0000-0250		87.00	0.00	87.00
08-21-31-5GT-0000-0260	08-21-31-5GT-0000-0260		87.00	0.00	87.00
08-21-31-5GT-0000-0270	08-21-31-5GT-0000-0270		87.00	0.00	87.00
08-21-31-5GT-0000-0280	08-21-31-5GT-0000-0280		87.00	0.00	87.00

**City of Winter Springs**  
**Tuscawilla Units 12/12A Maintenance Assessment**  
**Final Billing Detail Report for Fiscal Year 2020/21**

Account ID	Property ID	DB	Levy	Other	Total
08-21-31-5GT-0000-0290	08-21-31-5GT-0000-0290		87.00	0.00	87.00
08-21-31-5GT-0000-0300	08-21-31-5GT-0000-0300		87.00	0.00	87.00
08-21-31-5GT-0000-0310	08-21-31-5GT-0000-0310		0.00	0.00	0.00
08-21-31-5GT-0000-0320	08-21-31-5GT-0000-0320		87.00	0.00	87.00
08-21-31-5GT-0000-0330	08-21-31-5GT-0000-0330		87.00	0.00	87.00
08-21-31-5GT-0000-0340	08-21-31-5GT-0000-0340		87.00	0.00	87.00
08-21-31-5GT-0000-0350	08-21-31-5GT-0000-0350		104.40	0.00	104.40
08-21-31-5GT-0000-0360	08-21-31-5GT-0000-0360		104.40	0.00	104.40
08-21-31-5GT-0000-0370	08-21-31-5GT-0000-0370		87.00	0.00	87.00
08-21-31-5GT-0000-0380	08-21-31-5GT-0000-0380		87.00	0.00	87.00
08-21-31-5GT-0000-0390	08-21-31-5GT-0000-0390		87.00	0.00	87.00
08-21-31-5GT-0000-0400	08-21-31-5GT-0000-0400		87.00	0.00	87.00
08-21-31-5GT-0000-0410	08-21-31-5GT-0000-0410		87.00	0.00	87.00
08-21-31-5GT-0000-0420	08-21-31-5GT-0000-0420		87.00	0.00	87.00
08-21-31-5GT-0000-0430	08-21-31-5GT-0000-0430		87.00	0.00	87.00
08-21-31-5GT-0000-0440	08-21-31-5GT-0000-0440		87.00	0.00	87.00
08-21-31-5GT-0000-0450	08-21-31-5GT-0000-0450		104.40	0.00	104.40
08-21-31-5GT-0000-0460	08-21-31-5GT-0000-0460		104.40	0.00	104.40
08-21-31-5GT-0000-0470	08-21-31-5GT-0000-0470		87.00	0.00	87.00
08-21-31-5GT-0000-0480	08-21-31-5GT-0000-0480		87.00	0.00	87.00
08-21-31-5GT-0000-0490	08-21-31-5GT-0000-0490		87.00	0.00	87.00
08-21-31-5GT-0000-0500	08-21-31-5GT-0000-0500		87.00	0.00	87.00
08-21-31-5GT-0000-0510	08-21-31-5GT-0000-0510		87.00	0.00	87.00
08-21-31-5GT-0000-0520	08-21-31-5GT-0000-0520		104.40	0.00	104.40
08-21-31-5GT-0000-0530	08-21-31-5GT-0000-0530		104.40	0.00	104.40
08-21-31-5GT-0000-0540	08-21-31-5GT-0000-0540		87.00	0.00	87.00
08-21-31-5GT-0000-0550	08-21-31-5GT-0000-0550		87.00	0.00	87.00
08-21-31-5GT-0000-0560	08-21-31-5GT-0000-0560		87.00	0.00	87.00
08-21-31-5GT-0000-0570	08-21-31-5GT-0000-0570		87.00	0.00	87.00
08-21-31-5GT-0000-0580	08-21-31-5GT-0000-0580		87.00	0.00	87.00
08-21-31-5GT-0000-0590	08-21-31-5GT-0000-0590		87.00	0.00	87.00
08-21-31-5GT-0000-0600	08-21-31-5GT-0000-0600		87.00	0.00	87.00
08-21-31-5GT-0000-0610	08-21-31-5GT-0000-0610		87.00	0.00	87.00
08-21-31-5GT-0000-0620	08-21-31-5GT-0000-0620		87.00	0.00	87.00
08-21-31-5GT-0000-0630	08-21-31-5GT-0000-0630		87.00	0.00	87.00
08-21-31-5GT-0000-0640	08-21-31-5GT-0000-0640		104.40	0.00	104.40
08-21-31-5GT-0000-0650	08-21-31-5GT-0000-0650		104.40	0.00	104.40
08-21-31-5GT-0000-0660	08-21-31-5GT-0000-0660		104.40	0.00	104.40
08-21-31-5GT-0000-0670	08-21-31-5GT-0000-0670		104.40	0.00	104.40
08-21-31-5GT-0000-0680	08-21-31-5GT-0000-0680		104.40	0.00	104.40

**City of Winter Springs**  
**Tuscawilla Units 12/12A Maintenance Assessment**  
**Final Billing Detail Report for Fiscal Year 2020/21**

Account ID	Property ID	DB	Levy	Other	Total
08-21-31-5GT-0000-0690	08-21-31-5GT-0000-0690		87.00	0.00	87.00
08-21-31-5GT-0000-0700	08-21-31-5GT-0000-0700		87.00	0.00	87.00
08-21-31-5GT-0000-0710	08-21-31-5GT-0000-0710		87.00	0.00	87.00
08-21-31-5GT-0000-0720	08-21-31-5GT-0000-0720		87.00	0.00	87.00
08-21-31-5GT-0000-0730	08-21-31-5GT-0000-0730		87.00	0.00	87.00
08-21-31-5GT-0000-0740	08-21-31-5GT-0000-0740		87.00	0.00	87.00
08-21-31-5GT-0000-0750	08-21-31-5GT-0000-0750		87.00	0.00	87.00
08-21-31-5GT-0B00-0000	08-21-31-5GT-0B00-0000		0.00	0.00	0.00
<b>88 Accounts</b>			<b>\$7,812.60</b>	<b>\$0.00</b>	<b>\$7,812.60</b>