

# PALENCIA<sup>SM</sup>

*A Story of Discovery, Exploration, and Settlement*

## SCHEDULE OF FEES EFFECTIVE JANUARY 1, 2017 AND ASSESSMENTS EFFECTIVE OCTOBER 1, 2016

### Palencia Property Owners Association & Marshall Creek CDD

#### Avila Condominiums **La Terraza, Phase II** Building 220 (C)

	<u>AMOUNT</u>
I. Marshall Creek Community Development District (CDD):	
A. Annual Assessment Avila Condominiums (On Yearly Taxes)	\$ 700.00
B. Annual Operations and Maintenance Assessment (On Yearly Taxes)	\$ 1770.00
II. Avila Associations	
A. *Avila Master Association Fee (Billed Quarterly: \$696.35) The Master Association Fee includes POA Annual General Assessment of \$200 & monthly cable/internet of \$72.65	\$ 2,785.40*
B. *La Terraza II Condominium Association Fee (Billed Quarterly: \$725.00)	\$ 2,900.00*

- NOTES:
1. POA General Assessment is established annually by the Palencia Property Owners Association Board of Directors. The POA fiscal year begins January 1<sup>st</sup> and ends on December 31<sup>st</sup>.
  2. CDD Operations and Maintenance Assessments are established annually by the CDD Board of Supervisors through a public budgeting process and are billed annually as a separate line item on the property tax bill each resident receives from the St. Johns County Tax Collector. The CDD Fiscal year begins on October 1st and ends on September 30th of the following year.
  - 3.\* Avila Master Association and La Terraza, Phase II Condominium Association are managed by **Watson Realty Corp. Association Management Division: Contact Jean Sachs directly for any questions**

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