

South Bay
Community Development District

**Proposed Budget For
Fiscal Year 2018/2019
October 1, 2018 - September 30, 2019**

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PROPOSED BUDGET
SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET
REVENUES	
Administrative Assessments (On-Roll)	57,960
Administrative Assessments (Off-Roll)	161,600
Maintenance Assessments (On-Roll)	102,700
Maintenance Assessments (Off-Roll)	197,462
Debt Assessments - A1 (On-Roll)	623,737
Debt Assessments - A1 (Off-Roll)	233,862
Debt Assessments - B1 (Off-Roll)	464,838
Other Income	0
Interest Income	360
TOTAL REVENUES	\$ 1,842,519
EXPENDITURES	
ADMINISTRATIVE EXPENDITURES	
Supervisor Fees	7,000
Payroll Taxes (Employer)	560
Engineering	4,500
Surveying	1,500
Management	35,208
Legal	50,000
Legal - Extraordinary/Litigation	50,000
Assessment Roll	6,000
Auditing Fees	6,950
Arbitrage Rebate Fee	1,950
Travel Per Diam	2,000
Insurance	7,200
Legal Advertising	3,200
Miscellaneous	1,454
Postage	550
Office Supplies	1,000
Dues & Subscriptions	175
Website Management	1,500
Trustee Fees	9,200
Continuing Disclosure Fee	5,000
Property Taxes	500
Land Use Planning	0
Administrative Reserve	20,996
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 216,443
MAINTENANCE EXPENDITURES	
POA Maintenance	162,996
Seawall Reserves	20,000
Seawall Repairs	97,000
Maintenance Reserve	14,004
TOTAL MAINTENANCE EXPENDITURES	\$ 294,000
TOTAL EXPENDITURES	\$ 510,443
EXCESS/ (SHORTFALL)	\$ 1,332,076
Bond Payments (A-1 Bond)	(820,174)
Bond Payments (B-1 Bond)	(464,838)
BALANCE	\$ 47,064
Tax Collector Fees	(15,688)
Discounts For Early Payments	(31,376)
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
Administrative Assessments (On-Roll)	67,364	67,040	57,960	Admin Expenditures Less Interest/.94
Administrative Assessments (Off-Roll)	153,029	153,052	161,600	Off Roll Assessments
Maintenance Assessments (On-Roll)	91,547	91,199	102,700	Maint Expenditures/.94
Maintenance Assessments (Off-Roll)	208,229	208,285	197,462	Off Roll Assessments
Debt Assessments - A1 (On-Roll)	615,661	613,443	623,737	Bond Payments (A1)/.94
Debt Assessments - A1 (Off-Roll)	245,958	245,958	233,862	Off Roll Assessments
Debt Assessments - B1 (Off-Roll)	464,838	464,838	464,838	Bond Payments (B1)
Other Income	3,544	0	0	
Interest Income	520	360	360	Interest Projected At \$30 Per Month
TOTAL REVENUES	\$ 1,850,690	\$ 1,844,175	\$ 1,842,519	
EXPENDITURES				
ADMINISTRATIVE EXPENDITURES				
Supervisor Fees	5,800	6,000	7,000	\$1,000 Increase From 2017/2018 Budget
Payroll Taxes (Employer)	443	480	560	Projected At 8% Of Supervisor Fees
Engineering	2,520	4,500	4,500	No Change From 2017/2018 Budget
Surveying	605	1,500	1,500	No Change From 2017/2018 Budget
Management	35,208	35,208	35,208	No Change From 2017/2018 Budget
Legal	69,139	42,000	50,000	FY 2017/2018 Expenditures Through March 2018 Were \$56,295
Legal - Extraordinary/Litigation	2,940	5,000	50,000	\$45,000 Increase From 2017/2018 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2017/2018 Budget
Auditing Fees	6,750	6,850	6,950	\$1,000 Increase From 2017/2018 Budget
Arbitrage Rebate Fee	1,950	1,950	1,950	Arbitrage Needed For 3 Bond Issues (05, A1-A2 & B1-B2)
Travel Per Diam	567	3,000	2,000	\$1,000 Decrease From 2017/2018 Budget
Insurance	6,725	7,200	7,200	FY 2017/2018 Expenditure Was \$6,801
Legal Advertising	2,232	3,200	3,200	No Change From 2017/2018 Budget
Miscellaneous	1,015	1,530	1,454	\$76 Decrease From 2017/2018 Budget
Postage	418	550	550	No Change From 2017/2018 Budget
Office Supplies	712	1,000	1,000	No Change From 2017/2018 Budget
Dues & Subscriptions	175	175	175	No Change From 2017/2018 Budget
Website Management	1,500	1,500	1,500	No Change From 2017/2018 Budget
Trustee Fees	8,082	11,200	9,200	\$2,000 Decrease From 2017/2018 Budget
Continuing Disclosure Fee	5,000	5,000	5,000	No Change From 2017/2018 Budget
Property Taxes	3,642	1,000	500	\$500 Decrease From 2017/2018 Budget
Land Use Planning	0	15,000	0	Fiscal Year 2016/2017 Expenditure
Administrative Reserve	0	56,600	20,996	Administrative Reserve
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 161,423	\$ 216,443	\$ 216,443	
MAINTENANCE EXPENDITURES				
POA Maintenance	144,000	144,000	162,996	\$13,583 Per Month - Landscaping, Irrigation & Electricity
Seawall Reserves	0	150,000	20,000	Seawall Reserves
Seawall Repairs	0	0	97,000	2 Years For \$194,000 - \$150,000 In Reserve
Maintenance Reserve	0	0	14,004	Maintenance Reserve
TOTAL MAINTENANCE EXPENDITURES	\$ 144,000	\$ 294,000	\$ 294,000	
TOTAL EXPENDITURES	\$ 305,423	\$ 510,443	\$ 510,443	
EXCESS/ (SHORTFALL)	\$ 1,545,267	\$ 1,333,732	\$ 1,332,076	
Bond Payments (A-1 Bond)	(832,172)	(822,593)	(820,174)	2019 A-1 Bond P & I Payments Less Earned Interest
Bond Payments (B-1 Bond)	(464,838)	(464,838)	(464,838)	2019 B-1 Bond P & I Payments Less Earned Interest
BALANCE	\$ 248,257	\$ 46,301	\$ 47,064	
Tax Collector Fees	(10,227)	(15,434)	(15,688)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(26,818)	(30,867)	(31,376)	Four Percent Of Total Assessment Roll
NET EXCESS/ (SHORTFALL)	\$ 211,212	\$ 0	\$ -	

Note: Tax Collector Charges Two Percent Fees - Property Appraiser No Longer Charges Fees

DETAILED PROPOSED DEBT SERVICE (2015A1 & B1) BUDGET
SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
Interest Income (2015A-1)	2,306	50	50	Projected Interest For 2018/2019
Interest Income (2015B-1)	576	0	0	Projected Interest For 2018/2019
Debt Assessments (2015A-1)	832,171	822,593	820,174	Maximum Debt Service Collection
Prepaid Bond Collection (2015A-1)	27,454	0	0	
Debt Assessments (2015B-1)	464,838	464,838	464,838	2019 P & I Payments (2015B-1) Less Earned Interest
Total Revenues	\$ 1,327,345	\$ 1,287,481	\$ 1,285,062	
EXPENDITURES				
Principal Payments (2015A-1)	255,000	275,000	290,000	Principal Payment Due In 2019
Principal Payments (2015B-1)	0	0	0	No Principal Payment Due In 2019
Interest Payments (2015A-1)	570,605	547,251	528,955	Interest Payments Due In 2019
Interest Payments (2015B-1)	464,838	464,838	464,838	Interest Payments Due In 2019
Bond Redemption (2015A-1)	0	392	1,269	Estimated Excess Debt Collections
Total Expenditures	\$ 1,290,443	\$ 1,287,481	\$ 1,285,062	
Excess/ (Shortfall)	\$ 36,902	\$ -	\$ -	

Series 2015A-1 Bond Information

Original Par Amount =	\$9,970,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.95%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2015		
Maturity Date =	May 2036		

Par Amount As Of 1/1/2018 = \$9,310,000

Series 2015B-1 Bond Information

Original Par Amount =	\$9,070,000	Annual Principal Payments Due =	May 1st
Interest Rate =	5.125%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2015		
Maturity Date =	May 2020		

Par Amount As Of 1/1/2018 = \$9,070,000

DETAILED PROPOSED DEBT SERVICE (2015A2 & B2) BUDGET
SOUTH BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2016/2017 ACTUAL	FISCAL YEAR 2017/2018 BUDGET	FISCAL YEAR 2018/2019 BUDGET	COMMENTS
REVENUES				
Interest Income (2015A-2)	2,842	0	100	Projected Interest For 2018/2019
Interest Income (2015B-2)	711	0	25	Projected Interest For 2018/2019
Debt Assessments (2015A-2)	0	0	1,073,160	2019 P & I Payments (2015A-2) Less Earned Interest
Debt Assessments (2015B-2)	0	0	275,525	2019 P & I Payments (2015B-2) Less Earned Interest
Total Revenues	\$ 3,553	\$ -	\$ 1,348,810	
EXPENDITURES				
Principal Payments (2015A-2)	0	0	340,000	Principal Payment Due In 2019
Principal Payments (2015B-2)	0	0	0	No Principal Payment Due In 2019
Interest Payments (2015A-2)	0	0	733,260	Interest Payments Due In 2019
Interest Payments (2015B-2)	0	0	275,550	Interest Payments Due In 2019
Total Expenditures	\$ -	\$ -	\$ 1,348,810	
Excess/ (Shortfall)	\$ 3,553	\$ -	\$ -	

Note: Principal Payments Include Compounded Interest

Series 2015A-2 Bond Information

Original Par Amount =	\$11,280,000	Annual Principal Payments Due =	May 1st
Interest Rate =	6.60%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2015	Original Par Amount Includes Compounded Interest (\$2,351,428.80)	
Maturity Date =	May 2036	P&I Payments Commence In 2019	
Par Amount As Of 1/1/2018 =	\$11,280,000		

Series 2015B-2 Bond Information

Original Par Amount =	\$4,175,000	Annual Principal Payments Due =	May 1st
Interest Rate =	6.600%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2015	Original Par Amount Includes Compounded Interest (\$870,320.50)	
Maturity Date =	May 2025	P&I Payments Commence In 2019	
Par Amount As Of 1/1/2018 =	\$4,175,000		

South Bay Community Development District Assessable Units

O & M Assessable Units

For the **O&M** assessment there are 1499.07 assessable units in the South Bay Community Development District.

All 1499.07 assessable units are assessed for the operation and maintenance O & M assessment.
All 1499.07 assessable units are assessed for the administrative portion of the O & M assessment.
1172.07 of the 1499.07 assessable units are assessed for the maintenance portion of the O & M assessment.

There are 154 Townhomes.	A
There are 93 Serenity Bay Single Family Estates	B
There are 105 Platted Single Family Estates.	B
There are 264 Condominiums (LG) - B1 Debt	C
There are 52 Condominiums (LG) - No Debt	D
There are 94 Hotel/Cons (1 BR-.19)	E
There are 6 Hotel/Con (1 BR-.50)	F
There are 6 Hotel/Con (2 BR/3BR-.75)	G
There are 120 One Bedroom Harbourside Units (4 No Debt)	H
There are 38 Multi Bedroom Harbourside Units (1 No Debt)	I
There are 21.5 Comm/Club Facs (No Debt)	J
There are 1.5 Comm/Club Facs (B1 Debt - EAU = 1.64)	K
There are 7 Comm/Club Facs (B1 Debt - EAU = 1.50)	L
There are 12.50 Boat Slips (No Debt)	M
There are 5.78 Boat Slips (A1 & B1)	N
There are 5.79 Boat Slips (B1 only)	O
There are 66 Townhomes (LG)	P
There are 72 Condominiums (LG) - A2 & B2 Debt	Q
There are 28 Parcel K Townhomes	R
There are 20 Parcel I Condominiums	S
There are 86 Parcel Q Townhomes (No Maintenance)	T
There are 241 (No Maintenance) Single Family Estates	U

A-1 Bond Assessable Units

For the A-1 **Debt** assessment there are 451.78 assessable units

There are 154 Townhomes	A
There are 94 Hotel/Cons (1 BR-.19)	E
There are 93 Serenity Bay Single Family Homes	B
There are 105 Platted Single Family Estates	B
There are 5.78 Boat Slips	N

Note: Currently 88 Unplatted Serenity Bay And 110 Platted Single Family
One Single Family Property Owner Has Prepaid Their Debt Assessment

B-1 Bond Assessable Units

For the B-1 **Debt** assessment there are 503.07 assessable units

There are 66 Townhomes (LG)	P
There are 116 One Bedroom Harbourside Units	H
There are 37 Multi Bedroom Harbourside Units	I
There are 264 Condominiums (LG)	C
There are 1.5 Comm/Club Facs (EAU = 1.64)	K
There are 7 Comm/Club Facs (EAU = 1.50)	L
There are 11.57 Boat Slips	N/O

A-2 Bond Assessable Units

For the A-2 **Debt** assessment there are 447 assessable units (assessments commence in 2019)

There are 72 Condominiums (LG)	Q
There are 28 Parcel K Townhomes	R
There are 20 Parcel I Condominiums	S
There are 86 Parcel Q Townhomes	T
There are 241 Single Family Estates	U

B-2 Bond Assessable Units

For the B-2 **Debt** assessment there are 120 assessable units (assessments commence in 2019)

There are 72 Condominiums (LG)	Q
There are 28 Parcel K Townhomes	R
There are 20 Parcel I Condominiums	S

**South Bay Community Development District
Assessment Comparison - A1 And B1 Bond Units**

Lot Type		Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year
		2015/2016	2016/2017	2017/2018	2018/2019
		Assessment*	Assessment*	Assessment**	Projected Assessment**
Townhomes	Operation & Maintenance	\$ 431.29	\$ 363.09	\$ 363.09	\$ 363.09
	<u>2015A-1 Debt</u>	\$ 1,972.15	\$ 1,930.20	\$ 1,930.20	\$ 1,930.20
A	Sub-Total For Townhomes	\$ 2,403.44	\$ 2,293.29	\$ 2,293.29	\$ 2,293.29
Townhomes (LG)	Operation & Maintenance	\$ 575.06	\$ 484.12	\$ 484.12	\$ 484.12
	2015A-1 Debt	\$ -	\$ -	\$ -	\$ -
	2015B-1 Debt	\$ 1,111.34	\$ 1,087.71	\$ 1,087.71	\$ 1,087.71
	Sub-Total For Townhomes (LG)	\$ 1,686.40	\$ 1,571.83	\$ 1,571.83	\$ 1,571.83
Condominiums (LG)	Operation & Maintenance	\$ 575.06	\$ 484.12	\$ 484.12	\$ 484.12
	<u>2015B-1 Debt</u>	\$ 1,111.34	\$ 1,087.71	\$ 1,087.71	\$ 1,087.71
C	Sub-Total For Condominiums (LG)	\$ 1,686.40	\$ 1,571.83	\$ 1,571.83	\$ 1,571.83
Condominiums (LG)	Operation & Maintenance	\$ 575.06	\$ 484.12	\$ 484.12	\$ 484.12
	<u>Debt</u>	\$ -	\$ -	\$ -	\$ -
D	Sub-Total For Condominiums (LG)	\$ 575.06	\$ 484.12	\$ 484.12	\$ 484.12
Hotel/Con (1 BR) (.19 Per Unit ERU)	Operation & Maintenance	\$ 109.26	\$ 91.98	\$ 91.98	\$ 91.98
	<u>2015A-1 Debt</u>	\$ 499.60	\$ 488.98	\$ 488.98	\$ 488.98
E	Sub-Total For Hotel/Con (1 BR-.19)	\$ 608.86	\$ 580.96	\$ 580.96	\$ 580.96
Hotel/Con (1 BR) (.50 Per Unit ERU)	Operation & Maintenance	\$ 287.53	\$ 242.06	\$ 242.06	\$ 242.06
	<u>Debt</u>	\$ -	\$ -	\$ -	\$ -
F	Sub-Total For Hotel/Con (1 BR-.50)	\$ 287.53	\$ 242.06	\$ 242.06	\$ 242.06
Hotel/Con (1 BR) (.75 Per Unit ERU)	Operation & Maintenance	\$ 431.29	\$ 363.09	\$ 363.09	\$ 363.09
	<u>Debt</u>	\$ -	\$ -	\$ -	\$ -
G	Sub-Total For Hotel/Con (1 BR-.50)	\$ 431.29	\$ 363.09	\$ 363.09	\$ 363.09
1 Bedroom Harboursides	Operation & Maintenance	\$ 287.53	\$ 242.06	\$ 242.06	\$ 242.06
	<u>2015B-1 Debt</u>	\$ 606.16	\$ 593.27	\$ 593.27	\$ 593.27
H	Sub-Total For 1 BR Harboursides	\$ 893.69	\$ 835.33	\$ 835.33	\$ 835.33
2/3 Bedroom Harboursides	Operation & Maintenance	\$ 431.29	\$ 363.09	\$ 363.09	\$ 363.09
	<u>2015B-1 Debt</u>	\$ 909.21	\$ 889.88	\$ 889.88	\$ 889.88
I	Sub-Total For 2/3 BR Harboursides	\$ 1,340.50	\$ 1,252.97	\$ 1,252.97	\$ 1,252.97
Single Family Estate	Operation & Maintenance	\$ 575.06	\$ 484.12	\$ 484.12	\$ 484.12
	<u>2015A-1 Debt</u>	\$ 2,629.54	\$ 2,573.60	\$ 2,573.60	\$ 2,573.60
B	Sub-Total For Single Family Estate	\$ 3,204.60	\$ 3,057.72	\$ 3,057.72	\$ 3,057.72
Commercial / Retail 1.5 EAU - No Debt	Operation & Maintenance	\$ 862.58	\$ 726.18	\$ 726.18	\$ 726.18
	<u>Debt</u>	\$ -	\$ -	\$ -	\$ -
J	Sub-Total For Club Fac.	\$ 862.58	\$ 726.18	\$ 726.18	\$ 726.18
Commercial / Retail 1.64 EAU	Operation & Maintenance	\$ 943.09	\$ 793.95	\$ 793.95	\$ 793.95
	<u>2015B-1 Debt (1.64 ERU)</u>	\$ 1,818.22	\$ 1,779.55	\$ 1,779.55	\$ 1,779.55
K	Sub-Total For Club Fac.	\$ 2,761.31	\$ 2,573.50	\$ 2,573.50	\$ 2,573.50
Commercial / Retail 1.5 EAU	Operation & Maintenance	\$ 862.58	\$ 726.18	\$ 726.18	\$ 726.18
	<u>2015B-1 Debt (1.5 ERU)</u>	\$ 1,666.98	\$ 1,631.53	\$ 1,631.53	\$ 1,631.53
L	Sub-Total For Club Fac.	\$ 2,529.56	\$ 2,357.71	\$ 2,357.71	\$ 2,357.71
Boat Slips No Debt	Operation & Maintenance	\$ 862.58	\$ 726.18	\$ 726.18	\$ 726.18
	<u>Debt</u>	\$ -	\$ -	\$ -	\$ -
M	Sub-Total For Boat Slips	\$ 862.58	\$ 726.18	\$ 726.18	\$ 726.18
Boat Slips (5.78 A1 & B1)	Operation & Maintenance	\$ 862.58	\$ 726.18	\$ 726.18	\$ 726.18
	2015A-1 Debt	\$ 3,944.30	\$ 3,860.39	\$ 3,860.39	\$ 3,860.39
	<u>2015B-1 Debt</u>	\$ 1,742.39	\$ 1,705.32	\$ 1,705.32	\$ 1,705.32
N	Sub-Total For Boat Slips	\$ 6,549.27	\$ 6,291.89	\$ 6,291.89	\$ 6,291.89
Boat Slips (5.79 B-1 only)	Operation & Maintenance	\$ 862.58	\$ 726.18	\$ 726.18	\$ 726.18
	2015A-1 Debt	\$ -	\$ -	\$ -	\$ -
	<u>2015B-1 Debt</u>	\$ 1,742.39	\$ 1,705.32	\$ 1,705.32	\$ 1,705.32
O	Sub-Total For Boat Slips	\$ 2,604.97	\$ 2,431.50	\$ 2,431.50	\$ 2,431.50

* Assessments Include the Following :
4% Discount for Early Payments
2% County Tax Collector Fee
2% County Property Appraiser Fee

** Assessments Include the Following:
4% Discount for Early Payments
2% County Tax Collector Fee

**South Bay Community Development District
Assessment Comparison - A2 And B-2 Bond Units**

Lot Type		Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year
		2015/2016 <u>Assessment*</u>	2016/2017 <u>Assessment*</u>	2017/2018 <u>Assessment**</u>	2018/2019 <u>Projected Assessment**</u>
72 Condominiums (LG)	Operation & Maintenance	\$ 575.06	\$ 484.12	\$ 484.12	\$ 484.12
(A2 & B2 Debt)	A-2 Debt	\$ -	\$ -	\$ -	\$ -
Q	<u>B-2 Debt</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
	Total	\$ 575.06	\$ 484.12	\$ 484.12	\$ 484.12
Parcel K Townhomes	Operation & Maintenance	\$ 575.06	\$ 484.12	\$ 484.12	\$ 484.12
R	A-2 Debt	\$ -	\$ -	\$ -	\$ -
	<u>B-2 Debt</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
	Total	\$ 575.06	\$ 484.12	\$ 484.12	\$ 484.12
Parcel I Condominiums	Operation & Maintenance	\$ 575.06	\$ 484.12	\$ 484.12	\$ 484.12
S	A-2 Debt	\$ -	\$ -	\$ -	\$ -
	<u>B-2 Debt</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
	Total	\$ 575.06	\$ 484.12	\$ 484.12	\$ 484.12
Parcel Q Townhomes (LG)	Administrative	\$ 186.08	\$ 130.09	\$ 130.99	\$ 130.99
(No Maintenance)	A-2 Debt	\$ -	\$ -	\$ -	\$ -
T	Total	\$ 186.08	\$ 130.09	\$ 130.99	\$ 130.99
241 Single Family Estates	Administrative	\$ 248.11	\$ 174.65	\$ 174.65	\$ 174.65
(No Maintenance)	A-2 Debt	\$ -	\$ -	\$ -	\$ -
U	Total	\$ 248.11	\$ 174.65	\$ 174.65	\$ 174.65

* Assessments Include the Following :
 4% Discount for Early Payments
 2% County Tax Collector Fee
 2% County Property Appraiser Fee

** Assessments Include the Following:
 4% Discount for Early Payments
 2% County Tax Collector Fee