

PANTHER TRACE CDD (PHASE I)

CDD vs. HOA

PUBLIC ENTITY

COMMUNITY DEVELOPMENT DISTRICT

Created under Chapter 190 of the Florida Statutes

Governed by a Board of Supervisors

Responsibilities include:

Construction, financing & maintenance of the community infrastructure, including:

- * Common grounds and landscaping
- * Ponds/Lakes
- * Recreations Facilities, Parks & Courts
- * Entrance Way, Street Lighting
- * CDD related Financial and Administrative issues

How are fees paid?

Owners are assessed through their annual property tax bill in the form of a non-ad valorem assessment. This has two parts:
Annual Debt Service Fee
Annual Operations & Maintenance Fee

Who to call?

District Management Services

Allison Martin, Director of Operations
amartin@dms-us.com

813-873-7300

Website: www.dms-us.com

PRIVATE ENTITY

HOMEOWNER'S ASSOCIATION

Not-for-profit Corporation created under Chapters 617 and 720 of the Florida Statutes

Governed by a Board of Directors

Responsibilities include:

- * Enforcement of the association's governing documents; including, individual lot related issues
- * Overseeing compliance with the Architectural procedures and approval

How are fees paid?

Owners receive yearly assessment coupons from the association in December for the following year.

Who to call?

McNeil Management Services, Inc.

Doug Pinner, Property Manager
doug@mcneilmsi.com

813-571-7100

Website: www.mcneilmsi.com



DMS