

MetroWest

METROWEST MASTER ASSOCIATION, INC.

A Corporation Not-for-Profit

NOTICE TO ASSOCIATION AND BOARD MEMBERS
OF
BUDGET MEETING OF BOARD OF DIRECTORS

Notice is hereby given that a meeting of the Board of Directors of Metrowest Master Association, Inc. will be held on the date and at the time all set forth below, for the purpose of adopting the MetroWest Master Association, Inc. 2023 Proposed Budget:

Date of Meeting: September 7th, 2022
Time of Meeting: 5:00 P.M.
Place of Meeting: MetroWest Master Association Headquarters or *via virtually*
2121 S. Hiawassee Road #132
Orlando, FL 32835

AGENDA

The order of business of the regular meeting of the Board of Directors shall be as follows:

- I. ESTABLISH A QUORUM
- II. CALL TO ORDER/ PROOF OF NOTICE
- III. SECRETARY – Appoint Secretary for the Meeting for the sole purpose of taking the Minutes of the Organization.
- IV. ORDER – We will follow Robert’s Rules of Order, incorporating Board-approved amendments to Board meeting structure
- V. READING OF MINUTES OF PREVIOUS MEETING
 - a. Approval of 08/10/2022 Board Meeting Minutes
- VI. PUBLIC COMMENTS TO AGENDA ITEMS
- VII. PUBLIC SAFETY UPDATE
- VIII. NEW BUSINESS
 - a. Review, Discuss, and Adopt MWMA 2023 Budget
 - b. Approval of Nomination and Election Committees
 - c. Alvista “ The Element at MetroWest, A Condominium” Request to Terminate
 - d. BORE MF Indigo West Owner – Violation Legal Fees
- IX. ADJOURNMENT



METROWEST MASTER ASSOCIATION, INC. PROPOSED 2023 MWMA BUDGET

		2022 ADOPTED BUDGET	2023 PROPOSED BUDGET
REVENUE			
40000	Owner Assessments	2,856,128.95	2,862,599.15
40014	Legal Fee Income	6,000.00	6,000.00
40025	Returned Check Fee	400.00	400.00
40039	VPCPOA Irrigation Reim	350.00	350.00
40065	Violation Fees	2,000.00	2,000.00
40078	Late Fee Interest	700.00	700.00
40115	Collection Fees	1,200.00	1,200.00
41004	Signage Income	10,400.00	11,100.00
41010	House Charges	75.00	0.00
41106	ARC Review	5,000.00	5,000.00
TOTAL REVENUE		2,882,253.95	2,889,349.15
ADMINISTRATIVE EXPENSES			
50005	Accounting Fees	7,050.00	7,250.00
50010	Advertising	34,000.00	34,000.00
50015	Bank Charges	200.00	200.00
50022	Computer Maint/Supp	1,000.00	1,000.00
50045 00	Legal Fees	40,000.00	40,000.00
50045 04	Legal Fees - Collections	10,400.00	10,400.00
50051	Licenses And Taxes	90.00	90.00
50053	Corporate Annual Rep	70.00	70.00
50055	Committee Funds	1,200.00	1,200.00
50059	Marketing Events	100,000.00	115,000.00
50060	Event Planning	0.00	
50075	Office Supplies	5,500.00	5,600.00
50080	Postage	1,500.00	1,500.00
50081	Coupon Expense	125.00	125.00

**2022
ADOPTED
BUDGET**

**2023
PROPOSED
BUDGET**

50090-00	Prof Fees - Reserve Study	0.00	0.00
50090 10	Prof Fees - Consultants	3,000.00	3,000.00
50099	Misc.-Donations	10,000.00	10,000.00
50111	Marketing	1,000.00	1,000.00
50112	Holiday Gift Card	4,300.00	4,500.00
50124	Sunshine Account	500.00	925.00
50125	Web Page/Internet	3,400.00	3,400.00
50130	Maintenance Fee Expense	2,001.95	1,858.15
74005	Contingency	157,200.00	100,000.00
TOTAL ADMINISTRATIVE		382,536.95	341,118.15

INSURANCE

52031	Property & Liability	24,700.00	30,000.00
52032	Umbrella Insurance	10,000.00	5,250.00
52035	Directors & Officers	5,007.00	7,500.00
TOTAL INSURANCE		39,707.00	42,750.00

UTILITIES

54050 09	Electricity- - Street Lights	1,800.00	2,700.00
54050 10	Electricity- - Suite	2,700.00	2,900.00
54050 18	Electricity- - Irrigation	22,000.00	22,000.00
54070 30	Water & Sewer- - Irrigation	100,000.00	102,000.00
54100 00	Telephone	7,400.00	4,700.00
TOTAL UTILITIES		133,900.00	134,300.00

CONTRACTS

60002	Marketing	54,750.00	54,750.00
60021 94	Tree/Palm Trimming	56,200.00	57,705.00
60046 18	Copier	7,000.00	7,000.00
60073	Irrigation Contract	69,528.00	71,410.00
60075	Office Janitorial	6,000.00	6,000.00
60085	Lake Maintenance	29,560.00	31,840.00
60090	Lawn Maintenance	350,000.00	360,300.00
61000	Management Services	45,600.00	45,600.00
61007	Office Rental	45,300.00	46,557.00
61045 00	Public Safety	636,009.00	653,000.00

		2022 ADOPTED BUDGET	2023 PROPOSED BUDGET
61045 01	Public Safety-Addl Patrols	97,000.00	97,000.00
61045 22	Public Safety Misc	17,500.00	17,500.00
61045 46	Public Safety-Site Supervisor	170,113.00	178,619.00
TOTAL CONTRACTS		1,584,560.00	1,627,281.00
SALARIES & BENEFITS			
65030	On Site Management	274,000.00	285,000.00
65040	Health Benefits	26,400.00	28,300.00
TOTAL SALARIES & BENEFITS		300,400.00	313,300.00
REPAIRS/MAINTENANCE			
70019	R&M Sidewalks	32,000.00	38,000.00
70043 00	VPCPOA Horse Fountain	12,000.00	12,000.00
70045	R&M-Electrical	5,300.00	5,300.00
70077	R&M Lake Maintenance	14,000.00	14,000.00
70095	R&M-Fountain	1,650.00	4,800.00
70125	R&M-Signage	15,000.00	16,500.00
70135	Landscaping Extras	70,000.00	75,000.00
70137	R&M-Irrigation	76,000.00	85,000.00
70138	Tree Trim/Replace	40,000.00	48,000.00
70145	Holiday Decorations	30,000.00	32,000.00
TOTAL REPAIRS/MAINTENANCE		295,950.00	330,600.00
CAPITAL IMPROVEMENTS			
80000 00	Capital Improvements	145,200.00	100,000.00
TOTAL CAPITAL IMPROVEMENTS		145,200.00	100,000.00
TOTAL EXPENSES		2,882,253.95	2,889,349.15
NET INCOME/LOSS		0.00	

**2023 MWMA
PROPOSED BUDGET ASSESSMENTS**

Link ID	FSR Account #	Property Owner	Parcel IDs	2022 ADOPTED Annual Assessments	2022 ADOPTED Monthly Assessments	2022 Land Assessed Value	2023 PROPOSED Annual Assessments	2023 PROPOSED Monthly Assessments
1	0T03-0000-0064-01	US LEADER RESTAURANTS	02-23-28-5626-00-020	1,223.59	\$101.97	\$848,298	\$1,182.43	\$98.54
2	0T03-0000-0065-01	NATIONAL RETAIL PROPERTIES LP	02-23-28-5626-00-030	2,988.24	\$249.02	\$1,881,639	\$2,622.79	\$218.57
3	0T03-0000-0066-01	SPIRIT SPE PORTFOLIO CA C-STORES LLC	02-23-28-5626-00-040	1,901.33	\$158.44	\$1,094,500	\$1,525.61	\$127.13
4	0T03-0000-0001-01	BR METROWEST LLC (THE DEBRA)	02-23-28-0074-00-010	123,345.98	\$10,278.83	\$85,514,277	\$119,197.15	\$9,933.10
5	0T03-0000-0044-01	RMC HIAWASSEE L L C	02-23-28-5654-00-060	2,422.69	\$201.89	\$1,679,623	\$2,341.20	\$195.10
6	0T03-0000-0083-01	ORLANDO 301 VENTURE LLC (ALVISTA)	02-23-28-2459-00-111 TO 01-934 02-23-28-2459-01-000	60,976.14	\$5,081.35	\$42,617,383	\$59,403.77	\$4,950.31
7	0T03-0000-0045-01	BCORE MF HARBORTOWN LLC	02-23-28-5627-00-080	88,868.49	\$7,405.71	\$61,611,448	\$85,879.33	\$7,156.61
8	0T03-0000-0125-01	GEOSAM VERANDA, LLC (2201 HIAW VACANT PARKING)	02-23-28-8215-02-000	2,669.94	\$222.50	\$0	\$0.00	\$0.00
8A	0T03-0000-125A-01	GEOSAM VERANDA LLC 6980 VIA LAGO LANE LOT 7	02-23-28-8209-00-070	0.16	\$0.01	\$0	\$0.00	\$0.00
8B	0T03-0000-125B-01	GEOSAM VERANDA LLC 6980 VIA LAGO LN TRACT B	02-23-28-8209-00-002	0.16	\$0.01	\$0	\$0.00	\$0.00
8C	0T03-0000-125C-01	GEOSAM VERANDA LLC 6810 VIA LAGO LN TRACT C	02-23-28-8209-00-003	0.16	\$0.01	\$0	\$0.00	\$0.00
8D	0T03-0000-125D-01	GEOSAM VERANDA LLC 6920 VIA LAGO LN TRACT D	02-23-28-8209-00-004	0.16	\$0.01	\$0	\$0.00	\$0.00
8E	0T03-0000-125E-01	GEOSAM VERANDA LLC 6850 VIA LAGO LN TRACT E	02-23-28-8209-00-005	0.16	\$0.01	\$0	\$0.00	\$0.00
8F	0T03-0000-125F-01	GEOSAM VERANDA LLC 6900 VIA LAGO LN TRACT F	02-23-28-8209-00-006	0.16	\$0.01	\$0	\$0.00	\$0.00
8G	0T03-0000-125G-01	GEOSAM VERANDA LLC S HIAWASSEE RD TRACT G	02-23-28-8214-00-007	0.16	\$0.01	\$0	\$0.00	\$0.00
8H	0T03-0000-125H-01	GEOSAM VERANDA LLC VIA LAGO LANE	02-23-28-8209-01-001	0.16	\$0.01	\$0	\$0.00	\$0.00
8I	0T03-0000-125I-01	GEOSAM VERANDA LLC VIA AREZZO AVE	02-23-28-8214-01-000	0.16	\$0.01	\$0	\$0.00	\$0.00
8L	0T03-0000-125L-01	GEOSAM VERANDA LLC LAKE DEBRA DR TRACT L	02-23-28-8214-12-000	0.16	\$0.01	\$0	\$0.00	\$0.00
8R	0T03-0000-125R-01	GEOSAM VERANDA LLC PIAZZA GRANDE TRACT R	02-23-28-8215-18-000	0.16	\$0.01	\$0	\$0.00	\$0.00
9	0T03-0000-0126-01	MILLENNIUM METRO WEST LLC (6875 PIAZZA GRANDE)	02-23-28-8215-03-000	4,118.92	\$343.24	\$2,855,600	\$3,980.38	\$331.70
11	0T03-0000-0127-01	MILLENNIUM METRO WEST LLC (6900 PIAZZA GRANDE)	02-23-28-8215-05-002	7,051.20	\$587.60	\$4,888,510	\$6,814.03	\$567.84
12	0T03-0000-0119-01	WESTSIDE VERANDAS OWNER LLC (Bldg 4000)	02-23-28-8209-00-040	51,291.05	\$4,274.25	\$35,559,467	\$49,565.84	\$4,130.49
18	0T03-0000-0120-01	RETAIL AT VERANDA PARK BLDG 7000 COA (7000 1st Flr)	02-23-28-6125-00-001	2,726.02	\$227.17	\$2,433,324	\$3,391.78	\$282.65
19	0T03-0000-0079-01	OFFICES AT VERANDA PARK BLDG 7000	02-23-28-6125-00-201 TO 322	5,799.97	\$483.33	\$3,710,391	\$5,171.86	\$430.99
20	0T03-0000-0124-01	RETAIL AT VERANDA PARK BLDG 8000 COA (8000 1st Flr)	02-23-28-6126-00-001	3,040.00	\$253.33	\$780,680	\$1,088.18	\$90.68
21	0T03-0000-0080-01	OFFICES AT VERANDA PARK BLDG 8000	02-23-28-6126-00-201 TO 317	7,963.77	\$663.65	\$5,890,347	\$8,210.47	\$684.21
22	0T03-0000-0122-01	DAY ZERO LLC (BUILDING 1000 1st Flr)	02-23-28-8209-00-011	4,486.28	\$373.86	\$3,110,284	\$4,335.38	\$361.28

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23	0T03-0000-0081-01	OFFICES AT VERANDA PARK BLDG 1000	02-23-28-6124-00-201 TO 418	15,346.02	\$1,278.84	\$13,367,091	\$18,632.20	\$1,552.68
24	0T03-0000-0123-01	WSMS, LLC (BUILDING 1500 1st Flr)	02-23-28-8209-00-012	746.31	\$62.19	\$514,086	\$716.58	\$59.71
25	0T03-0000-0062-01	METROWEST INVESTMENT GROUP	02-23-28-8861-01-000	1,464.93	\$122.08	\$1,015,446	\$1,415.42	\$117.95
26	0T03-0000-0137-01	METROWEST INVESTMENT GROUP	36-22-28-5601-00-103	0.29	\$0.02	\$0	\$0.00	\$0.00
27	0T03-0000-0054-01	BOTANICA LLC	36-22-28-5601-00-104	1.49	\$0.12	\$0	\$0.00	\$0.00
28	0T03-0000-0136-01	WSMS LLC (BUILDING 1500 2nd Flr)	02-23-28-6127-00-201 TO 418, 02-23-28-6128-01-010 TO 090	20,052.57	\$1,671.05	\$13,364,505	\$18,628.60	\$1,552.38
30	0T03-0000-0117-01	BLR-METROWEST LLC (GOLF CLUB)	36-22-28-5601-00-200	2,364.38	\$197.03	\$1,517,031	\$2,114.57	\$176.21
31	0T03-0000-0118-01	BLR-METROWEST LLC (GOLF CLUB)	36-22-28-5601-01-300	316.50	\$26.38	\$199,478	\$278.05	\$23.17
32	0T03-0000-0007-01	BLR-METROWEST LLC (GOLF CLUB)	35-22-28-5617-19-000	1,524.24	\$127.02	\$967,538	\$1,348.64	\$112.39
33	0T03-0000-0008-01	BLR-METROWEST LLC (GOLF CLUB)	35-22-28-5617-20-000	1,897.21	\$158.10	\$1,158,209	\$1,614.41	\$134.53
34	0T03-0000-0009-01	BLR-METROWEST LLC (GOLF CLUB)	35-22-28-5617-22-000	172.57	\$14.38	\$108,765	\$151.61	\$12.63
35	0T03-0000-0011-01	BLR-METROWEST LLC (GOLF CLUB)	35-22-28-5617-26-000	754.19	\$62.85	\$479,354	\$668.16	\$55.68
38	0T03-0000-0067-01	WALGREEN CO	36-22-28-4947-00-010	4,267.41	\$355.62	\$2,939,805	\$4,097.75	\$341.48
41	0T03-0000-0068-01	METROWEST PROPERTIES-RETAIL PARCEL LLC	36-22-28-9248-02-000	1,293.97	\$107.83	\$897,094	\$1,250.45	\$104.20
42	0T03-0000-0012-01	WEST VUE GROUND OWNER LLC	36-22-28-9248-01-000	24,132.64	\$2,011.05	\$102,732,073	\$143,196.79	\$11,933.07
44	0T03-0000-0013-01	BCORE MF INDIGO WEST OWNER LLC	36-22-28-5623-00-040	113,722.76	\$9,476.90	\$78,842,611	\$109,897.60	\$9,158.13
45	0T03-0000-0014-01	BREIT CA MF AMARA OWNER LLC	36-22-28-5623-00-060	84,515.71	\$7,042.98	\$58,593,719	\$81,672.96	\$6,806.08
46	0T03-0000-0015-01	COLE 24 ORLANDO FL LLC (24 Hour Fitness 1101 Resource)	02-23-28-3730-02-000	15,308.63	\$1,275.72	\$9,447,202	\$13,168.32	\$1,097.36
46A	0T03-0000-016A-01	CRAM HOLDINGS LLC (Undeveloped Lot Bravo US Group Raleigh St)	02-23-28-3730-04-000	973.13	\$81.09	\$674,661	\$940.40	\$78.37
46B	0T03-0000-016B-01	KIRKMAN RALEIGH DECLARANT LLC & CRAM HOLDING	36-22-28-3730-00-001	0.16	\$0.00	\$0	\$0.00	\$0.00
47	0T03-0000-0016-01	JOHN JOSEPH TRUST (Wawa 5810 Raleigh Street)	36-22-28-3730-01-000	3,855.82	\$321.32	\$2,673,193	\$3,726.13	\$310.51
47A	0T03-0000-015A-01	EL RANCHO PARTNERS LTD (Arby's 1174 Kirkman)	36-22-28-3730-03-000	1,235.84	\$102.99	\$964,713	\$1,344.70	\$112.06
49	0T03-0000-0024-01	FAIRWINDS CREDIT UNION	01-23-28-5628-00-010	838.72	\$69.89	\$558,290	\$778.19	\$64.85
50	0T03-0000-0028-01	FAIRWINDS CREDIT UNION	01-23-28-5628-00-020	3,385.23	\$282.10	\$2,170,029	\$3,024.77	\$252.06
51	0T03-0000-0029-01	MANDY SYERS, TRACY IVERSON, & ROBERT SLATT TRUST (CHIPOTLE)	01-23-28-5628-00-021	1,554.67	\$129.56	\$1,077,836	\$1,502.38	\$125.20
52	0T03-0000-0025-01	BILLIE JOHNSON FAMILY (DUNKIN DONUTS)	01-23-28-5628-00-030	1,732.71	\$144.39	\$1,201,264	\$1,674.42	\$139.54

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53	0T03-0000-0026-01	BILLIE JOHNSON FAMILY (MCDONALDS)	01-23-28-5628-00-040	1,869.59	\$155.80	\$1,296,161	\$1,806.70	\$150.56
54	0T03-0000-0027-01	BILLIE JOHNSON FAMILY (PANDA EXPRESS)	01-23-28-5628-00-050	1,538.62	\$128.22	\$1,066,704	\$1,486.86	\$123.91
57	0T03-0000-0022-01	MREI III METROWEST LLC (SUMMIT)	01-23-28-5641-00-010	53,502.01	\$4,458.50	\$52,329,574	\$72,941.46	\$6,078.45
58	0T03-0000-0082-01	MADISON AT METROWEST CONDOMINIUM	01-23-28-5237-01-110 TO 635	61,488.00	\$5,124.00	\$42,290,929	\$58,948.73	\$4,912.39
59	0T03-0000-0106-01	BREIT CA MF PARK LLC (ESTATES)	01-23-28-5643-03-000	109,507.52	\$9,125.63	\$75,920,240	\$105,824.15	\$8,818.68
61	0T03-0000-0084-01	HAMPTONS AT METROWEST CONDOMINIUM	01-23-28-3287-01-101 TO 59-205	132,131.99	\$11,011.00	\$90,206,603	\$125,737.71	\$10,478.14
62	0T03-0000-0103-01	STONEBRIDGE LAKES HOMEOWNERS ASSOC	12-23-28-8176-00-001 TO 13-000	42,459.17	\$3,538.26	\$29,119,521	\$40,589.29	\$3,382.44
63	0T03-0000-0085-01	STONEBRIDGE LAKES CONDOMINIUM	12-23-28-8179-01-101 TO 29-101	58,116.23	\$4,843.02	\$40,466,071	\$56,405.09	\$4,700.42
64	0T03-0000-0086-01	PROMENADE CONDOMINIUM ASSOCIATION	12-23-28-7256-01-201 TO 02-809	41,681.98	\$3,473.50	\$28,234,233	\$39,355.30	\$3,279.61
66	0T03-0000-0087-01	VENTURA AT STONEBRIDGE CONDOMINIUM	01-23-28-8190-01-101 TO 05-410	43,693.53	\$3,641.13	\$29,988,097	\$41,799.99	\$3,483.33
67	0T03-0000-0088-01	CARRIAGE HOMES AT STONEBRIDGE COMM	01-23-28-1231-25-101 TO 42-108	44,562.24	\$3,713.52	\$30,392,287	\$42,363.38	\$3,530.28
68	0T03-0000-0089-01	VISTAS AT STONEBRIDGE COMMONS CONDO	01-23-28-8211-06-101 TO 24-108	39,042.24	\$3,253.52	\$26,828,627	\$37,396.05	\$3,116.34
69	0T03-0000-0090-01	MANDALAY AT STONEBRIDGE COMMONS	01-23-28-6253	35,557.26	\$2,963.11	\$24,454,056	\$34,086.16	\$2,840.51
70	0T03-0000-0091-01	VISTAS AT STONEBRIDGE PLACE CONDO	01-23-28-8210-01-101 TO 18-108	35,741.07	\$2,978.42	\$22,626,434	\$31,538.67	\$2,628.22
71	0T03-0000-0092-01	HORIZONS AT STONEBRIDGE PLACE CONDO	12-23-28-8181-00-010	35,416.43	\$2,951.37	\$24,865,084	\$34,659.09	\$2,888.26
72	0T03-0000-0093-01	STONEBRIDGE RESERVE CONDO	12-23-28-8181-00-010	76,458.08	\$6,371.51	\$49,183,908	\$68,556.76	\$5,713.06
74	0T03-0000-0104-01	VILLA CAPRI AT METROWEST ASSOCIATION	01-23-28-8854-00-001 TO 00-830 PHASE 1	40,324.47	\$3,360.37	\$28,256,263	\$39,386.01	\$3,282.17
80	0T03-0000-0023-01	LAKE VIEW METRO WEST LLC (VACANT PARCEL)	01-23-28-5641-00-100	2,214.60	\$184.55	\$1,535,355	\$2,140.11	\$178.34
82	0T03-0000-0046-01	CENTRAL FLORIDA EDUCATORS FEDERAL	01-23-28-5596-00-010	3,963.86	\$330.32	\$2,492,703	\$3,474.54	\$289.55
83	0T03-0000-0047-01	OPS HOLDINGS LLC (VACANT PARCEL)	01-23-28-5596-00-020	1,529.11	\$127.43	\$1,060,113	\$1,477.68	\$123.14
84	0T03-0000-0048-01	WENDYS OF NE FLORIDA INC	01-23-28-5596-00-030	2,108.97	\$175.75	\$1,462,127	\$2,038.04	\$169.84
85	0T03-0000-0094-01	METROWEST WILSHIRE PLAZA CONDO	01-23-28-5668-00-101 TO 206	4,385.07	\$365.42	\$3,040,115	\$4,237.57	\$353.13
86	0T03-0000-0107-01	REVA KAY UNIVERSAL LLC	01-23-28-5642-00-010	11,302.77	\$941.90	\$7,551,265	\$10,525.60	\$877.13
87	0T03-0000-0095-01	METRO PARK ONE CONDOMINIUM ASSOC	01-23-28-5573-00-101 TO 214	6,144.97	\$512.08	\$4,257,879	\$5,935.00	\$494.58
88	0T03-0000-0039-01	METRO PARK LLC	01-23-28-5574-00-010	1,498.35	\$124.86	\$1,035,887	\$1,443.91	\$120.33
89	0T03-0000-0096-01	METRO PARK FOUR CONDOMINIUM	01-23-28-5579-00-101 TO 208	5,932.52	\$494.38	\$3,925,985	\$5,472.38	\$456.03
90	0T03-0000-0097-01	METRO PARK THREE CONDOMINIUM	01-23-28-5578-00-101	8,305.03	\$692.09	\$5,234,342	\$7,296.08	\$608.01
91	0T03-0000-0105-01	METROWEST UNIT FIVE HOMEOWNERS	03-23-28-5649-00-010 TO 02-550	149,423.94	\$12,452.00	\$100,066,966	\$139,481.93	\$11,623.49

**2023 MWMA
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Link ID	FSR Account #	Property Owner	Parcel IDs	2022 ADOPTED Annual Assessments	2022 ADOPTED Monthly Assessments	2022 Land Assessed Value	2023 PROPOSED Annual Assessments	2023 PROPOSED Monthly Assessments
105	0T03-0000-0108-01	WAL MART STORES EAST INC	01-23-28-5666-00-010	25,878.50	\$2,156.54	\$17,160,207	\$23,919.37	\$1,993.28
106	0T03-0000-0038-01	MURPHY OIL USA INC	01-23-28-5700-01-000	663.47	\$55.29	\$459,975	\$641.15	\$53.43
107	0T03-0000-0109-01	CH RETAIL FUND I/ORLANDO METRO, LLC (METRO PLAZA	01-23-28-5666-00-020	5,281.58	\$440.13	\$3,315,278	\$4,621.12	\$385.09
108	0T03-0000-0110-01	KIRKMAN EQUITIES LLC	01-23-28-5666-00-030	5,210.36	\$434.20	\$3,612,281	\$5,035.11	\$419.59
109	0T03-0000-0111-01	CH RETAIL FUND I/ORLANDO METRO, LLC (METRO POINT	01-23-28-5666-00-040	4,612.00	\$384.33	\$2,531,746	\$3,528.97	\$294.08
110	0T03-0000-0043-01	METRO POINTE OF FLORIDA, LLC	01-23-28-5585-00-020	7,559.83	\$629.99	\$5,241,138	\$7,305.55	\$608.80
111	0T03-0000-0042-01	SHAKED 25 LLC	01-23-28-5585-00-010	9,506.27	\$792.19	\$7,774,438	\$10,836.68	\$903.06
112	0T03-0000-0030-01	METROCENTER OFFICE (WINDSOR 2101 MCB)	01-23-28-5607-00-010	21,297.34	\$1,774.78	\$14,400,718	\$20,072.96	\$1,672.75
113	0T03-0000-0031-01	METROCENTER OFFICE (PARKING LOT MCB)	01-23-28-5607-00-020	3,671.51	\$305.96	\$2,520,603	\$3,513.43	\$292.79
114	0T03-0000-0069-01	SERENATA CONDOMINIUM ASSOCIATION	01-23-28-78-76-01-101 TO 25-308	84,790.96	\$7,065.91	\$54,881,278	\$76,498.24	\$6,374.85
115	0T03-0000-0032-01	METROCENTER OFFICE (1800 RETENTION)	01-23-28-5610-01-000	0.16	\$0.01	\$0	\$0.00	\$0.00
115A	0T03-0000-032A-01	SENTIENTL HGV (1800 MCB HILTON CALLCENTER)	01-23-28-5610-01-001	6,112.36	\$509.36	\$5,418,352	\$7,552.56	\$629.38
116	0T03-0000-0033-01	METROCENTER OFFICE (VACANT 7.17AC)	01-23-28-5610-02-000	3,008.28	\$250.69	\$2,085,603	\$2,907.09	\$242.26
117	0T03-0000-0034-01	METROCENTER OFFICE (2145 MCB BERKSHIRE)	01-23-28-5610-03-000	25,453.07	\$2,121.09	\$16,826,449	\$23,454.15	\$1,954.51
118	0T03-0000-0035-01	SIENTINEL HGV (6355 MWB HILTON GRAND VACATION	01-23-28-5610-04-000	18,323.90	\$1,526.99	\$15,938,138	\$22,215.95	\$1,851.33
119	0T03-0000-0056-01	ALCORN MCBRIDE	36-22-28-5615-00-010	3,152.97	\$262.75	\$2,092,608	\$2,916.86	\$243.07
120	0T03-0000-0058-01	MOHAWK METROWEST LP	01-23-28-5612-00-020	383.37	\$31.95	\$265,789	\$370.48	\$30.87
121	0T03-0000-0059-01	RUMASA CORP	01-23-28-6520-00-010	15,784.47	\$1,315.37	\$7,384,530	\$10,293.19	\$857.77
122	0T03-0000-0060-01	RUMASA CORP	01-23-28-6520-00-020	653.92	\$54.49	\$443,543	\$618.25	\$51.52
123	0T03-0000-0057-01	MOHAWK METROWEST LP	01-23-28-5612-00-010	7,958.51	\$663.21	\$5,284,616	\$7,366.15	\$613.85
124	0T03-0000-0050-01	1803 PARK CENTER DRIVE LLC	01-23-28-6519-00-020	4,998.97	\$416.58	\$3,376,245	\$4,706.10	\$392.18
125	0T03-0000-0049-01	DA VINCI ACADEMY LLC	01-23-28-6519-00-010	2,467.66	\$205.64	\$1,620,221	\$2,258.40	\$188.20
126	0T03-0000-0114-01	SIENNA GARDENS LLC	36-22-28-5621-00-020	8,141.06	\$678.42	\$4,482,500	\$6,248.09	\$520.67
128	0T03-0000-0002-01	DISTRICT BOARD OF TRUSTEES OF VALENCIA COLLEGE, FLORIDA (PCD PARKING & VACANT LOT)	01-23-28-2475-00-010	2,684.76	\$223.73	\$1,861,311	\$2,594.46	\$216.20
128A	0T03-0000-002A-01	DISTRICT BOARD OF TRUSTEES OF VALENCIA COLLEGE, FLORIDA (MWB RETENTION)	01-23-28-2475-00-001	0.00	\$0.00	\$0	\$0.00	\$0.00
129	0T03-0000-0115-01	VALENCIA COLLEGE FOUNDATION, LLC	36-22-28-5621-00-070	9,960.67	\$830.06	\$6,465,719	\$9,012.47	\$751.04
130	0T03-0000-0017-01	SNH MEDICAL OFFICE PROPERTIES TRUST	36-22-28-5625-00-080	3,770.94	\$314.25	\$2,614,345	\$3,644.10	\$303.67

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131	0T03-0000-0070-01	METROWEST PROFESSIONAL PLAZA CONDO	36-22-28-5606-00-101 TO 00-216	10,094.88	\$841.24	\$6,867,225	\$9,572.13	\$797.68
132	0T03-0000-0037-01	MCDONALDS CORP	36-22-28-5602-00-020	1,580.08	\$131.67	\$1,095,453	\$1,526.94	\$127.24
133	0T03-0000-0036-01	LAKE ASSOCIATES LTDN (WINN DIXIE)	36-22-28-5602-00-010	8,051.72	\$670.98	\$5,516,403	\$7,689.24	\$640.77
134	0T03-0000-0018-01	MELROSE PARTNERS LLC	36-22-28-5625-00-120	5,467.50	\$455.63	\$3,341,264	\$4,657.34	\$388.11
135	0T03-0000-0019-01	CITY OF ORLANDO (SW SUB-STATION)	36-22-28-5625-00-130	2,000.46	\$166.71	\$1,333,069	\$1,858.15	\$154.85
136	0T03-0000-0071-01	AZUR AT METROWEST CONDOMINIUM ASSO	36-22-28-0199-01-010 TO 33-160	48,409.52	\$4,034.13	\$33,550,624	\$46,765.74	\$3,897.15
138	0T03-0000-0020-01	RAMLEE HOLDINGS LP (VACANT PARCEL)	36-22-28-5625-00-230	617.51	\$51.46	\$428,115	\$596.74	\$49.73
139	0T03-0000-0021-01	PHYLESTHER LLC 33.4% INT MBGLEN CO LLC 66.6% INT	36-22-28-5625-00-240	6,799.03	\$566.59	\$3,284,144	\$4,577.72	\$381.48
140	0T03-0000-0072-01	PARK CENTER AT METROWEST CONDO	01-23-28-6594-01-010 TO 02-140	5,845.60	\$487.13	\$4,074,271	\$5,679.07	\$473.26
141	0T03-0000-0116-01	FLORIDA NURSERY GROWERS & LANDSCAPING	01-23-28-5656-00-020	1,575.13	\$131.26	\$1,054,619	\$1,470.02	\$122.50
142	0T03-0000-0073-01	METROWEST EXECUTIVE PLAZA CONDO	01-23-28-5590-00-010 TO 150	3,788.15	\$315.68	\$2,583,885	\$3,601.64	\$300.14
143	0T03-0000-0052-01	PIAGET ACADEMY INC	36-22-28-5612-00-004	1,653.14	\$137.76	\$1,042,640	\$1,453.32	\$121.11
144	0T03-0000-0112-01	WASH DEPOT I INC	36-22-28-5627-00-010	2,439.76	\$203.31	\$1,691,458	\$2,357.70	\$196.47
145	0T03-0000-0113-01	VICTORY MALL,LLC	36-22-28-5627-00-020	5,237.62	\$436.47	\$3,631,177	\$5,061.45	\$421.79
146	0T03-0000-0098-01	WESTCHESTER HOMEOWNERS ASSOCIATION	36-22-28-5612-00-001 To 5618-01-600	44,654.33	\$3,721.19	\$31,039,977	\$43,266.19	\$3,605.52
147	0T03-0000-0074-01	TRADEWINDS CONDOMINIUM ASSOCIATION	36-22-28-866B-02-110 TO 40-360	79,909.52	\$6,659.13	\$55,405,596	\$77,229.08	\$6,435.76
149	0T03-0000-0040-01	HRA MARINA LANDING LLC	36-22-28-5610-00-100	55,170.18	\$4,597.52	\$38,248,819	\$53,314.49	\$4,442.87
150	0T03-0000-0041-01	GOLDELM AT METROWEST	36-22-25-5610-00-200	38,216.02	\$3,184.67	\$26,494,707	\$36,930.60	\$3,077.55
151	0T03-0000-0075-01	FOUNTAINS AT METRO WEST CONDO	36-22-28-2857-01-110 TO 25-360	39,863.27	\$3,321.94	\$27,754,358	\$38,686.41	\$3,223.87
153	0T03-0000-0076-01	CENTRAL PARK AT METROWEST CONDO	36-22-28-1209-00-001 TO 98-304	56,096.14	\$4,674.68	\$37,176,409	\$51,819.67	\$4,318.31
154	0T03-0000-0003-01	7 ELEVEN INC	36-22-28-3211-01-000	3,195.59	\$266.30	\$2,215,467	\$3,088.11	\$257.34
155	0T03-0000-0004-01	METROWEST CENTER CONDOMINIUM	36-22-28-3211-02-000	6,603.62	\$550.30	\$4,857,019	\$6,770.13	\$564.18
157	0T03-0000-0055-01	FL METROWEST HOLDINGS, LLC	36-22-28-5653-00-060	8,194.73	\$682.89	\$5,681,305	\$7,919.09	\$659.92
158	0T03-0000-0051-01	CIRCLE K STORES, INC.	36-22-28-5613-00-010	2,351.94	\$196.00	\$1,630,569	\$2,272.83	\$189.40
159	0T03-0000-0006-01	SHAKED 27, LLC	36-22-28-4949-01-000	10,619.15	\$884.93	\$6,967,733	\$9,712.22	\$809.35
160	0T03-0000-0077-01	BERMUDA DUNES PRIVATE RESIDENCES CONDO	02-23-28-0701-00-110 TO 04-000	47,876.99	\$3,989.75	\$33,548,989	\$46,763.46	\$3,896.96
162	0T03-0000-0099-01	FAIRWAY COVE HOMEOWNERS ASSOC	35-22-28-2653-00-001 TO 01-380	70,557.75	\$5,879.81	\$48,577,392	\$67,711.34	\$5,642.61

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163	0T03-0000-0078-01	CA VISTA VERDE OWNER LLC	35-22-28-5617-18-001	48,609.04	\$4,050.75	\$33,700,061	\$46,974.04	\$3,914.50
164	0T03-0000-0100-01	HAWKSNEST AT METROWEST HOMEOWNERS	02-23-28-3454-00-001 TO 910	38,037.83	\$3,169.82	\$25,786,192	\$35,943.01	\$2,995.25
165	0T03-0000-0102-01	PALMA VISTA HOMEOWNERS ASSOCIATION	03-23-28-6577/6578/5609	119,668.37	\$9,972.36	\$81,635,962	\$113,791.22	\$9,482.60
172	0T03-0000-0101-01	VISTA ROYALE HOMEOWNERS ASSOCIATION	03-23-28-8919/8931/8979-00	35,869.07	\$2,989.09	\$23,929,119	\$33,354.46	\$2,779.54
178	0T03-0000-0061-01	METROWEST SHOPPES ORLANDO LLC	01-23-28-8855-11-000	15,156.72	\$1,263.06	\$10,507,971	\$14,646.91	\$1,220.58
183	0T03-0000-0063-01	METROWEST VILLAGE STATION LLC	02-23-28-5626-00-010	26,352.55	\$2,196.05	\$20,405,079	\$28,442.35	\$2,370.20
190	0T03-0000-0005-01	METROWEST PROPERTIES LLC	36-22-28-3211-03-000	2,081.02	\$173.42	\$1,440,539	\$2,007.95	\$167.33

2,856,203.91 **238,016.98** 2,053,682,534 **2,862,599.15** **238,549.93**
2022 Annual *2022 Monthly* *2023 Annual* *2023 Monthly*