



MetroWest

MetroWest Master Association
2121 S. Hiawassee Road, Suite 132
Orlando, Florida 32835
407-601-5995
MetroWestCommunity.com

August 16, 2024

Dear Member:

Enclosed in this package is a Notice for a Meeting of the Board of Directors to adopt the MetroWest Master Association, Inc. Proposed Budget for 2025. In addition, we are providing a copy of the MetroWest Master Association Proposed 2025 Budget along with the schedule of Proposed Monthly Fees based on the 2024 Land Assessed Values.

This Meeting will be held on Wednesday, September 11th, 2024 at the MetroWest Master Association Headquarters located at 2121 S. Hiawassee Road #132, Orlando, FL 32835 at noon in person or via zoom virtual meeting. Please contact us if interested in attending virtually.

Should you have any questions or concerns, please call the MetroWest Master Association Management Office 407-601-5995.

Best Regards,

The Board of Directors
MetroWest Master Association, Inc.

Enclosure(s): Budget Meeting Notice Agenda
MWMA Proposed 2025 Budget & 2024 Land Assessed Values
Proposed Monthly Assessments Schedule for 2025



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. 2025 Proposed Budget:

Date of Meeting: September 11th, 2024
Time of Meeting: Noon
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 07/10/2024 Board Meeting Minutes
- VI. PUBLIC SAFETY UPDATE
- VII. NEW BUSINESS
 - a. Review, Discuss, and Adopt MWMA 2025 Budget & Assessments
 - b. 2025 Contracts
 - c. Office Lease
 - d. Approval of Annual Meeting & Election Timeline
 - e. Approval of Nomination and Election Committees
 - f. Offices at Veranda Park Bldg 7000 Condo Assn Payment Plan
- VIII. PUBLIC COMMENTS TO AGENDA ITEMS
- IX. ADJOURNMENT



METROWEST MASTER ASSOCIATION, INC. PROPOSED 2025 MWMA BUDGET

		2024 ADOPTED BUDGET	2025 PROPOSED BUDGET
REVENUE			
41106	ARC Review	5,000	7,500
40002	Capital Improvement	100,000	102,000
40115	Collection Fees	3,000	1,500
40078	Late Fee Interest	400	1,000
40014	Legal Fee Income	20,000	0
41040	Marketing Event Income	0	15,000
40000	Owner Assessments	2,989,315	3,123,086
40025	Returned Check Fee	240	240
41004	Signage Income	11,100	11,100
TOTAL REVENUE		<u>\$3,129,055</u>	<u>\$3,261,426</u>
ADMINISTRATIVE EXPENSES			
50005	Accounting Fees	7,250	7,250
50010	Advertising and Collateral	35,000	41,000
50055	Association Operating Expenses	1,200	10,000
50015	Bank Charges	200	200
50059	Community Events	105,000	120,000
50022	Computer Maint/Supp	1,800	3,200
70289	Contingency	60,000	60,000
60046 18	Copier	7,000	7,000
50053	Corporate Annual Rep	80	80
50081	Coupon Expense	125	125
50112	Holiday Gift Card	4,500	4,800
50045 00	Legal Fees	70,000	50,000
50045 04	Legal Fees - Collections	20,000	15,000
50051	Licenses And Taxes	90	90
50130	Maintenance Fee Expense	1,903	2,035
61000	Management Services	45,600	45,710
60002	Marketing	57,750	58,500
50111	Marketing	2,900	2,900
50099	Misc.-Donations	10,000	10,000
60075	Office Janitorial	6,000	750
61007	Office Lease	49,213	74,000
50075	Office Supplies	5,600	5,000
50080	Postage	1,500	1,000
50090 10	Prof Fees - Consultants	3,000	4,400
50090-00	Prof Fees - Reserve Study	2,200	0



**METROWEST MASTER ASSOCIATION, INC.
PROPOSED 2025 MWMA BUDGET**

		2024 ADOPTED BUDGET	2025 PROPOSED BUDGET
50124	Sunshine Account	925	300
50125	Web Page	3,400	2,250
TOTAL ADMINISTRATIVE		502,236	525,590

GROUNDS

70019	Sidewalks	40,000	40,000
70043 00	VPCPOA Horse Fountain	0	0
70045	Electrical	7,000	7,000
70077	Lake Maintenance	14,000	14,000
70095	Fountains	3,000	3,000
70125	Signage	16,500	16,500
70145	Holiday Decorations	34,000	40,000
TOTAL GROUNDS		114,500	120,500

LANDSCAPING

60057	Fountains	6,200	6,800
60073	Irrigation Contract	73,306	76,000
60085	Lake Maintenance	32,000	54,000
70135	Landscaping Extras	90,000	100,000
60090	Lawn Maintenance	380,000	391,400
70137	R&M-Irrigation	148,000	110,000
70138	Tree Trim/Replace	55,000	60,000
60021 94	Tree/Palm Trimming	59,436	61,400
TOTAL LANDSCAPING		843,942	859,600

PUBLIC SAFETY

61045 01	Additional Patrols - City of Orlando	98,847	111,846
61045 00	Contract Services	720,310	759,820
61045 22	Miscellaneous	17,900	20,700
61045 46	On Site Administration	224,550	242,620
TOTAL PUBLIC SAFETY		1,061,607	1,134,986

SALARIES & BENEFITS

65040	Employee Benefits	28,300	26,000
65030	On Site Management	285,000	301,000
TOTAL SALARIES & BENEFITS		313,300	327,000

INSURANCE

52035	Directors & Officers	7,500	7,800
52031	Property & Liability	37,500	23,000



**METROWEST MASTER ASSOCIATION, INC.
PROPOSED 2025 MWMA BUDGET**

		2024 ADOPTED BUDGET	2025 PROPOSED BUDGET
52032	Umbrella Insurance	5,400	5,700
TOTAL INSURANCE		50,400	36,500
UTILITIES			
54050 18	Electricity- - Irrigation	24,200	24,200
54050 09	Electricity- - Street Lights	3,000	12,000
54050 10	Electricity- - Suite	3,250	900
54077-03a	Cable/Internet	0	1,150
54100 00	Telephone	5,520	5,440
60046-01	Office Alarm System		1,560
54070 30	Reclaimed Water - Irrigation	107,100	110,000
TOTAL UTILITIES		143,070	155,250
CAPITAL IMPROVEMENTS			
80000 00	Reserve Funding	100,000	102,000
TOTAL CAPITAL IMPROVEMENTS		100,000	102,000
TOTAL EXPENSES		<u>\$3,129,055</u>	<u>\$3,261,426</u>

**2025 MWMA
PROPOSED BUDGET ASSESSMENTS**

Link ID	FSR Account #	Property Owner	Parcel IDs	2024 ADOPTED Annual Assessments	2024 ADOPTED Monthly Assessments	2024 Land Assessed Value	2025 PROPOSED Annual Assessments	2025 PROPOSED Monthly Assessments
1	OT03-0000-0064-01	US LEADER RESTAURANTS/JANA CORP	02-23-28-5626-00-020	\$1,182.43	\$98.54	\$1,108,850	\$1,530.77	\$127.56
2	OT03-0000-0065-01	NATIONAL RETAIL PROPERTIES LP	02-23-28-5626-00-030	\$2,622.79	\$218.57	\$1,982,513	\$2,736.87	\$228.07
3	OT03-0000-0066-01	168 EGLIN LLC	02-23-28-5626-00-040	\$1,525.61	\$127.13	\$1,257,142	\$1,735.49	\$144.62
4	OT03-0000-0001-01	BR METROWEST LLC (THE DEBRA)	02-23-28-0074-00-010	\$119,197.15	\$9,933.10	\$96,347,943	\$133,008.75	\$11,084.06
5	OT03-0000-0044-01	RMC HIAWASSEE LLC	02-23-28-5654-00-060	\$2,341.20	\$195.10	\$2,032,344	\$2,805.66	\$233.80
6	OT03-0000-0083-01	ORLANDO 301 VENTURE LLC (ALVISTA)	02-23-28-2459-00-111 TO 01-934 02-23-28-2459-01-000	\$59,403.77	\$4,950.31	\$48,017,311	\$66,288.10	\$5,524.01
7	OT03-0000-0045-01	BCORE MF HARBORTOWN LLC	02-23-28-5627-00-080	\$85,879.33	\$7,156.61	\$75,976,336	\$104,885.66	\$8,740.47
7A	OT03-0000-0131-01	VERANDA PARK COMMERCIAL PROPERTY OWNERS ASSN	02-23-28-214-00-000	\$0.00	\$0.00	\$0	\$0.00	\$0.00
8	OT03-0000-0125-01	GEOSAM VERANDA, LLC (2201 HIAW VACANT PARKING)	02-23-28-8215-02-000	\$0.00	\$0.00	\$0	\$0.00	\$0.00
8A	OT03-0000-125A-01	GEOSAM VERANDA LLC 6980 VIA LAGO LANE LOT 7	02-23-28-8209-00-070	\$0.00	\$0.00	\$0	\$0.00	\$0.00
8B	OT03-0000-125B-01	GEOSAM VERANDA LLC 6980 VIA LAGO LN TRACT B	02-23-28-8209-00-002	\$0.00	\$0.00	\$0	\$0.00	\$0.00
8C	OT03-0000-125C-01	GEOSAM VERANDA LLC 6810 VIA LAGO LN TRACT C	02-23-28-8209-00-003	\$0.00	\$0.00	\$0	\$0.00	\$0.00
8D	OT03-0000-125D-01	GEOSAM VERANDA LLC 6920 VIA LAGO LN TRACT D	02-23-28-8209-00-004	\$0.00	\$0.00	\$0	\$0.00	\$0.00
8E	OT03-0000-125E-01	GEOSAM VERANDA LLC 6850 VIA LAGO LN TRACT E	02-23-28-8209-00-005	\$0.00	\$0.00	\$0	\$0.00	\$0.00
8F	OT03-0000-125F-01	GEOSAM VERANDA LLC 6900 VIA LAGO LN TRACT F	02-23-28-8209-00-006	\$0.00	\$0.00	\$0	\$0.00	\$0.00
8G	OT03-0000-125G-01	GEOSAM VERANDA LLC S HIAWASSEE RD TRACT G	02-23-28-8214-00-007	\$0.00	\$0.00	\$0	\$0.00	\$0.00
8H	OT03-0000-125H-01	GEOSAM VERANDA LLC VIA LAGO LANE	02-23-28-8209-01-001	\$0.00	\$0.00	\$0	\$0.00	\$0.00
8I	OT03-0000-125I-01	GEOSAM VERANDA LLC VIA AREZZO AVE	02-23-28-8214-01-000	\$0.00	\$0.00	\$0	\$0.00	\$0.00
8L	OT03-0000-125L-01	GEOSAM VERANDA LLC LAKE DEBRA DR TRACT L	02-23-28-8214-12-000	\$0.00	\$0.00	\$0	\$0.00	\$0.00
8R	OT03-0000-125R-01	GEOSAM VERANDA LLC PIAZZA GRANDE TRACT R	02-23-28-8215-18-000	\$0.00	\$0.00	\$0	\$0.00	\$0.00
9	OT03-0000-0126-01	MILLENNIUM METRO WEST LLC (6875 PIAZZA GRANDE)	02-23-28-8215-03-000	\$3,980.38	\$331.70	\$26,633,116	\$36,767.13	\$3,063.93
11	OT03-0000-0127-01	MILLENNIUM METRO WEST LLC (6900 PIAZZA GRANDE)	02-23-28-8215-05-002	\$6,814.03	\$567.84	\$39,949,674	\$55,150.70	\$4,595.89
12	OT03-0000-0119-01	WESTSIDE VERANDAS OWNER LLC (Bldg 4000)	02-23-28-8209-00-040	\$49,565.84	\$4,130.49	\$37,528,662	\$51,808.48	\$4,317.37
18	OT03-0000-0120-01	RETAIL AT VERANDA PARK BLDG 7000 COA (7000 1st Fir)	02-23-28-6125-00-001	\$3,391.78	\$282.65	\$2,846,813	\$3,930.04	\$327.50
19	OT03-0000-0079-01	OFFICES AT VERANDA PARK BLDG 7000	02-23-28-6125-00-201 TO 322	\$5,171.86	\$430.99	\$4,619,410	\$6,377.12	\$531.43
20	OT03-0000-0124-01	RETAIL AT VERANDA PARK BLDG 8000 COA (8000 1st Fir)	02-23-28-6126-00-001	\$1,088.18	\$90.68	\$1,252,848	\$1,729.56	\$144.13
21	OT03-0000-0080-01	OFFICES AT VERANDA PARK BLDG 8000	02-23-28-6126-00-201 TO 317	\$8,210.47	\$684.21	\$7,862,289	\$10,853.92	\$904.49
22	OT03-0000-0122-01	DAY ZERO LLC (BUILDING 1000 1st Fir)	02-23-28-8209-00-011	\$4,335.38	\$361.28	\$3,232,370	\$4,462.30	\$371.86
23	OT03-0000-0081-01	OFFICES AT VERANDA PARK BLDG 1000	02-23-28-6124-00-201 TO 418	\$18,632.20	\$1,552.68	\$12,448,374	\$17,185.03	\$1,432.09

**2025 MWMA
PROPOSED BUDGET ASSESSMENTS**

Link ID	FSR Account #	Property Owner	Parcel IDs	2024 ADOPTED Annual Assessments	2024 ADOPTED Monthly Assessments	2024 Land Assessed Value	2025 PROPOSED Annual Assessments	2025 PROPOSED Monthly Assessments
24	OT03-0000-0123-01	WSMS, LLC (BUILDING 1500 1st Fir)	02-23-28-8209-00-012	\$716.58	\$59.72	\$545,482	\$753.04	\$62.75
25	OT03-0000-0062-01	METROWEST INVESTMENT GROUP	02-23-28-8861-01-000	\$1,415.42	\$117.95	\$1,065,871	\$1,471.44	\$122.62
26	OT03-0000-0137-01	METROWEST INVESTMENT GROUP	36-22-28-5601-00-103	\$0.00	\$0.00	\$181	\$0.25	\$0.02
27	OT03-0000-0054-01	BOTANICA LLC	36-22-28-5601-00-104	\$0.00	\$0.00	\$941	\$1.30	\$0.11
28	OT03-0000-0136-01	WSMS LLC (BUILDING 1500 2nd Fir)	02-23-28-6127-00-201 TO 418, 02-23-28-6128-01-010 TO 090	\$18,628.60	\$1,552.38	\$15,568,858	\$21,492.87	\$1,791.07
30	OT03-0000-0117-01	METROWEST GOLF INVESTMENT LLC	36-22-28-5601-00-200	\$2,114.57	\$176.21	\$1,780,181	\$2,457.55	\$204.80
31	OT03-0000-0118-01	METROWEST GOLF INVESTMENT LLC	36-22-28-5601-01-300	\$278.05	\$23.17	\$208,296	\$287.55	\$23.96
32	OT03-0000-0007-01	METROWEST GOLF INVESTMENT LLC	35-22-28-5617-19-000	\$1,348.64	\$112.39	\$1,016,136	\$1,402.78	\$116.90
33	OT03-0000-0008-01	METROWEST GOLF INVESTMENT LLC	35-22-28-5617-20-000	\$1,614.41	\$134.53	\$1,236,998	\$1,707.68	\$142.31
34	OT03-0000-0009-01	METROWEST GOLF INVESTMENT LLC	35-22-28-5617-22-000	\$151.61	\$12.63	\$113,833	\$157.15	\$13.10
35	OT03-0000-0011-01	METROWEST GOLF INVESTMENT LLC	35-22-28-5617-26-000	\$668.16	\$55.68	\$496,087	\$684.85	\$57.07
38	OT03-0000-0067-01	WALGREEN CO	36-22-28-4947-00-010	\$4,097.75	\$341.48	\$3,353,606	\$4,629.67	\$385.81
41	OT03-0000-0068-01	METROWEST PROPERTIES-RETAIL PARCEL LLC	36-22-28-9248-02-000	\$1,250.45	\$104.20	\$1,075,910	\$1,485.30	\$123.77
42	OT03-0000-0012-01	WEST VUE GROUND OWNER LLC	36-22-28-9248-01-000	\$143,196.79	\$11,933.07	\$89,736,868	\$123,882.13	\$10,323.51
44	OT03-0000-0013-01	BCORE MF INDIGO WEST OWNER LLC	36-22-28-5623-00-040	\$109,897.60	\$9,158.13	\$71,602,059	\$98,846.95	\$8,237.25
45	OT03-0000-0014-01	BREIT CA MF AMARA OWNER LLC	36-22-28-5623-00-060	\$81,672.96	\$6,806.08	\$70,910,669	\$97,892.48	\$8,157.71
46	OT03-0000-0015-01	MDC COAST 28 LLC (24 Hour Fitness 1101 Resource)	02-23-28-3730-02-000	\$13,168.32	\$1,097.36	\$7,803,721	\$10,773.07	\$897.76
46A	OT03-0000-016A-01	CRAM HOLDINGS LLC (Bravo US Group Raleigh St)	02-23-28-3730-04-000	\$940.40	\$78.37	\$2,752,762	\$3,800.20	\$316.68
46B	OT03-0000-016B-01	KIRKMAN RALEIGH DECLARANT LLC & CRAM HOLDING	36-22-28-3730-00-001	\$0.00	\$0.00	\$0	\$0.00	\$0.00
47	OT03-0000-0016-01	JOHN JOSEPH TRUST (Wawa 5810 Raleigh Street)	36-22-28-3730-01-000	\$3,726.13	\$310.51	\$3,234,563	\$4,465.33	\$372.11
47A	OT03-0000-015A-01	EL RANCHO PARTNERS LTD (Atby's 1174 Kirkman)	36-22-28-3730-03-000	\$1,344.70	\$112.06	\$1,127,867	\$1,557.03	\$129.75
49	OT03-0000-0024-01	FAIRWINDS CREDIT UNION	01-23-28-5628-00-010	\$778.19	\$64.85	\$587,795	\$811.45	\$67.62
50	OT03-0000-0028-01	FAIRWINDS CREDIT UNION	01-23-28-5628-00-020	\$3,024.77	\$252.06	\$2,298,603	\$3,173.23	\$264.44
51	OT03-0000-0029-01	MANDY SYERS, TRACY IVERSON, & ROBERT SLATT TRUST (CHIPOTLE)	01-23-28-5628-00-021	\$1,502.38	\$125.20	\$1,137,193	\$1,569.90	\$130.82
52	OT03-0000-0025-01	BILLIE JOHNSON FAMILY (MECATOS BAKERY)	01-23-28-5628-00-030	\$1,674.42	\$139.54	\$1,484,373	\$2,049.18	\$170.77
53	OT03-0000-0026-01	BILLIE JOHNSON FAMILY (MCDONALDS)	01-23-28-5628-00-040	\$1,806.70	\$150.56	\$1,518,798	\$2,096.71	\$174.73
54	OT03-0000-0027-01	BILLIE JOHNSON FAMILY (PANDA EXPRESS)	01-23-28-5628-00-050	\$1,486.86	\$123.91	\$1,290,711	\$1,781.83	\$148.49
57	OT03-0000-0022-01	MREI III METROWEST LLC (SUMMIT)	01-23-28-5641-00-010	\$72,941.46	\$6,078.46	\$39,331,229	\$54,296.93	\$4,524.74
58	OT03-0000-0082-01	MADISON AT METROWEST CONDOMINIUM	01-23-28-5237-01-110 TO 635	\$58,948.73	\$4,912.39	\$50,629,945	\$69,894.85	\$5,824.57

**2025 MWMA
PROPOSED BUDGET ASSESSMENTS**

Link ID	FSR Account #	Property Owner	Parcel IDs	2024 ADOPTED Annual Assessments	2024 ADOPTED Monthly Assessments	2024 Land Assessed Value	2025 PROPOSED Annual Assessments	2025 PROPOSED Monthly Assessments
59	OT03-0000-0106-01	PARK AVENUE MULTIFAMILY PARTNERS (Estates)	01-23-28-5643-03-000	\$105,824.15	\$8,818.68	\$75,625,030	\$104,400.68	\$8,700.06
61	OT03-0000-0084-01	HAMPTONS AT METROWEST CONDOMINIUM	01-23-28-3287-01-101 TO 59-205	\$125,737.71	\$10,478.14	\$113,463,212	\$156,636.45	\$13,053.04
62	OT03-0000-0103-01	STONEBRIDGE LAKES HOMEOWNERS ASSOC	12-23-28-8176-00-001 TO 13-000	\$40,589.29	\$3,382.44	\$33,624,365	\$46,418.58	\$3,868.21
63	OT03-0000-0085-01	STONEBRIDGE LAKES CONDOMINIUM	12-23-28-8179-01-101 TO 29-101	\$56,405.09	\$4,700.42	\$48,053,109	\$66,337.52	\$5,528.13
64	OT03-0000-0086-01	PROMENADE CONDOMINIUM ASSOCIATION	12-23-28-7256-01-201 TO 02-809	\$39,355.30	\$3,279.61	\$33,079,894	\$45,666.93	\$3,805.58
65	OT03-0000-6302-01	STONEBRIDGE COMMONS COMMUNITY ASSN	01-23-28-5643-05-000	\$0.00	\$0.00	\$0	\$0.00	\$0.00
66	OT03-0000-0087-01	VENTURA AT STONEBRIDGE CONDOMINIUM	01-23-28-8190-01-101 TO 05-410	\$41,799.99	\$3,483.33	\$36,339,312	\$50,166.58	\$4,180.55
67	OT03-0000-0088-01	CARRIAGE HOMES AT STONEBRIDGE COMM	01-23-28-1231-25-101 TO 42-108	\$42,363.38	\$3,530.28	\$36,911,214	\$50,956.09	\$4,246.34
68	OT03-0000-0089-01	VISTAS AT STONEBRIDGE COMMONS CONDO	01-23-28-8211-06-101 TO 24-108	\$37,396.05	\$3,116.34	\$32,308,349	\$44,601.81	\$3,716.82
69	OT03-0000-0090-01	MANDALAY AT STONEBRIDGE COMMONS	01-23-28-8177-00-0010	\$34,086.16	\$2,840.51	\$29,002,621	\$40,038.24	\$3,336.52
69A	OT03-0000-6101-01	STONEBRIDGE PLACE MASTER ASSN	01-23-28-8177-00-010	\$0.00	\$0.00	\$0	\$0.00	\$0.00
70	OT03-0000-0091-01	VISTAS AT STONEBRIDGE PLACE CONDO	01-23-28-8210-01-101 TO 18-108	\$31,538.67	\$2,628.22	\$27,995,754	\$38,648.26	\$3,220.69
71	OT03-0000-0092-01	HORIZONS AT STONEBRIDGE PLACE CONDO	12-23-28-8181-00-010	\$34,659.09	\$2,888.26	\$30,089,912	\$41,539.25	\$3,461.60
72	OT03-0000-0093-01	STONEBRIDGE RESERVE CONDO	12-23-28-8181-00-010	\$68,556.76	\$5,713.06	\$59,407,466	\$82,012.26	\$6,834.36
74	OT03-0000-0104-01	VILLA CAPRI AT METROWEST ASSOCIATION	01-23-28-8854-00-001 TO 00-830 PHASE 1	\$39,386.01	\$3,282.17	\$34,244,163	\$47,274.21	\$3,939.52
80	OT03-0000-0023-01	LAKE VIEW METRO WEST LLC (VACANT PARCEL)	01-23-28-5641-00-100	\$2,140.11	\$178.34	\$1,612,568	\$2,226.16	\$185.51
82	OT03-0000-0046-01	CENTRAL FLORIDA EDUCATORS FEDERAL	01-23-28-5596-00-010	\$3,474.54	\$289.55	\$2,645,340	\$3,651.90	\$304.33
83	OT03-0000-0047-01	OPS HOLDINGS LLC (VACANT PARCEL)	01-23-28-5596-00-020	\$1,477.68	\$123.14	\$1,197,308	\$1,652.89	\$137.74
84	OT03-0000-0048-01	WENDYS OF NE FLORIDA INC	01-23-28-5596-00-030	\$2,038.04	\$169.84	\$1,769,174	\$2,442.35	\$203.53
85	OT03-0000-0094-01	METROWEST WILSHIRE PLAZA CONDO	01-23-28-5668-00-101 TO 206	\$4,237.57	\$353.13	\$3,344,127	\$4,616.58	\$384.72
86	OT03-0000-0107-01	REVA KAY UNIVERSAL LLC	01-23-28-5642-00-010	\$10,525.60	\$877.13	\$9,001,362	\$12,426.42	\$1,035.53
87	OT03-0000-0095-01	METRO PARK ONE CONDOMINIUM ASSOC	01-23-28-5573-00-101 TO 214	\$5,935.00	\$494.58	\$5,192,396	\$7,168.12	\$597.34
88	OT03-0000-0039-01	METRO PARK LLC	01-23-28-5574-00-010	\$1,443.91	\$120.33	\$1,097,897	\$1,515.65	\$126.30
89	OT03-0000-0096-01	METRO PARK FOUR CONDOMINIUM	01-23-28-5579-00-101 TO 208	\$5,472.38	\$456.03	\$4,982,364	\$6,878.17	\$573.18
90	OT03-0000-0097-01	METRO PARK THREE CONDOMINIUM	01-23-28-5578-00-101	\$7,296.08	\$608.01	\$7,163,874	\$9,889.76	\$824.15
91	OT03-0000-0105-01	METROWEST UNIT FIVE HOMEOWNERS	03-23-28-5649-00-010 TO 02-550	\$139,481.93	\$11,623.49	\$115,692,513	\$159,714.01	\$13,309.50
105	OT03-0000-0108-01	WAL MART STORES EAST INC	01-23-28-5666-00-010	\$23,919.37	\$1,993.28	\$16,891,095	\$23,318.23	\$1,943.19
106	OT03-0000-0038-01	MURPHY OIL USA INC	01-23-28-5700-01-000	\$641.15	\$53.43	\$503,160	\$694.61	\$57.88
107	OT03-0000-0109-01	CH RETAIL FUND I/ORLANDO METRO, LLC (METRO PLAZA)	01-23-28-5666-00-020	\$4,621.12	\$385.09	\$3,419,302	\$4,720.36	\$393.36
108	OT03-0000-0110-01	KIRKMAN EQUITIES LLC	01-23-28-5666-00-030	\$5,035.11	\$419.59	\$4,114,110	\$5,679.55	\$473.30

**2025 MWMA
PROPOSED BUDGET ASSESSMENTS**

Link ID	FSR Account #	Property Owner	Parcel IDs	2024 ADOPTED Annual Assessments	2024 ADOPTED Monthly Assessments	2024 Land Assessed Value	2025 PROPOSED Annual Assessments	2025 PROPOSED Monthly Assessments
109	OT03-0000-0111-01	CH RETAIL FUND I/ORLANDO METRO, LLC (METRO POINTE)	01-23-28-5666-00-040	\$3,528.97	\$294.08	\$2,611,185	\$3,604.75	\$300.40
110	OT03-0000-0043-01	METRO POINTE OF FLORIDA, LLC	01-23-28-5585-00-020	\$7,305.55	\$608.80	\$5,813,602	\$8,025.70	\$668.81
111	OT03-0000-0042-01	SHAKED 25 LLC	01-23-28-5585-00-010	\$10,836.68	\$903.06	\$8,620,791	\$11,901.04	\$991.75
112	OT03-0000-0030-01	METROCENTER OFFICE (WINDSOR 2101 MCB)	01-23-28-5607-00-010	\$20,072.96	\$1,672.75	\$14,520,492	\$20,045.60	\$1,670.47
113	OT03-0000-0031-01	METROCENTER OFFICE (PARKING LOT MCB)	01-23-28-5607-00-020	\$3,513.43	\$292.79	\$2,734,353	\$3,774.79	\$314.57
114	OT03-0000-0069-01	SERENATA CONDOMINIUM ASSOCIATION	01-23-28-78-76-01-101 TO 25-308	\$76,498.24	\$6,374.85	\$67,668,173	\$93,416.20	\$7,784.68
115	OT03-0000-0032-01	METROCENTER OFFICE (1800 RETENTION)	01-23-28-5610-01-000	\$0.00	\$0.00	\$100	\$0.14	\$0.01
115A	OT03-0000-032A-01	SENTIENTL HGV (1800 MCB HILTON CALLCENTER)	01-23-28-5610-01-001	\$7,552.56	\$629.38	\$4,995,890	\$6,896.85	\$574.74
116	OT03-0000-0033-01	METROCENTER OFFICE (VACANT 7.17AC)	01-23-28-5610-02-000	\$2,907.09	\$242.26	\$2,189,618	\$3,022.78	\$251.90
117	OT03-0000-0034-01	METROCENTER OFFICE (2145 MCB BERKSHIRE)	01-23-28-5610-03-000	\$23,454.15	\$1,954.51	\$12,823,049	\$17,702.27	\$1,475.19
118	OT03-0000-0035-01	SIENTINEL HGV (6355 MWB HILTON GRAND VACATIONS)	01-23-28-5610-04-000	\$22,215.95	\$1,851.33	\$15,365,179	\$21,211.70	\$1,767.64
119	OT03-0000-0056-01	ALCORN MCBRIDE	36-22-28-5615-00-010	\$2,916.86	\$243.07	\$2,487,992	\$3,434.68	\$286.22
120	OT03-0000-0058-01	VPU METROWEST LLC	01-23-28-5612-00-020	\$370.48	\$30.87	\$431,142	\$595.19	\$49.60
121	OT03-0000-0059-01	RUMASA CORP	01-23-28-6520-00-010	\$10,293.19	\$857.77	\$6,549,420	\$9,041.50	\$753.46
122	OT03-0000-0060-01	RUMASA CORP	01-23-28-6520-00-020	\$618.25	\$51.52	\$500,348	\$690.73	\$57.56
123	OT03-0000-0057-01	VPU METROWEST LLC	01-23-28-5612-00-010	\$7,366.15	\$613.85	\$5,054,971	\$6,978.41	\$581.53
124	OT03-0000-0050-01	APOLI & JAVI REALTY LLC	01-23-28-6519-00-020	\$4,706.10	\$392.18	\$4,106,041	\$5,668.41	\$472.37
125	OT03-0000-0049-01	DA VINCI ACADEMY LLC	01-23-28-6519-00-010	\$2,258.40	\$188.20	\$1,814,658	\$2,505.14	\$208.76
126	OT03-0000-0114-01	SIENNA GARDENS LLC	36-22-28-5621-00-020	\$6,248.09	\$520.67	\$5,185,385	\$7,158.45	\$596.54
128	OT03-0000-0002-01	FALCONS CREATIVE GROUP	01-23-28-2475-00-010	\$2,594.46	\$216.21	\$1,955,423	\$2,699.47	\$224.96
128A	OT03-0000-002A-01	FALCONS CREATIVE GROUP	01-23-28-2475-00-001	\$0.00	\$0.00	\$0	\$0.00	\$0.00
129	OT03-0000-0115-01	FALCONS CREATIVE GROUP	36-22-28-5621-00-070	\$9,012.47	\$751.04	\$9,129,323	\$12,603.07	\$1,050.26
130	OT03-0000-0017-01	SNH MEDICAL OFFICE PROPERTIES TRUST	36-22-28-5625-00-080	\$3,644.10	\$303.68	\$3,064,431	\$4,230.46	\$352.54
131	OT03-0000-0070-01	METROWEST PROFESSIONAL PLAZA CONDO	36-22-28-5606-00-101 TO 00-216	\$9,572.13	\$797.68	\$7,553,935	\$10,428.24	\$869.02
132	OT03-0000-0037-01	MCDONALDS CORP	36-22-28-5602-00-020	\$1,526.94	\$127.25	\$1,325,498	\$1,829.86	\$152.49
133	OT03-0000-0036-01	LAKE ASSOCIATES LTDN (WINN DIXIE)	36-22-28-5602-00-010	\$7,689.24	\$640.77	\$5,845,112	\$8,069.20	\$672.43
134	OT03-0000-0018-01	MELROSE PARTNERS LLC	36-22-28-5625-00-120	\$4,657.34	\$388.11	\$3,378,361	\$4,663.84	\$388.65
135	OT03-0000-0019-01	CITY OF ORLANDO (SW SUB-STATION)	36-22-28-5625-00-130	\$1,858.15	\$154.85	\$1,474,197	\$2,035.14	\$169.59
136	OT03-0000-0071-01	AZUR AT METROWEST CONDOMINIUM ASSO	36-22-28-0199-01-010 TO 33-160	\$46,765.74	\$3,897.15	\$41,255,530	\$56,953.44	\$4,746.12
138	OT03-0000-0020-01	RAMLEE HOLDINGS LP (VACANT PARCEL)	36-22-28-5625-00-230	\$596.74	\$49.73	\$451,159	\$622.83	\$51.90

PROPOSED BUDGET ASSESSMENTS

Link ID	FSR Account #	Property Owner	Parcel IDs	2024 ADOPTED Annual Assessments	2024 ADOPTED Monthly Assessments	2024 Land Assessed Value	2025 PROPOSED Annual Assessments	2025 PROPOSED Monthly Assessments
139	OT03-0000-0021-01	PROFESSOR X HOLDINGS LLC	36-22-28-5625-00-240	\$4,577.72	\$381.48	\$3,458,358	\$4,774.28	\$397.86
140	OT03-0000-0072-01	PARK CENTER AT METROWEST CONDO	01-23-28-6594-01-010 TO 02-140	\$5,679.07	\$473.26	\$4,898,706	\$6,762.68	\$563.56
141	OT03-0000-0116-01	FLORIDA NURSERY GROWERS & LANDSCAPING	01-23-28-5656-00-020	\$1,470.02	\$122.50	\$1,157,847	\$1,598.41	\$133.20
142	OT03-0000-0073-01	METROWEST EXECUTIVE PLAZA CONDO	01-23-28-5590-00-010 TO 150	\$3,601.64	\$300.14	\$3,240,630	\$4,473.70	\$372.81
143	OT03-0000-0052-01	PIAGET ACADEMY INC	36-22-28-5612-00-004	\$1,453.32	\$121.11	\$1,166,114	\$1,609.83	\$134.15
144	OT03-0000-0112-01	WASH DEPOT I INC	36-22-28-5627-00-010	\$2,357.70	\$196.48	\$1,992,758	\$2,751.01	\$229.25
145	OT03-0000-0113-01	VICTORY MALL,LLC	36-22-28-5627-00-020	\$5,061.45	\$421.79	\$7,521,934	\$10,384.06	\$865.34
146	OT03-0000-0098-01	WESTCHESTER HOMEOWNERS ASSOCIATION	36-22-28-5612-00-001 To 5618-01-600	\$43,266.19	\$3,605.52	\$36,907,276	\$50,950.65	\$4,245.89
147	OT03-0000-0074-01	TRADEWINDS CONDOMINIUM ASSOCIATION	36-22-28-866B-02-110 TO 40-360	\$77,229.08	\$6,435.76	\$68,711,794	\$94,856.92	\$7,904.74
149	OT03-0000-0040-01	BIF II - MARINA LANDING LLC	36-22-28-5610-00-100	\$53,314.49	\$4,442.87	\$36,331,506	\$50,155.80	\$4,179.65
150	OT03-0000-0041-01	GOLDELM AT METROWEST	36-22-25-5610-00-200	\$36,930.60	\$3,077.55	\$28,608,030	\$39,493.51	\$3,291.13
151	OT03-0000-0075-01	FOUNTAINS AT METRO WEST CONDO	36-22-28-2857-01-110 TO 25-360	\$38,686.41	\$3,223.87	\$34,359,806	\$47,433.86	\$3,952.82
153	OT03-0000-0076-01	CENTRAL PARK AT METROWEST CONDO	36-22-28-1209-00-001 TO 98-304	\$51,819.67	\$4,318.31	\$47,143,143	\$65,081.31	\$5,423.44
154	OT03-0000-0003-01	7 ELEVEN INC	36-22-28-3211-01-000	\$3,088.11	\$257.34	\$2,680,715	\$3,700.74	\$308.39
155	OT03-0000-0004-01	METROWEST BUILDING LLC	36-22-28-3211-02-000 AND 36-22-28-5603-100-310	\$6,770.13	\$564.18	\$4,857,679	\$6,706.05	\$558.84
157	OT03-0000-0055-01	FL METROWEST HOLDINGS, LLC	36-22-28-5653-00-060	\$7,919.09	\$659.92	\$6,874,380	\$9,490.11	\$790.84
158	OT03-0000-0051-01	CIRCLE K STORES, INC.	36-22-28-5613-00-010	\$2,272.83	\$189.40	\$1,972,989	\$2,723.72	\$226.98
159	OT03-0000-0006-01	SHAKED 27, LLC	36-22-28-4949-01-000	\$9,712.22	\$809.35	\$7,436,696	\$10,266.39	\$855.53
160	OT03-0000-0077-01	BERMUDA DUNES PRIVATE RESIDENCES CONDO	02-23-28-0701-00-110 TO 04-000	\$46,763.46	\$3,896.96	\$42,178,959	\$58,228.23	\$4,852.35
162	OT03-0000-0099-01	FAIRWAY COVE HOMEOWNERS ASSOC	35-22-28-2653-00-001 TO 01-380	\$67,711.34	\$5,642.61	\$54,908,042	\$75,800.79	\$6,316.73
163	OT03-0000-0078-01	CA VISTA VERDE OWNER LLC	35-22-28-5617-18-001	\$46,974.04	\$3,914.50	\$33,735,498	\$46,572.00	\$3,881.00
164	OT03-0000-0100-01	HAWKSNEST AT METROWEST HOMEOWNERS	02-23-28-3454-00-001 TO 910	\$35,943.01	\$2,995.25	\$29,832,333	\$41,183.66	\$3,431.97
165	OT03-0000-0102-01	PALMA VISTA HOMEOWNERS ASSOCIATION	03-23-28-6577/6578/5609	\$113,791.22	\$9,482.60	\$95,577,034	\$131,944.50	\$10,995.38
172	OT03-0000-0101-01	VISTA ROYALE HOMEOWNERS ASSOCIATION	03-23-28-8919/8931/8979-00	\$33,354.46	\$2,779.54	\$27,267,306	\$37,642.63	\$3,136.89
178	OT03-0000-0061-01	METROWEST SHOPPES ORLANDO LLC	01-23-28-8855-11-000	\$14,646.91	\$1,220.58	\$12,147,956	\$16,770.31	\$1,397.53
183	OT03-0000-0063-01	METROWEST VILLAGE STATION LLC	02-23-28-5626-00-010	\$28,442.35	\$2,370.20	\$21,098,838	\$29,127.04	\$2,427.25
190	OT03-0000-0005-01	PARAMOUNT METROWEST LLC	36-22-28-3211-03-000	\$2,007.95	\$167.33	\$3,740,795	\$5,164.18	\$430.35

2,862,599.18 2024 Annual 238,549.93 2024 Monthly 2,362,489,002 2025 Annual 271,785.51 2025 Monthly