



MetroWest Master Association
2145 MetroCenter Blvd., Suite 110
Orlando, Florida 32835
407-601-5995
MetroWestCommunity.com

August 12, 2025

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 2026. In addition, we are providing a copy of the MetroWest Master Association Proposed 2026 Budget along with the schedule of Proposed Monthly Fees based on the 2025 Land Assessed Values.

This Meeting will be held on Tuesday, September 9th, 2025 at the MetroWest Master Association Headquarters located at 2145 Metrocenter Blvd #110, 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 2026 Budget & 2025 Land Assessed Values
Proposed Monthly Assessments Schedule for 2026

MetroWest

METROWEST MASTER ASSOCIATION, INC.

A Corporation Not-for-Profit

NOTICE TO ASSOCIATION AND BOARD MEMBERS OF BUDGET BOARD MEETING

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. 2026 Proposed Budget:

Date of Meeting: September 9th, 2025
Time of Meeting: Noon
Place of Meeting: MetroWest Master Association Headquarters or *via virtually*
21245 Metrocenter Blvd Suite #110
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 08/13/2025 Board Meeting Minutes
- VI. OLD BUSINESS
 - a. MetroCenter Office New Development – Metrocenter Blvd Vacant Lot
- VII. NEW BUSINESS
 - a. Review, Discuss, and Adopt MWMA 2026 Budget & Assessments
 - b. 2026 Contracts
 - c. Approval of Annual Meeting & Election Timeline
 - d. Approval of Nomination and Election Committees
 - e. MWMA Violation Process
 - f. MetroWest Public Service Program
 - g. Other
- VIII. PUBLIC COMMENTS TO AGENDA ITEMS
- IX. ADJOURNMENT



METROWEST MASTER ASSOCIATION, INC. PROPOSED 2026 MWMA BUDGET

		2025 ADOPTED BUDGET	2026 PROPOSED BUDGET
REVENUE			
40000	Owner Assessments	3,269,381.00	3,274,669.17
	Offices at VP 7000 Payment Plan	0.00	18,000.00
40025	Returned Check Fee	240.00	250.00
40039	VPCPOA Irrigation Reimbursement	0.00	1,200.00
40078	Late Fee Interest	1,000.00	1,000.00
40115	Collection Fees	1,500.00	1,500.00
41004	Signage Income	11,100.00	11,100.00
41040	Marketing Activities	7,500.00	10,000.00
41106	ARC Review	7,500.00	5,000.00
42000	Estoppels	0.00	1,000.00
TOTAL REVENUE		3,298,221.00	3,323,719.17
ADMINISTRATIVE			
50004	Estoppels	0.00	1,000.00
50005	Accounting Fees	7,250.00	7,250.00
50010	Advertising	41,000.00	41,000.00
50015	Bank Charges	200.00	250.00
50022	Computer Maint/Supp	3,200.00	6,000.00
50045 00	Legal Fees	50,000.00	58,000.00
50045 04	Legal Fees - Collections	15,000.00	20,000.00
50051	Licenses And Taxes	90.00	5,155.00
50053	Corporate Annual Rep	80.00	70.00
50055	Committee Funds	10,000.00	10,000.00
50059	Community Events	120,000.00	130,000.00
50075	Office Supplies	5,000.00	5,000.00
50080	Postage	1,000.00	1,000.00
50081	Coupon Expense	125.00	125.00
50090 10	Prof Fees - Consultants	4,400.00	4,400.00
50099	Misc.-Donations	10,000.00	15,000.00
50111	Marketing	2,900.00	2,900.00
50112	Holiday Gift Card	4,800.00	12,850.00
50124	Sunshine Account	300.00	300.00
50125	Web Page/Internet	2,250.00	1,600.00
50130	Maintenance Fee Expense	2,040.00	2,167.17
60002	Marketing	58,500.00	58,500.00
60046-18	Copier	7,600.00	8,400.00
60075	Office Janitorial	750.00	1,200.00
61000	Management Services	45,710.00	47,928.00
61007	Office Lease	74,000.00	75,000.00
74005-00	Special Projects	96,340.00	96,340.00
TOTAL ADMINISTRATIVE		562,535.00	611,435.17
GROUNDS			
70019	Sidewalks	40,000.00	40,000.00
70045	Electrical	7,000.00	8,000.00
70077	R&M Lake Maintenance	14,000.00	18,000.00
70095	Fountains	3,000.00	6,000.00
70125	Signage	16,500.00	16,500.00
70145	Holiday Decorations	40,000.00	45,000.00
TOTAL GROUNDS		120,500.00	133,500.00
LANDSCAPING			
60057	Fountains	6,800.00	7,280.00
60073	Irrigation Contract	76,000.00	77,520.00
60085	Lake Maintenance	54,000.00	60,600.00
70135	Landscaping Extras	100,000.00	150,000.00
60090	Lawn Maintenance	391,400.00	399,230.00
70137	R&M-Irrigation	110,000.00	110,000.00

		2025	2026
		ADOPTED	PROPOSED
		BUDGET	BUDGET
70138	Tree Trim/Replace	60,000.00	80,000.00
60021 94	Tree/Palm Trimming	61,400.00	62,628.00
TOTAL LANDSCAPING		859,600.00	947,258.00
PUBLIC SAFETY			
61045 00	Public Safety	759,820.00	501,760.00
61045 01	Public Safety-Addl Patrols	111,846.00	111,846.00
61045 22	Public Safety Misc	20,700.00	40,000.00
61045 46	Public Safety-Site Supervisor	242,620.00	215,500.00
65040	Public Safety-Employee Benefits	0.00	52,020.00
TOTAL PUBLIC SAFETY		1,134,986.00	921,126.00
SALARIES & BENEFITS			
65030	On Site Management	301,000.00	340,000.00
65040	Management Employee Benefits	26,000.00	34,800.00
TOTAL SALARIES & BENEFITS		327,000.00	374,800.00
INSURANCE			
52031	Property & Liability	23,000.00	24,000.00
52032	Umbrella Insurance	5,700.00	5,500.00
52035	Directors & Officers	7,800.00	8,000.00
TOTAL INSURANCE		36,500.00	37,500.00
UTILITIES			
54050 09	Electricity- - Street Lights	18,000.00	18,000.00
54050 10	Electricity- - Suite	900.00	900.00
54050 18	Electricity- - Irrigation	24,200.00	24,200.00
54070 30	Water & Sewer- - Irrigation	110,000.00	125,000.00
60046-01	Office Alarm System	1,800.00	3,000.00
54077-03a	Cable/Internet	4,900.00	3,100.00
54100 00	Telephone	2,800.00	3,900.00
TOTAL UTILITIES		162,600.00	178,100.00
CAPITAL IMPROVEMENTS			
80000 00	Capital Improvements	102,000.00	102,000.00
TOTAL CAPITAL IMPROVEMENTS		102,000.00	102,000.00
TOTAL EXPENSES		3,305,721.00	3,305,719.17

PROPOSED BUDGET ASSESSMENTS

Link ID	FSR Account #	Property Owner	Parcel IDs	2025 ADOPTED Annual Assessments	2025 ADOPTED Monthly Assessments	2025 Land Assessed Value	2026 ADOPTED Annual Assessments	2026 ADOPTED Monthly Assessments
1	OT03-0000-0064-01	US LEADER RESTAURANTS	02-23-28-5626-00-020	\$1,534.51	\$127.88	\$1,194,895	\$1,596.89	\$133.07
2	OT03-0000-0065-01	NATIONAL RETAIL PROPERTIES LP	02-23-28-5626-00-030	\$2,743.54	\$228.63	\$2,178,307	\$2,911.14	\$242.60
3	OT03-0000-0066-01	168 EGLIN LLC	02-23-28-5626-00-040	\$1,739.72	\$144.98	\$1,374,861	\$1,837.40	\$153.12
4	OT03-0000-0001-01	BR METROWEST LLC (THE DEBRA)	02-23-28-0074-00-010	\$133,333.17	\$11,111.10	\$89,980,720	\$120,252.38	\$10,021.03
5	OT03-0000-0044-01	RMC HIAWASSEE L L C	02-23-28-5654-00-060	\$2,812.50	\$234.38	\$2,235,578	\$2,987.68	\$248.97
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	\$66,449.79	\$5,537.48	\$48,469,501	\$64,775.80	\$5,397.98
7	OT03-0000-0045-01	BCORE MF HARBORTOWN LLC	02-23-28-5627-00-080	\$105,141.48	\$8,761.79	\$76,469,162	\$102,195.21	\$8,516.27
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 PARKIN	02-23-28-8215-02-000	\$0.00	\$0.00	\$0	\$0.00	\$0.00
8A	OT03-0000-125A-01	GEOSAM VERANDA LLC	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 GRANDI	02-23-28-8215-03-000	\$36,856.81	\$3,071.40	\$25,764,243	\$34,431.95	\$2,869.33
11	OT03-0000-0127-01	MILLENNIUM METRO WEST LLC (6900 PIAZZA GRANDI	02-23-28-8215-05-002	\$55,285.21	\$4,607.10	\$38,260,619	\$51,132.40	\$4,261.03
12	OT03-0000-0119-01	2121 VERANDAS OWNER LLC (BLDG 4000)	02-23-28-8209-00-040	\$51,934.84	\$4,327.90	\$36,030,375	\$48,151.85	\$4,012.65
18	OT03-0000-0120-01	RETAIL AT VERANDA PARK BLDG 7000 COA (7000 1st	02-23-28-6125-00-001	\$3,939.62	\$328.30	\$3,223,331	\$4,307.74	\$358.98
19	OT03-0000-0079-01	OFFICES AT VERANDA PARK BLDG 7000	02-23-28-6125-00-201 TO 322	\$6,392.67	\$532.72	\$5,030,676	\$6,723.12	\$560.26
20	OT03-0000-0124-01	RETAIL AT VERANDA PARK BLDG 8000 COA (8000 1st	02-23-28-6126-00-001	\$1,733.78	\$144.48	\$1,316,420	\$1,759.30	\$146.61
21	OT03-0000-0080-01	OFFICES AT VERANDA PARK BLDG 8000	02-23-28-6126-00-201 TO 317	\$10,880.40	\$906.70	\$7,666,453	\$10,272.36	\$856.03

PROPOSED BUDGET ASSESSMENTS

Link ID	FSR Account #	Property Owner	Parcel IDs	2025 ADOPTED Annual Assessments	2025 ADOPTED Monthly Assessments	2025 Land Assessed Value	2026 ADOPTED Annual Assessments	2026 ADOPTED Monthly Assessments
22	OT03-0000-0122-01	DAY ZERO LLC (BUILDING 1000 1st Fir)	02-23-28-8209-00-011	\$4,473.18	\$372.77	\$3,406,038	\$4,551.91	\$379.33
23	OT03-0000-0081-01	OFFICES AT VERANDA PARK BLDG 1000	02-23-28-6124-00-201 TO 418	\$17,226.95	\$1,435.58	\$13,565,831	\$18,129.70	\$1,510.81
24	OT03-0000-0123-01	WSMS, LLC (BUILDING 1500 1st Fir)	02-23-28-8209-00-012	\$754.88	\$62.91	\$570,690	\$762.68	\$63.56
25	OT03-0000-0062-01	METROWEST INVESTMENT GROUP	02-23-28-8861-01-000	\$1,475.03	\$122.92	\$1,119,166	\$1,495.68	\$124.64
26	OT03-0000-0137-01	METROWEST INVESTMENT GROUP	36-22-28-5601-00-103	\$0.00	\$0.00	\$0	\$0.00	\$0.00
27	OT03-0000-0054-01	BOTANICA LLC	36-22-28-5601-00-104	\$0.00	\$0.00	\$0	\$0.00	\$0.00
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	\$21,545.30	\$1,795.44	\$16,473,864	\$22,016.07	\$1,834.67
30	OT03-0000-0117-01	METROWEST GOLF INVESTMENT	36-22-28-5601-00-200	\$2,463.54	\$205.30	\$1,919,125	\$2,564.76	\$213.73
31	OT03-0000-0118-01	METROWEST GOLF INVESTMENT	36-22-28-5601-01-300	\$288.25	\$24.02	\$213,367	\$285.15	\$23.76
32	OT03-0000-0007-01	METROWEST GOLF INVESTMENT	35-22-28-5617-19-000	\$1,406.20	\$117.18	\$1,046,736	\$1,398.88	\$116.57
33	OT03-0000-0008-01	METROWEST GOLF INVESTMENT	35-22-28-5617-20-000	\$1,711.85	\$142.65	\$1,310,362	\$1,751.20	\$145.93
34	OT03-0000-0009-01	METROWEST GOLF INVESTMENT	35-22-28-5617-22-000	\$157.53	\$13.13	\$116,747	\$156.02	\$13.00
35	OT03-0000-0011-01	METROWEST GOLF INVESTMENT	35-22-28-5617-26-000	\$686.52	\$57.21	\$509,362	\$680.72	\$56.73
38	OT03-0000-0067-01	WALGREEN CO	36-22-28-4947-00-010	\$4,640.96	\$386.75	\$3,686,967	\$4,930.02	\$410.84
41	OT03-0000-0068-01	EXODUS HOLDINGS (Bubble Brothers)	36-22-28-9248-02-000	\$1,488.92	\$124.08	\$1,721,456	\$2,300.59	\$191.72
42	OT03-0000-0012-01	WEST VUE GROUND OWNER LLC	36-22-28-9248-01-000	\$124,184.29	\$10,348.69	\$83,985,666	\$112,240.45	\$9,353.37
44	OT03-0000-0013-01	BCORE MF INDIGO WEST OWNER LLC	36-22-28-5623-00-040	\$99,088.05	\$8,257.34	\$66,820,167	\$89,300.07	\$7,441.67
45	OT03-0000-0014-01	BREIT CA MF AMARA OWNER LLC	36-22-28-5623-00-060	\$98,131.25	\$8,177.60	\$74,601,435	\$99,699.14	\$8,308.26
46	OT03-0000-0015-01	MDC COAST 28 LLC (Crunch Fitness)	02-23-28-3730-02-000	\$10,799.35	\$899.95	\$8,584,093	\$11,471.99	\$956.00
46A	OT03-0000-016A-01	GRAM HOLDINGS LLC Bravo US Group Raleigh St)	02-23-28-3730-04-000	\$3,809.47	\$317.46	\$3,028,038	\$4,046.74	\$337.23
46B	OT03-0000-016B-01	KIRKMAN RALEIGH DECLARANT LLC & GRAM 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	\$4,476.22	\$373.02	\$3,558,019	\$4,755.02	\$396.25
47A	OT03-0000-015A-01	EL RANCHO PARTNERS LTD (Arby's 1174 Kirkman)	36-22-28-3730-03-000	\$1,560.82	\$130.07	\$1,240,654	\$1,658.04	\$138.17
49	OT03-0000-0024-01	FAIRWINDS CREDIT UNION	01-23-28-5628-00-010	\$813.43	\$67.79	\$631,062	\$843.37	\$70.28
50	OT03-0000-0028-01	FAIRWINDS CREDIT UNION	01-23-28-5628-00-020	\$3,180.97	\$265.08	\$2,528,463	\$3,379.10	\$281.59
51	OT03-0000-0029-01	MANDY SYERS, TRACY IVERSON, & ROBERT SLATT TRUST (CHIPOTLE)	01-23-28-5628-00-021	\$1,573.73	\$131.14	\$1,226,161	\$1,638.67	\$136.56
52	OT03-0000-0025-01	BILLIE JOHNSON FAMILY (MECATOS BAKERY)	01-23-28-5628-00-030	\$2,054.18	\$171.18	\$1,604,209	\$2,143.90	\$178.66

2026 MWMA

PROPOSED BUDGET ASSESSMENTS

Link ID	FSR Account #	Property Owner	Parcel IDs	2025 ADOPTED Annual Assessments	2025 ADOPTED Monthly Assessments	2025 Land Assessed Value	2026 ADOPTED Annual Assessments	2026 ADOPTED Monthly Assessments
53	OT03-0000-0026-01	BILLIE JOHNSON FAMILY (MCDONALDS)	01-23-28-5628-00-040	\$2,101.82	\$175.15	\$1,639,389	\$2,190.92	\$182.58
54	OT03-0000-0027-01	BILLIE JOHNSON FAMILY (PANDA EXPRESS)	01-23-28-5628-00-050	\$1,786.18	\$148.85	\$1,419,782	\$1,897.43	\$158.12
57	OT03-0000-0022-01	MREI III METROWEST LLC (SUMMIT)	01-23-28-5641-00-010	\$54,429.37	\$4,535.78	\$33,320,126	\$44,529.81	\$3,710.82
58	OT03-0000-0082-01	MADISON AT METROWEST CONDOMINIUM	01-23-28-5237-01-110 TO 635	\$70,065.34	\$5,838.78	\$53,505,924	\$71,506.59	\$5,958.88
59	OT03-0000-0106-01	BREIT CA MF PARK LLC (ESTATES)	01-23-28-5643-03-000	\$104,655.32	\$8,721.28	\$83,187,533	\$111,173.81	\$9,264.48
61	OT03-0000-0084-01	HAMPTONS AT METROWEST CONDOMINIUM	01-23-28-3287-01-101 TO 59-205	\$157,018.50	\$13,084.88	\$121,269,997	\$162,068.12	\$13,505.68
62	OT03-0000-0103-01	STONEBRIDGE LAKES HOMEOWNERS ASSOC	12-23-28-8176-00-001 TO 13-000	\$46,531.80	\$3,877.65	\$35,328,528	\$47,213.89	\$3,934.49
63	OT03-0000-0085-01	STONEBRIDGE LAKES CONDOMINIUM	12-23-28-8179-01-101 TO 29-101	\$66,499.33	\$5,541.61	\$51,742,583	\$69,150.02	\$5,762.50
64A	OT03-0000-0000-01	PROMENADE PROPERTY OWNERS ASSN	12-23-28-8176-00-004	\$0.00	\$0.00	\$0	\$0.00	\$0.00
64	OT03-0000-0086-01	PROMENADE CONDOMINIUM ASSOCIATION	12-23-28-7256-01-201 TO 02-809	\$45,778.32	\$3,814.86	\$35,880,007	\$47,950.90	\$3,995.91
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	\$50,288.94	\$4,190.75	\$38,730,206	\$51,759.97	\$4,313.33
67	OT03-0000-0088-01	CARRIAGE HOMES AT STONEBRIDGE COMM	01-23-28-1231-25-101 TO 42-108	\$51,080.38	\$4,256.70	\$38,280,212	\$51,158.59	\$4,263.22
68	OT03-0000-0089-01	VISTAS AT STONEBRIDGE COMMONS CONDO	01-23-28-8211-06-101 TO 24-108	\$44,710.60	\$3,725.88	\$34,999,189	\$46,773.75	\$3,897.81
69	OT03-0000-0090-01	MANDALAY AT STONEBRIDGE COMMONS	01-23-28-8177-00-0010	\$40,135.90	\$3,344.66	\$30,849,992	\$41,228.67	\$3,435.72
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	\$38,742.52	\$3,228.54	\$30,385,074	\$40,607.34	\$3,383.94
71	OT03-0000-0092-01	HORIZONS AT STONEBRIDGE PLACE CONDO	12-23-28-8181-00-010	\$41,640.57	\$3,470.05	\$32,190,477	\$43,020.12	\$3,585.01
72	OT03-0000-0093-01	STONEBRIDGE RESERVE CONDO	12-23-28-8181-00-010	\$82,212.30	\$6,851.03	\$64,164,529	\$85,751.01	\$7,145.92
74	OT03-0000-0104-01	VILLA CAPRI AT METROWEST ASSOCIATION	01-23-28-8854-00-001 TO 00-830 PHASE 1	\$47,389.52	\$3,949.13	\$37,155,710	\$49,655.78	\$4,137.98
80	OT03-0000-0023-01	LAKE VIEW METRO WEST LLC (VACANT PARCEL)	01-23-28-5641-00-100	\$2,231.59	\$185.97	\$1,693,197	\$2,262.83	\$188.57
82	OT03-0000-0046-01	CENTRAL FLORIDA EDUCATORS FEDERAL	01-23-28-5596-00-010	\$3,660.81	\$305.07	\$2,909,874	\$3,888.83	\$324.07
83	OT03-0000-0047-01	OPS HOLDINGS LLC (VACANT PARCEL)	01-23-28-5596-00-020	\$1,656.92	\$138.08	\$1,257,175	\$1,680.12	\$140.01
84	OT03-0000-0048-01	WENDY'S OF NE FLORIDA INC	01-23-28-5596-00-030	\$2,448.31	\$204.03	\$1,946,091	\$2,600.80	\$216.73
85	OT03-0000-0094-01	METROWEST WILSHIRE PLAZA CONDO	01-23-28-5668-00-101 TO 206	\$4,627.84	\$385.65	\$3,533,640	\$4,722.44	\$393.54
86	OT03-0000-0107-01	REVA KAY UNIVERSAL LLC	01-23-28-5642-00-010	\$12,456.73	\$1,038.06	\$9,324,449	\$12,461.42	\$1,038.45
87	OT03-0000-0095-01	METRO PARK ONE CONDOMINIUM ASSOC	01-23-28-5573-00-101 TO 214	\$7,185.61	\$598.80	\$5,603,173	\$7,488.21	\$624.02
88	OT03-0000-0039-01	METRO PARK LLC	01-23-28-5574-00-010	\$1,519.35	\$126.61	\$1,168,208	\$1,561.22	\$130.10

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Link ID	FSR Account #	Property Owner	Parcel IDs	2025 ADOPTED Annual Assessments	2025 ADOPTED Monthly Assessments	2025 Land Assessed Value	2026 ADOPTED Annual Assessments	2026 ADOPTED Monthly Assessments
89	OT03-0000-0096-01	METRO PARK FOUR CONDOMINIUM	01-23-28-5579-00-101 TO 208	\$6,894.95	\$574.58	\$5,432,160	\$7,259.67	\$604.97
90	OT03-0000-0097-01	METRO PARK THREE CONDOMINIUM	01-23-28-5578-00-101	\$9,913.88	\$826.16	\$7,827,668	\$10,461.08	\$871.76
91	OT03-0000-0105-01	METROWEST UNIT FIVE HOMEOWNERS	03-23-28-5649-00-010 TO 02-550	\$160,103.57	\$13,341.96	\$123,479,117	\$165,020.44	\$13,751.70
105	OT03-0000-0108-01	WAL MART STORES EAST INC	01-23-28-5666-00-010	\$23,375.10	\$1,947.93	\$18,580,205	\$24,831.03	\$2,069.25
106	OT03-0000-0038-01	MURPHY OIL USA INC	01-23-28-5700-01-000	\$696.31	\$58.03	\$548,732	\$733.34	\$61.11
107	OT03-0000-0109-01	CH RETAIL FUND I/ORLANDO METRO, LLC (METRO PLAZA)	01-23-28-5666-00-020	\$4,731.87	\$394.32	\$3,589,218	\$4,796.72	\$399.73
108	OT03-0000-0110-01	KIRKMAN EQUITIES LLC	01-23-28-5666-00-030	\$5,693.40	\$474.45	\$4,314,614	\$5,766.15	\$480.51
109	OT03-0000-0111-01	CH RETAIL FUND I/ORLANDO METRO, LLC (METRO POINT)	01-23-28-5666-00-040	\$3,613.64	\$301.14	\$2,741,887	\$3,664.32	\$305.36
110	OT03-0000-0043-01	METRO POINTE OF FLORIDA, LLC	01-23-28-5585-00-020	\$8,045.28	\$670.44	\$6,165,248	\$8,239.38	\$686.62
111	OT03-0000-0042-01	SHAKED 25 LLC	01-23-28-5585-00-010	\$11,930.07	\$994.17	\$9,080,890	\$12,135.92	\$1,011.33
112	OT03-0000-0030-01	METROCENTER OFFICE (WINDSOR 2101 MCB)	01-23-28-5607-00-010	\$20,094.49	\$1,674.54	\$14,668,103	\$19,602.80	\$1,633.57
113	OT03-0000-0031-01	METROCENTER OFFICE (PARKING LOT MCB)	01-23-28-5607-00-020	\$3,783.99	\$315.33	\$2,864,214	\$3,827.80	\$318.98
114	OT03-0000-0069-01	SERENATA CONDOMINIUM ASSOCIATION	01-23-28-78-76-01-101 TO 25-308	\$93,644.05	\$7,803.67	\$69,133,614	\$92,391.81	\$7,699.32
115	OT03-0000-0032-01	METROCENTER OFFICE (1800 RETENTION)	01-23-28-5610-01-000	\$0.00	\$0.00	\$0	\$0.00	\$0.00
115A	OT03-0000-032A-01	SENTIENTL HGV (1800 MCB HILTON CALLCENTER)	01-23-28-5610-01-001	\$6,913.67	\$576.14	\$5,139,120	\$6,868.04	\$572.34
116	OT03-0000-0033-01	METROCENTER OFFICE (VACANT 7.17AC)	01-23-28-5610-02-000	\$3,030.15	\$252.51	\$2,299,096	\$3,072.57	\$256.05
117	OT03-0000-0034-01	METROCENTER OFFICE (2145 MCB BERKSHIRE)	01-23-28-5610-03-000	\$17,745.45	\$1,478.79	\$14,105,354	\$18,850.73	\$1,570.89
118	OT03-0000-0035-01	SENTINEL HGV (6355 MWB HILTON GRAND VACATION)	01-23-28-5610-04-000	\$21,263.43	\$1,771.95	\$15,817,643	\$21,139.08	\$1,761.59
119	OT03-0000-0056-01	ALCORN MCBRIDE	36-22-28-5615-00-010	\$3,443.06	\$286.92	\$2,736,791	\$3,657.51	\$304.79
120	OT03-0000-0058-01	VPU METROWEST LLC	01-23-28-5612-00-020	\$596.65	\$49.72	\$435,104	\$581.48	\$48.46
121	OT03-0000-0059-01	RUMASA CORP	01-23-28-6520-00-010	\$9,063.56	\$755.30	\$6,623,996	\$8,852.47	\$737.71
122	OT03-0000-0060-01	RUMASA CORP	01-23-28-6520-00-020	\$692.42	\$57.70	\$504,219	\$673.85	\$56.15
123	OT03-0000-0057-01	VPU METROWEST LLC	01-23-28-5612-00-010	\$6,995.43	\$582.95	\$5,096,878	\$6,811.59	\$567.63
124	OT03-0000-0050-01	APOLI & JAVI REALTY LLC	01-23-28-6519-00-020	\$5,682.23	\$473.52	\$4,002,741	\$5,349.36	\$445.78
125	OT03-0000-0049-01	DA VINCI ACADEMY LLC	01-23-28-6519-00-010	\$2,511.25	\$209.27	\$1,996,124	\$2,667.67	\$222.31
126	OT03-0000-0114-01	SIENNA GARDENS LLC	36-22-28-5621-00-020	\$7,175.91	\$597.99	\$5,519,113	\$7,375.87	\$614.66
128	OT03-0000-0002-01	FALCONS CREATIVE GROUP	01-23-28-2475-00-010	\$2,706.05	\$225.50	\$2,085,753	\$2,787.45	\$232.29
128A	OT03-0000-002A-01	FALCONS CREATIVE GROUP	01-23-28-2475-00-001	\$0.00	\$0.00	\$0	\$0.00	\$0.00

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129	OT03-0000-0115-01	FALCONS CREATIVE GROUP	36-22-28-5621-00-070	\$12,633.81	\$1,052.82	\$10,042,255	\$13,420.71	\$1,118.39
130	OT03-0000-0017-01	SNH MEDICAL OFFICE PROPERTIES TRUST	36-22-28-5625-00-080	\$4,240.78	\$353.40	\$3,153,091	\$4,213.87	\$351.16
131	OT03-0000-0070-01	METROWEST PROFESSIONAL PLAZA CONDO	36-22-28-5606-00-101 TO 00-216	\$10,453.68	\$871.14	\$8,374,828	\$11,192.32	\$932.69
132	OT03-0000-0037-01	MCDONALDS CORP	36-22-28-5602-00-020	\$1,834.32	\$152.86	\$1,440,022	\$1,924.48	\$160.37
133	OT03-0000-0036-01	LAKE ASSOCIATES LTDN (WINN DIXIE)	36-22-28-5602-00-010	\$8,088.88	\$674.07	\$5,842,400	\$7,807.92	\$650.66
134	OT03-0000-0018-01	MELROSE PARTNERS LLC	36-22-28-5625-00-120	\$4,675.22	\$389.60	\$3,516,540	\$4,699.59	\$391.63
135	OT03-0000-0019-01	CITY OF ORLANDO (SW SUB-STATION)	36-22-28-5625-00-130	\$2,040.10	\$170.01	\$1,621,617	\$2,167.17	\$180.60
136	OT03-0000-0071-01	AZUR AT METROWEST CONDOMINIUM ASSO	36-22-28-0199-01-010 TO 33-160	\$57,092.35	\$4,757.70	\$44,488,224	\$59,455.12	\$4,954.59
138	OT03-0000-0020-01	RAMLEE HOLDINGS LP (VACANT PARCEL)	36-22-28-5625-00-230	\$624.35	\$52.03	\$491,036	\$656.23	\$54.69
139	OT03-0000-0021-01	PROFESSOR X HOLDINGS LLC	36-22-28-5625-00-240	\$4,785.92	\$398.83	\$3,368,704	\$4,502.02	\$375.17
140	OT03-0000-0072-01	PARK CENTER AT METROWEST CONDO	01-23-28-6594-01-010 TO 02-140	\$6,779.18	\$564.93	\$5,361,225	\$7,164.87	\$597.07
141	OT03-0000-0116-01	FLORIDA NURSERY GROWERS & LANDSCAPING	01-23-28-5656-00-020	\$1,602.31	\$133.53	\$1,273,632	\$1,702.11	\$141.84
142	OT03-0000-0073-01	METROWEST EXECUTIVE PLAZA CONDO	01-23-28-5590-00-010 TO 150	\$4,484.62	\$373.72	\$3,523,323	\$4,708.65	\$392.39
143	OT03-0000-0052-01	PIAGET ACADEMY INC	36-22-28-5612-00-004	\$1,613.75	\$134.48	\$1,268,683	\$1,695.50	\$141.29
144	OT03-0000-0112-01	WASH DEPOT I INC	36-22-28-5627-00-010	\$2,757.72	\$229.81	\$2,182,442	\$2,916.67	\$243.06
145	OT03-0000-0113-01	VICTORY MALL,LLC	36-22-28-5627-00-020	\$10,409.39	\$867.45	\$7,915,894	\$10,578.99	\$881.58
146	OT03-0000-0098-01	WESTCHESTER HOMEOWNERS ASSOCIATION	36-22-28-5612-00-001 To 5618-01-600	\$51,074.93	\$4,256.24	\$38,874,189	\$51,952.39	\$4,329.37
147	OT03-0000-0074-01	TRADEWINDS CONDOMINIUM ASSOCIATION	36-22-28-866B-02-110 TO 40-360	\$95,088.29	\$7,924.02	\$73,850,536	\$98,695.62	\$8,224.63
149	OT03-0000-0040-01	BIF II - MARINA LANDING LLC	36-22-28-5610-00-100	\$50,278.13	\$4,189.84	\$39,964,657	\$53,409.72	\$4,450.81
150	OT03-0000-0041-01	GOLDELM AT METROWEST	36-22-25-5610-00-200	\$39,589.84	\$3,299.15	\$30,430,826	\$40,668.48	\$3,389.04
151	OT03-0000-0075-01	FOUNTAINS AT METRO WEST CONDO	36-22-28-2857-01-110 TO 25-360	\$47,549.55	\$3,962.46	\$36,910,434	\$49,327.99	\$4,110.67
153	OT03-0000-0076-01	CENTRAL PARK AT METROWEST CONDO	36-22-28-1209-00-001 TO 98-304	\$65,240.05	\$5,436.67	\$51,540,785	\$68,880.34	\$5,740.03
154	OT03-0000-0003-01	7 ELEVEN INC	36-22-28-3211-01-000	\$3,709.76	\$309.15	\$2,948,787	\$3,940.83	\$328.40
155	OT03-0000-0004-01	METROWEST BUILDING LLC	36-22-28-3211-02-000 AND 36-22-28-5603-100-310	\$6,722.40	\$560.20	\$5,092,522	\$6,805.77	\$567.15
157	OT03-0000-0055-01	FL METROWEST HOLDINGS, LLC	36-22-28-5653-00-060	\$9,513.26	\$792.77	\$6,472,673	\$8,650.23	\$720.85
158	OT03-0000-0051-01	CIRCLE K STORES, INC.	36-22-28-5613-00-010	\$2,730.36	\$227.53	\$2,170,288	\$2,900.42	\$241.70
159	OT03-0000-0006-01	SHAKED 27, LLC	36-22-28-4949-01-000	\$10,291.43	\$857.62	\$8,180,366	\$10,932.44	\$911.04

PROPOSED BUDGET ASSESSMENTS

Link ID	FSR Account #	Property Owner	Parcel IDs	2025 ADOPTED Annual Assessments	2025 ADOPTED Monthly Assessments	2025 Land Assessed Value	2026 ADOPTED Annual Assessments	2026 ADOPTED Monthly Assessments
160	OT03-0000-0077-01	BERMUDA DUNES PRIVATE RESIDENCES CONDO	02-23-28-0701-00-110 TO 04-000	\$58,370.26	\$4,864.19	\$46,009,955	\$61,488.80	\$5,124.07
162	OT03-0000-0099-01	FAIRWAY COVE HOMEOWNERS ASSOC	35-22-28-2653-00-001 TO 01-380	\$75,985.67	\$6,332.14	\$57,301,219	\$76,578.72	\$6,381.56
163	OT03-0000-0078-01	CA VISTA VERDE OWNER LLC	35-22-28-5617-18-001	\$46,685.59	\$3,890.47	\$31,453,317	\$42,034.96	\$3,502.91
164	OT03-0000-0100-01	HAWKSNEST AT METROWEST HOMEOWNERS	02-23-28-3454-00-001 TO 910	\$41,284.11	\$3,440.34	\$31,500,157	\$42,097.56	\$3,508.13
165	OT03-0000-0102-01	PALMA VISTA HOMEOWNERS ASSOCIATION	03-23-28-6577/6578/5609	\$132,266.33	\$11,022.19	\$101,193,721	\$135,237.71	\$11,269.81
172	OT03-0000-0101-01	VISTA ROYALE HOMEOWNERS ASSOCIATION	03-23-28-8919/8931/8979-00	\$37,734.45	\$3,144.54	\$28,658,161	\$38,299.45	\$3,191.62
178	OT03-0000-0061-01	METROWEST SHOPPES ORLANDO LLC	01-23-28-8855-11-000	\$16,811.21	\$1,400.93	\$12,141,419	\$16,226.08	\$1,352.17
183	OT03-0000-0063-01	METROWEST VILLAGE STATION LLC	02-23-28-5626-00-010	\$29,198.08	\$2,433.17	\$18,881,802	\$25,234.09	\$2,102.84
190	OT03-0000-0005-01	PARAMOUNT METROWEST LLC	36-22-28-3211-03-000	\$5,176.78	\$431.40	\$3,925,039	\$5,245.52	\$437.13
				3,269,379.50	272,448.29	2,450,322,255	3,274,669.17	272,889.10
				2025 Annual	2025 Monthly		2026 Annual	2026 Monthly