

SOLIVITA: 2022 ESTIMATED MONTHLY LIVING EXPENSES

Homeowners' Association Fee (HOA) (Estimated*): Can range from \$181.50 to \$217.50 (Average: \$199.50)

- Complete Lawn Care: mowing, edging, trimming, weeding, fertilizing, re-mulching, turf pest control, irrigation system maintenance with reclaimed water
- Common area maintenance
- Expanded Basic Cable Television
- Professional Association Management
- Roadway, Landscape and Irrigation Reserve

Solivita Club Dues (Club) (Estimated*): \$195.44

Membership and Use of All Solivita Recreational Facilities (Golf Membership Extra**)

- 32,000 sf. Riviera Spa & Fitness Center
- 17,000 sf. Starlite Ballroom
- 16,000 sf. Waterfront Galleries
- 19,000 sf. Palms Amenity Complex
- 14 Community Pools
- 9 Har-Tru & 2 Deco Turf II Tennis Courts (7 lighted)
- 17 Lighted Pickleball Courts
- 24/7 Gated and Attended Entry with Roving Security
- Full-time Professional Recreation & Fitness Staff
- Recreational Area Maintenance
- Plus, Much More

Total Monthly HOA & Club Fees (Average*): \$394.94

Community Development District Bond: Repayment and Maintenance Expenses:

- Annual Bond Repayment ranges from \$438.05 to \$686.58***
- Annual Maintenance Expense ranges from \$184.04 to \$186.57***

Real Estate Taxes

Polk County Real Estate Taxes are estimated at 100% of assessed value less homestead exemption of up to \$50,000 x 14.4783 mils. Homestead Exemption is only available to individuals claiming full-time residency in Florida.

Capital Contribution Fee

Contribution to Association Initial Expense Fund (one-time fee) \$2,000

NOTES:

*All amounts are estimated averages and will vary depending on location of your home within Solivita. The Solivita Club dues include both club expenses and a membership fee as further described in the Club Plan.

**Golf may be played on a daily fee or annual membership basis. Please see golf rate sheets for details.

***CDD Bond and Maintenance Expenses are paid annually as non-ad valorem assessment on the Polk County Property Tax Bill.

For more information, visit the Solivita New Home Sales Center.

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 Community's current Associations Fees/Costs and other details depicted above are estimates only for informational purposes only, not guaranteed, a non-exhaustive summary of maintenance, insurance, assessments and fees only and remain subject to change. Please refer to the Governance Documents and each current Association's Budget found in your Sales Documents for a more thorough description of these and all other assessments, fees and responsibilities. All assessments are pro-rated at Closing. Any community improvements, recreational features and amenities described are based upon current development plans, sales activities and budgets, which are subject to change and under no obligation to be completed. Please see a Taylor Morrison Community Sales Manager for details and visit www.taylormorrison.com for additional disclaimers. Offer void where prohibited or otherwise restricted by law. © January 2022 Avatar Properties, Inc. All rights reserved. CBC#: 1254089 01/13/2022 1556

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