

Tri-Par Estates

PARK AND RECREATION DISTRICT

1616 Presidio • Sarasota, Florida 34234 • (941) 355-8747 • Fax (941) 360-0060

Re: *Tri-Par Estates Park & Recreation District --Notice of Hearing on Assessments to Property*

Dear Property Owner:

This letter is to provide you with information about the Tri-Par Estates Park & Recreation District (the "District"), its budget, services, and upcoming events.

The District is a local unit of special-purpose government located in Sarasota County, Florida. The District owns certain lands within the District, along with certain types of infrastructure and improvements on District lands. The District owns, operates and maintains infrastructure improvements for the benefit of property within the District, including but not limited to: recreational facilities and other community infrastructure.

You are receiving this notice because Sarasota County records indicate that you own property within the District. The property you own that is the subject of this notice is identified by the Parcel ID number on your mailing label.

Upcoming Public Hearing

At **10:30 a.m. on Tuesday, April 16, 2024**, the District will hold a public hearing and a regular meeting at the District Clubhouse located at 1616 Presidio Street, Sarasota, Florida 34234. The purpose of the public hearing will be to consider the adoption of the District's budget and to determine and levy assessments to defray operations and maintenance assessments.

The District imposes an assessment on your property annually. The purpose of the assessment is to fund the District's general operation and maintenance budget. The budget is adopted each year after consideration by the Board and after the holding of a public hearing. This year, as in years past, the District may collect the assessments for operations and maintenance on the Sarasota County Tax Bill. Alternatively, the District may elect to directly collect the assessments in accordance with applicable law.

All benefited lands within the District pay these assessments. Lands within the District are assigned units of measurement on a per lot basis. The enclosed table contains the proposed assessment rate for each of the lots within the District. The proposed operations and maintenance assessment for the property you own is **\$1,584.00** per lot. The District expects to collect no more than **\$1,382,040.00**, inclusive of early payment discounts and collection costs, in gross revenue as a result of the operations and maintenance assessment.

Please note that you have the right to appear at this public hearing and express any objections, suggestions, or comments you may have. You may also file written objections within twenty (20) days of the date of this letter to the District Manager, Robert Cady, at 1616 Presidio Street, Sarasota, Florida 34234. **By operation of law, the District's assessments each year constitute a lien against your property located within the District just as do each year's property taxes. It is important to pay your assessment, since failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or a foreclosure action to be filed against the property.** The public hearing may be continued to a date, time and place certain that will be announced at the hearing.

I hope this information is helpful. If you have any questions, please do not hesitate to contact my office. We look forward to your continued interest in the District.

Sincerely,

Robert E. Cady

Park Manager

FISCAL YEAR 2024/2025 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	\$1,382,040.00
EARLY PAYMENT DISCOUNT @3.6%	(\$49,753.00)
TOTAL O&M ASSESSMENT	\$1,332,287.00

Land Use	Total #	Proposed O&M Assessment (including collection costs / early payment discounts)
Platted Lots:		
Single Lots	860.0	\$ 1,584.00
Lot and a Half (13 lots)	6.5	\$ 2,376.00
Double Lot	6.0	\$ 3,168.00
Total	872.5	

TRI-PAR ESATES PARK RECREATION DISTRICT
 1616 Presidio Street Sarasota, FL 34234

2024-2025 Proposed Budget
 (October 1, 2024- September 30, 2025)

Income			2024-2025 PROPOSED	2023-2024 Adopted
		Amount	1584	1584
ASSESSMENTS	872.5	1,584	1,382,040	1,382,040
Early payment disc.	3.6%		(49,753)	(49,753)
NET ASSESSMENT RECEIPTS			1,332,287	1,332,287
INCOME FROM OPERATIONS			31,500	30,000
Total Income			1,363,787	1,362,287
Expenditures				
	<i>Per Mth</i>	<i>%</i>		
PAYROLL EXPENSES	34.41	26.1%	355,481	343,460
LEGAL COSTS	1.94	1.5%	20,000	40,000
ACCOUNTING	0.77	0.6%	8,000	7,500
TV & INTERNET	58.95	44.7%	609,048	581,724
UTILITIES	8.85	6.7%	91,450	85,065
INSURANCE	3.60	2.7%	37,200	35,300
TAXES	1.45	1.1%	15,000	15,000
MAINTENANCE	9.79	7.4%	101,100	100,000
OFFICE EXPENSE	2.52	1.9%	26,000	28,000
RECREATION EXPENSE	1.94	1.5%	20,000	20,000
HEALTH & WELFARE EXPENSE	0.10	0.1%	1,000	1,500
CAPITAL, EQUIPMENT	1.89	1.4%	19,500	19,500
CAPITAL, BUILDINGS	5.81	4.4%	60,008	75,000
TO BUILD RESERVES	0.00	0.0%	-	10,000
CONTINGENCIES	0.000	0.0%	-	238
Total Expenditures	132.00	100%	1,363,787	1,362,287

The proposed budget includes a capital outlay of \$60,008 for property repairs and \$19,500 common grounds improvements. Assessment monies collected for the Internet & TV are paid directly to Frontier and DirecTV on a monthly basis; cost per resident per month (without Internet/TV) equates to \$72.96 per month.