

Developer/Condominium Filing Statement

STATE OF FLORIDA  
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION  
DIVISION OF FLORIDA CONDOMINIUMS, TIMESHARES, AND MOBILE HOMES  
2601 Blair Stone Road  
TALLAHASSEE, FLORIDA 32399-1030  
TELEPHONE (850) 487-9832

The filing fee of \$20 for each residential unit to be sold by the developer as provided by s. 718.502(3), F.S., must accompany this statement. If the offering is a phase condominium pursuant to s. 718.403, F.S., the fee shall be paid as each phase is filed with the Division. A developer may submit more than one phase with this initial filing statement by identifying those additional phases after the name of the condominium.

NOTE: If the Declaration of Condominium is not yet recorded, s. 718.104(2), F.S., requires that the developer submit the recording information to the Division within 120 days of its recordation.

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FOR STAFF USE ONLY

Prospectus_____	Plot Plan_____	I.D. No._____
Declaration_____	Floor Plan_____	Fee Rec'd \$_____
Articles_____	Budget_____	Form Review_____
Bylaws_____	Receipt Form_____	Recommended_____
Contract_____	Owner Evidence_____	Reviewed By_____
Q&A Sheet_____	Table of Contents_____	
Escrow_____	Financial Information_____	
Conv. Insp. Rpt._____	Termit Insp.Rpt._____	

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- 1) Name of Condominium\_\_\_\_\_
- Street Address\_\_\_\_\_
- City\_\_\_\_\_ County\_\_\_\_\_ State\_\_\_\_\_ Zip Code\_\_\_\_\_
- 2) Name of Developer/Owner\_\_\_\_\_
- Mailing Address\_\_\_\_\_
- City\_\_\_\_\_ State\_\_\_\_\_ Zip Code\_\_\_\_\_ Telephone(\_\_\_\_)\_\_\_\_\_
- 3) Developer's Attorney/Agent\_\_\_\_\_
- Mailing Address\_\_\_\_\_
- City\_\_\_\_\_ State\_\_\_\_\_ Zip Code\_\_\_\_\_ Telephone (\_\_\_\_)\_\_\_\_\_
- Correspondence preference (please check) Facsimile  Email  Postal Mail

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Facsimile ( ) \_\_\_\_\_ Email address: \_\_\_\_\_

- 4) Name of Condominium Association \_\_\_\_\_  
Mailing Address \_\_\_\_\_ Telephone ( ) \_\_\_\_\_  
City \_\_\_\_\_ County \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

UNIT INFORMATION

- 5) What is the total number of units in the condominium as described in the Declaration of Condominium (if a phase condominium filing pursuant to s. 718.403, F.S., what is the total number of units in all phases described in the Declaration?) \_\_\_\_\_
- 6) If a phase condominium pursuant to s. 718.403, F.S., what is the total number of units in the phase(s) being filed? \_\_\_\_\_
- 7) Have residential units been offered for sale in this condominium by another developer? Yes  No
- 8) In order to determine the fees now payable pursuant to s. 718.502(3), F.S., what is the number of units to be sold by the developer submitting this statement? \_\_\_\_\_  
(If a phase condominium pursuant to s. 718.403, F.S., what is the number of units in phases being filed with this statement?) \_\_\_\_\_

CONDOMINIUM TYPE INFORMATION

- 9) Is this condominium in a development that contains more than one condominium? Yes  No
- If yes, please answer a, b, c and d below.
- a) Does each separate condominium have its own association? Yes  No
- b) Is there only one association that operates all the condominiums? Yes  No
- c) Are there both a separate association for each condominium and a master/umbrella association? Yes  No
- d) Is this a secondary condominium? Yes  No
- 10) Will this condominium initially contain timesharing plans or interval ownership units? Yes  No
- 11) Has the developer reserved the right to create timesharing estates in this condominium at some future date? Yes  No

(NOTE: a complete timesharing filing pursuant to Chapter 721, Florida Statutes,

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must be submitted to the Division prior to offering if the developer exercises

this right.)

- 12) Is this condominium a conversion of existing, previously occupied improvements? (Conversion Condominium) Yes  No
- 13) Is this a phase condominium pursuant to the requirements of s. 718.403, F.S.? (Phase Condominium) Yes  No
- 14) Are the units in this condominium comprised of land only? (Land Condominium) Yes  No
- 15) Is this condominium in a development that contains, presently includes, or will include other types of home ownership such as single-family detached homes or townhouses? (Planned Unit Development) Yes  No
- 16) What other legal condominium type not specified in Questions 9 through 14 might characterize this condominium? (Example: Mixed-Use Commercial/Residential; Leasehold; Hotel Condominium) \_\_\_\_\_

RECORDING INFORMATION

- 17) Is the Declaration of Condominium recorded? Yes  No
- If yes, please provide the following information:  
Date Recorded \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
County Where Recorded \_\_\_\_\_
- 18) If applicable, is the secondary Declaration of Condominium recorded? Yes  No
- If yes, please provide the following information:  
Date Recorded \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
County Where Recorded \_\_\_\_\_

CONSTRUCTION INFORMATION

- 19) If the construction or remodeling, landscaping and furnishing of the condominium property are not substantially complete in accordance with s. 718.202, F.S., what is the anticipated completion date?

SHARED FACILITIES

- 20) Does or will this condominium share recreational or other facilities with other condominiums for which unit owners are assessed? Yes  No
- 21) If the answer to Question No. 20 is yes, is the total number of units in Yes  No

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all condominiums that will share facilities greater than 20?

22) Does the association operating this condominium employ professional management?

Yes  No

If yes, please answer a, b, c and d below.

a) Is there a written management contract?

Yes  No

b) Is the management provided by a company?

Yes  No

c) Is the developer of this condominium affiliated with the professional management?

Yes  No

d) Is there a resident manager?

Yes  No

LEASE INFORMATION

23) Are any units within this condominium subject to a recreational facilities lease?

Yes  No

24) Are units in this condominium subject to a land lease?

Yes  No

FINANCIAL INFORMATION

25) Is the developer obligated under any mortgage encumbering this development?

Yes  No

If yes, please provide the following information:

Name of Lender \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Telephone ( ) \_\_\_\_\_

MISCELLANEOUS INFORMATION

26) Is there a sales brochure for this condominium offering?

Yes  No

27) As a condition of ownership, are unit owners in this condominium required to join a club such as a golf or tennis club?

Yes  No

28) What is the date of the annual meeting of the association for this condominium?

\_\_\_\_\_

DEVELOPER INFORMATION

29) Is there a Developer guarantee for common expenses? Yes  No

If yes, identify in which document and section the guarantee language  
is found. \_\_\_\_\_

30) If the developer has offered for sale or lease residential condominium units described by the attached documents for which there is a filing requirement prior to this filing being submitted to the Division, are copies of these contracts attached so that the Division may assure that all documents to which purchasers are entitled are in proper form? Yes  No

31) If the developer has closed on any contracts for sale, or contracts for lease with a lease period of more than five (5) years, prior to notification by the Division that the filing is proper or presumed proper, are copies of those contracts and deeds, if deeded, attached so that the Division may assure that all documents to which purchases are entitled are in a proper form? Yes  No

32) Is the information contained herein true and correct as of the date hereof and no material facts requested have been omitted to the best of your knowledge? Yes  No

\_\_\_\_\_  
(Type or Print Name)

\_\_\_\_\_  
(Title)

\_\_\_\_\_  
(Signature of Developer/Agent)

\_\_\_\_\_  
(Date)