

Developer/Condominium Filing Statement

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION
DIVISION OF FLORIDA LAND SALES, CONDOMINIUMS, AND MOBILE HOMES
1940 NORTH MONROE STREET – NORTHWOOD CENTRE
TALLAHASSEE, FLORIDA 32399-1033
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.

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. _____	Termite Insp. Rpt. _____	

- 1) Name of Condominium Elite Resorts at Citrus Valley, a Condominium
Street Address 2500 Highway 27 South
City Clermont County Lake State Florida Zip Code 34711
- 2) Name of Developer/Owner Citrus Valley Investors, LLC
Mailing Address 14100 North SR 19, Suite A, Post Office Box 5489
City Salt Springs State Florida Zip Code 32134 Telephone () _____
- 3) Developer's Attorney/Agent Kathryn B. Williams
Mailing Address 200 South Orange Avenue, Suite 2600
City Orlando State Florida Zip Code 32801 Telephone (407) 244-1161
Correspondence Preference (please check) Facsimile _____ Email ☒ Postal Mail _____
Facsimile (407) 244-5288 Email address: kathryn.williams@hklaw.com
- 4) Name of Condominium Association Elite Resorts at Citrus Valley Condominium Association, Inc.
Mailing Address 14100 North SR 19, Suite A Telephone () _____
City Salt Springs County Marion State Florida Zip Code 32134

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?) 305 Units
- 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? 277 Units
- 7) Have residential units been offered for sale in this condominium by another Developer? Yes ___ No X
- 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?) N/A

CONDOMINIUM TYPE INFORMATION

- 9) Is this condominium in a development that contains more than one condominium? Yes ___ No X
If yes, please answer a, b and c 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 ___
- 10) Will this condominium initially contain timesharing plans or interval ownership units? Yes ___ No X
- 11) Has the developer reserved the right to create timesharing estates in this condominium at some future date? Yes ___ No X

(NOTE: a complete timesharing filing pursuant to Chapter 721, Florida Statutes, 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 X
- 13) Is this a phase condominium pursuant to the requirements of s. 718.403, F.S.,? (Phase Condominium) Yes X No ___
- 14) Are the units in this condominium comprised of land only? Yes X 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 X
- 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) None

RECORDING INFORMATION

17) Is the Declaration of Condominium recorded? Yes ____ No X

If yes, please provide the following information:

Date Recorded _____ Book _____ Page _____

County Where Recorded _____

CONSTRUCTION INFORMATION

18) 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?

December 31, 2008 as to Phase I of the Condominium

SHARED FACILITIES

19) Does or will this condominium share recreational or other facilities with other condominiums for which unit owners are assessed? Yes X No ____

20) If the answer to Question No. 19 is yes, is the total number of units in all condominiums that will share facilities greater than 20? Yes X No ____

21) Does the association operating this condominium employ professional management? Yes X No ____

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

a) Is there a written management contract? Yes X No ____

b) Is the management provided by a company? Yes X No ____

c) Is the developer of this condominium affiliated with the professional management? Yes X No ____

d) Is there a resident manager? Yes X No ____

LEASE INFORMATION

22) Are any units within this condominium subject to a recreational facilities lease? Yes ____ No X

23) Are units in this condominium subject to a land lease? Yes ____ No X

FINANCIAL INFORMATION

24) Is the developer obligated under any mortgage encumbering this development? Yes X No ____

If yes, please provide the following information:

Name of Lender: Mercantile Bank

Address: 2437 Southeast 17th Street

Ocala, Florida 34471

MISCELLANEOUS INFORMATION

- 25) Is there a sales brochure for this condominium offering? Yes X No ____
- 26) As a condition of ownership, are unit owners in this condominium required to join a club such as a Recreation Club? Yes X No ____
- 27) What is the date of the annual meeting of the association for this condominium? Month of September

DEVELOPER INFORMATION

- 28) Is there a Developer guarantee for common expenses? Yes X No ____
- If yes, identify in which document and section the guarantee language is found.
- Prospectus (Section M), Declaration of Condominium (Section 8.6), Notes to Budget
- 29) 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 ____ (N/A)
- 30) 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 ____ (N/A)
- 31) 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 our knowledge? Yes X No ____

(Type or Print Name)

(Title)

(Signature of Developer/Agent)

(Date)