

Lake Nona Home Cost and Move Planner

Three-home property passport

Compare the actual addresses, not just the Lake Nona name. Record unknowns as unknown; a ZIP code does not identify one HOA, special district, school zone or permitting authority.

Identity / dated record	Home A	Home B	Home C
Street address			
Parcel ID / record date			
Subcommunity / phase			
Home type / builder / year			
Association(s) / source			
District / tax-bill label			
Tour date / time			

Records still needed before a decision

Record or question	Home A: who / when	Home B: who / when	Home C: who / when
HOA / access / maintenance			
Permits / inspection / survey			
Schools / route / other need			

Keep observations, seller statements and verified records separate. Confirm jurisdiction and enrollment year. No district charge, club membership or amenity right is assumed by this planner.

Official OCPS address and school-year checks

Buyer guide: [use this comparison before your offer](#)

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Cost ledger and written proposal check

Use one copy per home. Mark unknown, not zero. Write the payment frequency and source date. Check whether an amount is already included in another quote or the tax bill before adding it.

Cost input	Estimate / frequency	Source / date	Already in quote or tax bill?
Lender payment: what is included?			
New-owner property taxes			
District / other non-ad valorem charges			
Insurance / deductible / conditions			
HOA / subassociation / amenity or club			
Utilities / maintenance / other			

The seller's tax bill is not your confirmed future bill. Separate recurring costs from cash to close, deposits and one-time fees. Ask the lender and closing team to reconcile escrow and assessments.

Resale vs. new build: compare the written terms

Question to resolve	Resale proposal	New-build proposal
Completed features / lot / excluded items		
Delivery, closing and possession dates		
Financing / credit / inspection conditions		
Upfront cash vs. recurring cost / unknowns		

Orange County: why new-owner property taxes can change
Official route-specific CFX toll calculator

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Evidence, obligations and pricing context

Prepare supportable listing facts. Record the source and date, keep unknowns visible, and ask the appropriate professional to resolve questions before making promises.

Property address / subcommunity / home type:

Evidence or obligation	Record / source / date	Who verifies / next step
Roof / systems / work / warranty records		
Permits / final status / survey / easements		
HOA dues / district charges / current status		
Modifications / approvals / access or leasing terms		

Comparable sales and real competing choices

Candidate closed sales: address / date / source / key differences:

Active resale or new-build competition: features / terms / date checked:

Next move: target timing / housing dependency / constraint to plan around:

Use the same subcommunity and home type where relevant, then account for lot, condition, features and terms. An asking price, tax value or online estimate is not a guaranteed sale price. HOA approval does not replace a municipal permit.

Laureate Park official documents (only if applicable to this address)

City of Orlando permit resources (confirm the property jurisdiction)

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SELLER / 2 OF 2

Preparation, offers and an actual review date

Prioritize three useful tasks. Compare objective offer terms and timing, not only price. Get a written estimate of proceeds with the figures and assumptions identified.

Three-task preparation plan

Task / reason	Person / target date	Quote / status / approval
1		
2		
3		

Offer comparison

Term to discuss	Offer A	Offer B
Price / credits / requested items		
Financing / appraisal / inspection conditions		
Closing / possession / other conditions		

Request net-proceeds estimate from / by date / assumptions still unknown:

Actual review date / evidence to review / next-move dependency:

General organizer, not an appraisal, inspection, contract or legal, tax, lending or insurance advice. It creates no contingency or extension. Confirm obligations and deadlines with the appropriate qualified professionals. No official endorsement.

In a first inquiry, share only the property address, general timing and goals. Keep account numbers, loan statements and sensitive records out of the general contact form. Coordinate with your current agent if represented.

Seller guide and a property-specific listing conversation