

The District's Bonds

The District funded a portion of its public improvements through the sale of its Special Assessment Bonds. The remaining public improvements were funded or constructed by the original developer, Lennar Homes, and subsequently conveyed to the District. In total, the District financed in excess of \$11 million in public improvements through the issuance of bonds. Specifically, the District issued one (1) series of bonds, the \$11,550,000 Series 2005A, Special Assessment Bonds.

The District's Assessments

The District collects two types of special assessments on benefited lands within the District: 1) debt service and 2) operations and maintenance. The District certifies both the debt service and the operations and maintenance assessments to the Duval County Tax Collector for collection. This means that you will see your District Assessments as a line item(s) on your annual Duval County property tax bill.

The operations and maintenance component is an annual assessment for operations and maintenance of District infrastructure and facilities. Each year, the Board of Supervisors holds a public hearing to adopt the budget and levy the operations and maintenance assessments. Included in the operations and maintenance assessment is your pro-rata share of the annual costs to operate and administer the District.

The debt service component is a fixed amount required to amortize the Series 2005 Bonds, the proceeds of which were used to construct or acquire the public infrastructure and facilities within the District. The District has levied a debt assessment against your property that is based on benefit and your pro-rata share of the cost of the public infrastructure and facilities financed by the District. Any home owner has the option of paying down this debt service assessment early, either in part or in whole, which will either reduce or eliminate the annual debt assessment levied on the property.

The Series 2005 Bonds were generally financed over a thirty (30) year period. The Series 2005 Bonds will be retired and fully paid on or before May 1, 2036. Once the outstanding Series 2005 Bonds have been paid off, and assuming the District does not undertake additional financing prior to the payoff date, the debt portion of the District's assessments, as detailed below, will no longer be collected. However, the District is a perpetual entity and it will continue to operate and maintain its infrastructure. Accordingly, you will still receive an