

Tolomato CDD

Frequently Asked Questions #1

CDD Assessments

This is the first in a series of Frequently Asked Questions. Throughout the series, we will answer questions from the recent Resident Survey, as well as other questions frequently asked by Nocatee Residents. This section begins with an understanding of your annual CDD assessments, including how your assessment dollars are spent.

Q. When and how are my CDD assessments paid?

A. CDD assessments are billed annually on your county property tax bill under the Non-Ad valorem Assessment section. Pay your property tax and you automatically pay your annual CDD assessment. Also, there is a 4% discount for early payment so most residents do not pay the full assessment as shown on the tax bill.

Q. How are my CDD Assessment dollars spent?

A. About 70% of the annual CDD assessment on your tax bill is used for principal and interest payments on the long-term debt from the construction of the Nocatee amenities and master infrastructure. The CDD board and management have no control over these funds. The remainder of the assessment is used for the day-to-day operations of the CDD. This is less than \$50/month for the typical Nocatee home.

Q. How is the operations assessment (\$50/month) spent?

A. In general, Operating & Maintenance assessments (O&M) are used for the following:

- Landscape maintenance for the major roadways and CDD parks. (\$27/month, or 53% of the Operating Budget)
- Parks and amenity operations and maintenance (Splash Waterpark, Spray Park, Cypress park and pool, Twenty Mile parks and pool and Greenleaf park the lap pool, Fitness Center and various courts. (\$18/month)

- Attorneys, engineers, consultants, bond service costs, Trustee fees, environmental reporting. (\$5/month)
- Administration (\$4/month)

Q. How many Events and Activities were held in Nocatee during 2018?

A. There were approximately 225 Nocatee events in 2018. These events and activities not only add to the Nocatee Lifestyle, but actually generate revenue to help keep assessments low.

Q. How much of my annual assessment is spent on Nocatee Events and Activities?

A. None. The cost of events such as Noc-At-Night, Food Truck Night, Bingo and Karaoke are fully covered by beer and wine sales and business sponsorships. The Farmers Market is fully paid through business sponsorships as well as booth fees while Comedy Night, Nocatee Uncorked and others are paid through ticket sales.

Overall last year, the CDD generated revenues from events and activities totaling \$482,000. This included net revenues of \$132,000 from beer and wine sales, \$55,000 in business sponsorships as well as revenues from resident fees for summer camp, swim lessons and certain ticketed events. Total expenditures, including all staff and related expenses, were \$463,000 for the year, leaving a small profit.

Q. Does the collection of CDD assessments automatically increase as the number of homes in Nocatee increases?

A. No. Every owner of land in Nocatee pays CDD assessments, whether or not the land is developed or houses are constructed. O&M assessments are not based on the number of homes constructed. While the formula is complicated, last year Nocatee added over 900 new homes, yet total Operations & Maintenance assessments to be received from residential housing in this year's budget actually decreased due to revised and downsized development plans of future units.

Q. Can future residents be required to pay for new amenities?

A. No. All of the land for homes and businesses in Nocatee, both existing and future have already been assessed for the debt that was used to build the current existing infrastructure, including the main roads and amenities.

Q. How does Nocatee's Operations & Maintenance assessment compare with other nearby communities?

A. O&M assessments for the Tolomato CDD are very competitive with nearby communities, especially given the level of Nocatee amenities and the quantity and quality of roadway landscaping. Here is a comparison with neighboring communities:

CDD Name	Community	O&M Assessment
Julington	Julington Creek	\$ 493.14
Aberdeen	Aberdeen	\$ 560.53
Tolomato	Nocatee	\$ 599.65
Bartram Springs	Bartram Springs	\$ 771.61
Durbin Crossing	Durbin Crossing	\$ 951.50
Brandy Creek	Johns Creek	\$ 1,190.00
Sampson Creek	St Johns Golf & CC	\$ 1,203.44
Marshall Creek	Palencia	\$ 1,915.00

Q. Why does the CDD sell memberships to non-residents?

A. Florida law requires that all CDDs offer paid admission to the general public. Nocatee meets this requirement by selling an annual family membership for \$3,000. There are currently only three non-resident family memberships.

Q. Why does the CDD offer Splash Water Park access to apartment residents?

A. The apartment owner pays CDD assessments just like any other land owner in Nocatee. The amount of the assessment is determined using the same process and formulas used for single family homes.

The owner determines how this assessment cost is passed on to its tenants.

Q. Can CDD assessments change?

A. The debt portion of the CDD assessment is fixed and will continue at the current amount until the debt is fully repaid (approximately in the year 2039) The O&M assessment may change annually based on the CDD operating budget for the upcoming year. Over the past 15 years the O&M assessment has increased twice. This occurred in 2010 with the opening of the Splash Park and again in 2014 following the expansion of amenities.

Q. Can the CDD Refinance the long-term debt?

A. Yes, depending on interest rates and the terms within each bond issue. In 2018, some of the CDD bonds were refinanced at a lower interest rate, resulting in funds for capital expansion. However, the term of the bonds was not changed and the annual assessments for the affected residents were actually decreased.

Q. How can I check my remaining CDD debt balance or the breakdown of my annual assessment?

A. Yes, go to MyTCDD.Com. Here you will find a schedule detailing your assessment as well as remaining debt balance. Click on St Johns or Duval and look up your parcel.

Q. Should I Prepay my CDD Debt?

A. The CDD does provide advice for your specific circumstance. However, remember that this is not the same as deciding whether to pay off a high interest rate credit card. There is substantial risk to pre-paying the CDD debt assessment. The CDD will soon be releasing a video that better explains the various factors involved in making this decision.

Questions from the Resident Survey:

Q. Are there any plans to expand the fitness facilities?

A. It is not reasonable for the CDD to construct and operate fitness facilities that are adequate to meet the requirements of 30,000 residents. As the Nocatee population increases, we expect that commercial facilities (such as Anytime Fitness and Orange Theory) will expand and/or open in Nocatee.

Q. I already pay CDD assessments, why should I pay a private company like Anytime Fitness or Orange Theory for fitness?

A. You don't already pay for expanded fitness such as what is available at Anytime Fitness or Orange Theory. Many amenities desired by Nocatee residents were always intended to be met by the private sector, including fitness, tennis, beach clubs and golf. Residents are currently not paying for such expanded facilities.

Q. Can the CDD consider lowering the assessments?

A. No, not without substantially affecting the quality of services. Over 70% of your annual assessment is sent directly to a Trustee to satisfy bond debt. This is not within our current control. The Operations & Maintenance portion of your assessment, currently averaging about \$50/month are the only funds we are able to manage for the benefit of Residents. More than half of that is spent maintaining the extensive landscaping throughout Nocatee. The staff and Board of Nocatee work hard to ensure that the assessment dollars paid by each household provide good value to all Residents.

Q. Has the length of the CDD bond ever been extended or changed?

A. No.