

COLONIAL COUNTRY CLUB COMMUNITY DEVELOPMENT (CDD)

ASSESSMENT INFORMATION

Q. How are District assessments determined?

A. Each property owner will pay an annual assessment, levied on their property tax bill as non-ad valorem assessments, and based on two component costs. One is the capital amount required to amortize the long-term tax-exempt debt assessed against each lot, parcel or acre for the public facilities acquired or constructed by or on behalf of the District. The annual assessment amounts vary in relation to the land class of the property, and to the infrastructure benefit allocated to the property. Those amounts are listed in the table below. This capital assessment remains constant until the bonded debt is retired.

The other is an annual assessment for operations and maintenance (O & M) of community properties. The amount is the same for all properties regardless of type or location within the Community. Each year, the CDD Board of Supervisors advertises for and holds a public hearing to set its budget and the level of assessments. The annual O & M assessment is listed in the table below.

Q. How long do residents of Colonial Country Club CCD have to pay CCD assessments?

A. Residents are subject to two assessments, a Bond assessment and an Operations and Maintenance (O & M) assessment. Residents will continue to make the O & M assessments, which pay for the ongoing expenses of the District, as long as the community exists. Regarding the bond assessment, unless the bond is paid off prior to 2033 or unless a resident has paid off their assessment, residents will pay bond assessments until 2033 when we make our last principal payment in May.

Q. Can I pay off the assessment?

A. Yes, the debt portion may be paid off in full by requesting an estoppel letter. Which is a legal document outlining information regarding the current owner's financial standing in regards to the CDD. What is due and what has not been paid. It also indicates any assessments that are in progress or projected. The preparation of an estoppel letter with a payoff amount has a charge of \$150.00 per letter. If you are interested in acquiring an estoppel letter, please contact Premier District Management at (239) 690-7100 ext. 105. Please take into consideration that paying off the debt does not eliminate the O & M assessment. That will be levied on the property's taxes for as long as the community exists. Additionally, a payoff transaction cannot be reversed.

Q. How is the assessment collected?

A. Assessments are collected uniformly by the Lee County Tax Collector as a "non-ad valorem" assessment on your Lee County tax bill and are paid directly by the owner or via a mortgage holder escrow, beginning November 1st of each year.

ASSESSMENT RATE COMPARISON - FISCAL YEAR 2019 AND 2020

Parcel	Unit Type	Subdivision Name	Total	O & M	Series 2013 Debt Service	FY 2019	FY 2020	Difference
			# of Units	Assessment	Assessment	Total Assessment	Total Assessment	
100	Non-Golf Carriage	Mill Creek	104	269.27	536.28	805.55	805.55	\$ -
103	Non-Golf Garden Condo	Garden Lakes	140	269.27	464.77	734.04	734.04	\$ -
105	Non-Golf Twin Villa	Sabal Pointe	78	269.27	679.28	948.55	948.55	\$ -
109/110	Golf Carriage	Jasmine Pointe	168	269.27	697.15	966.42	966.42	\$ -
112	Golf Twin Villa	Majestic Pointe	56	269.27	893.79	1,163.06	1,163.06	\$ -
113	Golf Detached Villa	Willow Bend	73	269.27	1,036.80	1,306.07	1,306.07	\$ -
117	65' SFD	The Links	40	269.27	1,179.80	1,449.07	1,449.07	\$ -
118	65' SFD	Featherbrook	15	269.27	1,179.80	1,449.07	1,449.07	\$ -
119	65' SFD	Featherbrook	89	269.27	1,179.80	1,449.07	1,449.07	\$ -
101	Non-Golf Carriage	Mill Creek	64	269.27	536.28	805.55	805.55	\$ -
106A	Non-Golf Twin Villa	Cypress Cove	62	269.27	679.28	948.55	948.55	\$ -
106B	Non-Golf 34' Villa	Hidden Cove	59	269.27	679.28	948.55	948.55	\$ -
106B	Non-Golf 34' Villa *	Hidden Cove	1	269.27	-	269.27	269.27	\$ -
111	Golf 34' Villa	Oakhurst	68	269.27	893.79	1,163.06	1,163.06	\$ -
114	Golf Detached Villa	Willow Bend	49	269.27	1,036.80	1,306.07	1,306.07	\$ -
115	Golf Detached Villa	Shadow Glen	70	269.27	1,036.80	1,306.07	1,306.07	\$ -
102	Non-Golf Carriage	Mill Creek	72	269.27	536.28	805.55	805.55	\$ -
104	Non-Golf Garden Condo	Garden Lakes	110	269.27	464.77	734.04	734.04	\$ -
107A	Non-Golf Twin Villa	Cypress Reserve	20	269.27	679.28	948.55	948.55	\$ -
107B	Golf 34' Villa	Oak Run	17	269.27	893.79	1,163.06	1,163.06	\$ -
108A	Non-Golf Carriage	Mill Run	128	269.27	536.28	805.55	805.55	\$ -
108B	Non-Golf Garden Condo	The Preserve	150	269.27	464.77	734.04	734.04	\$ -
116	Golf Detached Villa	Shadow Glen	65	269.27	1,036.80	1,306.07	1,306.07	\$ -
116	Golf Detached Villa *	Shadow Glen	1	269.27	-	269.27	269.27	\$ -
120	Carriage/Townhome	Whispering Palms	46	249.00	288.30	537.30	537.30	\$ -
120	Non-Golf Twin Villa	Whispering Palms A	23	249.00	288.30	537.30	537.30	\$ -
120	Non-Golf Twin Villa	Whispering Palms B	11	249.00	288.30	537.30	537.30	\$ -

Total Units 1779

* Prepaid Debt Service