LAGUNA LAKES COMMUNITY DEVELOPMENT DISTRICT (CDD)
ASSESSMENT INFORMATION

Q. How are District assessments determined?

A. Each property owner will pay an annual assessment, levied on their property tax bills as non-ad valorem assessments, and are 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. Currently that amount has been adjusted due to a refunding of the current bond to create a new source of funding to complete irrigation update improvements within the entire system. This Capital assessment for Fiscal Year 2018 has increased by 2%.

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. Currently, the annual O & M assessments for the 2018 Fiscal Year has changed 15.5%, increasing the annual fee $100, charging each resident $746.

Q. How long do residents of Laguna Lakes 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 regard 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 one is interested, please contact Calvin Teague at the Premier District Management Office. He can be reached at (239) 690-7100 ext. 101. Please take in consideration that paying off the debt does not eliminate the O & M assessment that will continue to 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. LAGUNA LAKES CDD

LAGUNA LAKES
Comparison of Assessment Rates
Fiscal Year 2017 vs Fiscal Year 2018

Neighborhoods	Units	2018 O & M Per Unit	2017 O & M Per Unit	Percent Change	2018 Debt Svc Per Unit	2017 Debt Svc Per Unit	Percent Change	2018 Total Per Unit	2017 Total Per Unit	Percent Change
Single Family 70'	86	746	646	15.5%	973	954	2.0%	1,719	1,600	7.5%
Single Family 70' Pre-Paid (Lot 154)	1	746	646	15.5%	98	-		844	646	30.7%
Single Family 50'	168	746	646	15.5%	819	803	2.0%	1,565	1,449	8.0%
SF 50'- Lot 291*	1	746	646	15.5%	83	-		829	646	28.3%
Single Family 40'	120	746	646	15.5%	743	728	2.0%	1,488	1,374	8.3%
Single Family 40' Pre-Paid	2	746	646	15.5%	75	-		821	646	27.1%
Multi-Family Units	232	746	646	15.5%	512	502	2.0%	1,258	1,148	9.6%
Multi-Family Pre-Paid (MF-Units G204)	1	746	646	15.5%	52	-		798	646	23.5%
MF-Units G102/P101/T106*	3	746	646	15.5%	52	-		798	646	23.5%
Total Units	**614**									