

**Julington Creek Plantation Community Development District  
Notice of Hearing on Special Assessments for Fiscal Year 2009/2010**

**Frequently Asked Questions**

**1. *Why did I receive a mailed notice announcing the public hearing on assessments?***

Florida law requires mailed notice to all landowners when a Community Development District (“District” or “CDD”) contemplates an increase in operations and maintenance assessments and to give landowners an opportunity to participate in a public hearing for adoption of the budget for the ensuing fiscal year. The public hearing for adoption of the annual budget is held every year, but mailed notice is sent only when assessments are increasing.

**2. *Why are operations and maintenance assessments increasing?***

Construction of the District’s new recreation facilities was complete last September. The increase in assessments is needed to fund the costs of operating and maintaining the new facilities. However, as shown in the next item, your total assessment will remain essentially the same.

**3. *What were my assessments last year?***

Last year, single family homes were assessed \$765.36. The total assessment for Fiscal Year 2010 will be \$764.95.

Existing Annual Assessment

Operating & Maintenance	\$411.10
2002 Bond Repayment	\$214.85
2006 Bond Repayment	<u>\$139.41</u>
Total Existing Assessment	\$765.36

Proposed Changes in Annual Assessment

Operating & Maintenance	\$30.21
2002 Bond Repayment	0
2006 Bond Repayment*	(\$30.62)
Total Additional Assessment	\$0

New Proposed Assessment      \$764.95

\*Series 2006 Project (New Recreational Facilities) certified completed. Unused funds of \$3,015,000 being returned to trustee to redeem bonds, lowering annual assessments.

**4. *Is this an invoice? Where should I send payment?***

This letter is not an invoice. You will not pay your assessments to the District directly. Once the District adopts a budget following the public hearing, the assessment rolls will be certified and sent to the St. Johns County Tax Collector. The assessments will be included on your tax bill as a one line entry in the section

“Non-Ad Valorem Assessments.” When you make your tax payment (either directly or through your mortgage lender), your CDD fee will be included.

**5. *What is a discount period?***

When you receive your tax bill in November, you will have the opportunity to pay a discounted amount up to 4% by making early payment. Your tax bill will explain the early payment deadlines.

**6. *Does this assessment pay for POA costs?***

No, the Property Owner Association is a separate entity and has a different billing process. The CDD assessments are related only to District owned property.

**7. *Where can I learn more about the new facility?***

Please go to [jpcdd.org](http://jpcdd.org) and look at the section titled “New Facility News.”