

BARTRAM PARK

COMMUNITY DEVELOPMENT DISTRICT (CDD)

What is the Bartram Park CDD?

The Bartram Park CDD is an independent, special-purpose unit of local government created pursuant to Chapter 190, Florida Statutes. The law sets forth the District's power and duties. The District was established to finance, construct, and maintain Bartram Park's capital improvements, infrastructure, landscaping, and amenities if any. The Bartram Park CDD consists of 773.51 acres.

Who administers the Bartram Park CDD?

A five-member Board of Supervisors governs the District. During the construction phase, the supervisors are elected by the landowners. In the early stages of development, the *Bartram Park Joint Venture, LLP* ("Master Developer"), owns most of the land and selects its candidates. Thereafter, as provided by state law, control will transfer to the residents. In the future, Board members will be residents elected by the homeowners within Bartram Park. A District Manager will oversee the day-to-day operations of the CDD.

What does the Bartram Park CDD provide?

The Bartram Park CDD was created to provide financing for the capital infrastructure and improvements of the District to assure that high quality standards would continue long after the developer completes the community. Specifically, the CDD is being established to finance, plan, establish, acquire, construct, operate and maintain community capital improvements such as, infrastructure systems, facilities and services for storm water management and drainage, including roadways, landscaping, wetland mitigation, water and sewer utilities, and such other systems, facilities and services as are allowed by Chapter 190, Florida Statutes ("District Improvements").

Who pays for the CDD?

The residents and landowners within the District pay a proportionate share of the CDD's budgeted obligations. The annual non-ad valorem assessments will appear on your property tax bill. The Duval County Tax Collector will collect the assessments on behalf of the Bartram Park CDD. Mortgage companies typically escrow the CDD fee into the overall monthly mortgage payment.

How is the financial responsibility divided?

Your annual bill has two parts. First, you pay a proportionate share of the debt service on the long-term revenue bond issued by the District. The debt service is a fixed amount and remains constant for the duration of the bond, which is typically 30 years. Currently, the annual debt service assessment is expected to be \$696 (\$58.00/month). The second component is for the operation and maintenance costs of the District. The operation and maintenance costs may vary from year to year depending upon the CDD's approved annual budget. A public hearing is held each year to provide District residents and landowners the opportunity to ask questions and receive clarification on the budget.

Who do I contact for further information?

The District Records Office is located at 13361 Atlantic Boulevard, Jacksonville, FL 32225. If you have questions you may contact the District Manager, George Flint, at the District Manager's Office, which is located at 475 W. Town Place, Suite 100, St. Augustine, FL 32092. You may reach the Mr. Flint at (904) 940-6044.

The Department of Community Affairs also offers an on-line District Handbook available at www.FloridaSpecialDistricts.org.