



HERON ISLES COMMUNITY DEVELOPMENT DISTRICT

*What you should know about
Heron Isles Community Development District.*

WHAT IS HERON ISLES COMMUNITY DEVELOPMENT DISTRICT?

The Heron Isles Community Development District is a local unit of special purpose government created pursuant to and governed by Chapter 190, Florida Statutes. The district was established on September 1, 2004 by the Board of County Commissioners of Nassau County, FL. Encompassing approximately 358 acres, the district was established to plan, finance, construct, operate and maintain various public improvements and community facilities within its jurisdiction.

WHO GOVERNS THE HERON ISLES COMMUNITY DEVELOPMENT DISTRICT?

The Heron Isles Community Development District is governed by a five member board of supervisors elected initially by the district landowners on a one-acre\one-vote basis. No sooner than the sixth year, and not before there are at least 250 qualified electors (registered votes) in the district, supervisors will begin to be elected by the district's electors. The district manager, who is appointed by the board of supervisors, oversees day-to-day operations of the district.

WHAT IS THE FUNCTION OF THE HERON ISLES COMMUNITY DEVELOPMENT DISTRICT?

The Heron Isles Community Development District was created to plan, finance, construct, operate and maintain various public improvements and community facilities. These may include: water management systems, district roads, street lights, bridges, conservation and mitigation areas, entrance features, amenity facilities, landscaping of right of ways and open spaces, and other infrastructure and facilities required by development order or governmental agreement.

DO I PAY MORE TAXES IF I LIVE IN THE HERON ISLES COMMUNITY DEVELOPMENT DISTRICT?

Yes, in a sense. In addition to service charges and taxes which would be collected by the county, city and school board, notwithstanding the existence of the district, landowners will also pay non-ad valorem special assessments for the capital costs, operation and maintenance of additional district facilities and services.

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While not technically taxes, the district assessments will appear on your real estate tax bill. They not only allow you to receive more value for your home purchase dollar, but also contribute to enhance property values over time. This is because certain facilities such as amenity centers, parks, roadways and landscaping are made possible by the district. Many of these facilities also will be permanently maintained by the district.

HOW WILL MY DISTRICT ASSESSMENTS BE DETERMINED?

Each Property owner will pay an annual assessment of the district based on two component cost. One is the fixed amount required to amortize the debt for the facilities acquired or constructed by the district. The other is an annual assessment for district operations and maintenance of district facilities. The annual installment varies in relation to the infrastructure benefit allocated to the property assessed. Each year, the district board holds a public hearing to set the budget and the level of assessments. In this way, District residents will know each year's assessment in advance. The assessments will appear on your property tax bill and will be subject to the same early payment discounts as your property tax.

The assessments for the fiscal year of 2009 are as follows:
Operations and Maintenance Assessment \$ 272.02
Bond Assessment: \$500

WHAT BENEFITS MAY DISTRICT LANDOWNERS EXPECT TO RECEIVE AS A RESULT OF THEIR INVESTMENT?

District landowners may expect to receive three major classes of benefits. First, the district provides landowners with consistently high levels of public facilities and services managed and financed through self-imposed fees and assessments. Second, the district ensures that these community development facilities and services will be completed concurrently with other parts of the development. Third, district landowners and electors choose the board of supervisors and through these representatives are able to determine the type, quality and expense of district facilities and services.

HOW DO I FIND OUT MORE ABOUT HERON ISLES COMMUNITY DEVELOPMENT DISTRICT?

If you would like to have more information about Heron Isles Community Development District, call District Manager, Dave deNagy at 904-288-9130.