



EAGLE LANDING

A T O A K I F A F P I A N T A T I O N

FISCAL YEAR 2024 ANNUAL ASSESSMENTS¹ FOR PROPERTY OWNERS (FY 24 – October 1, 2023 through September 30, 2024)

South Village Community Development District

	2016A & 2019 Bonds [Payment through]	Operations & Maintenance ²	TOTAL
Lots in Phase I-IV	\$1,471 (Pmt thru 2038)	\$1,752	\$3,223
Lots in Phase V	\$1,484 ³ (Pmt thru 2046)	\$1,752	\$3,326
Lots in Phase VI	\$1,470 (Pmt thru 2049)	\$1,752	\$3,222
All Properties	Golf Social Initiation	Per Title Transfer	\$500

Note: All rates above have been rounded up.

The South Village Community Development District (“District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes. The District has and, may in the future, finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate or maintain certain master improvements for the benefit of the District’s residents. The District is governed by a five-member Board of Supervisors that was elected by the residents, to serve for a statutory period of time as set forth in Chapter 190, Florida Statutes.

¹ The Annual Assessment will be reflected as a single line item on the Clay County tax bill, but will include the 2016A or 2019 Debt Service Assessments and the Operations & Maintenance Assessments. The Annual Assessment will be collected by Clay County in the same manner as property taxes, except that it will be paid in advance for the current Fiscal Year. Property taxes are paid in arrears.

² This Operations & Maintenance Assessments will be adjusted annually based on the actual operation and maintenance costs to the District. It is used by the District to fund general administrative, recreation, golf, and capital reserve related expenses. This is inclusive of the former “Social Dues.” For additional information about the District’s budget, please visit www.southvillagecdd.com.

³ Dream Finders Homes, developer of Phase V, has advised Eagle Landing Limited Partnership that it will make a partial payoff of the 2016A Assessment at or before closing on sale of each lot in Phase V in order to reduce the annual 2016A Assessment on the lot from \$2,142 to \$1,484. If that partial payoff is not made, the full 2016A Assessment of \$2,142 will be collected by the CDD on an annual basis.

The District issued Capital Improvement Revenue and Refunding Bonds in 2016 and 2019 to fund master improvements including, but not limited to, the water and sewer facilities, ponds, roadways, entrance features, landscaping, neighborhood parks, as well as the Eagle Landing amenity center & golf course ("Facilities"). The 2016A and 2019 Bonds are repaid by assessments levied against the lots within the District that benefit from the Facilities.

The District collects Operation and Maintenance Assessments to fund the operation and maintenance of the District's Facilities. The Fiscal Year 2024 Operation and Maintenance Assessment is \$1,752, including the 4% early payment discount and the 2% collection fee. Note that discounts for early payment of the tax bill also apply to the 2016A or 2019 Debt Service and the Operations & Maintenance Assessment as shown in the following example(estimated):

[EXAMPLE TABLE – Phase I – IV]

4% if paid by:	3% if paid by:	2% if paid by:	1% if paid by:
November 30th	December 31st	January 31st	February 28th
\$3,094	\$3,126	\$3,159	\$3,191

The amount of the Operation & Maintenance Assessment is reviewed annually and adopted by the Board of Supervisors after a public hearing.

The Eagle Landing at OakLeaf Plantation Homeowners' Association ("HOA") handles the enforcement of the covenants and restrictions and architectural review that preserves the integrity of Eagle Landing. The HOA is separate and distinct from the District and has separate and distinct fees.

The above-information is only a summary of the assessment information for the District. A Disclosure of Public Financing, prepared pursuant to Section 190.009, Florida Statutes, which provides more detailed information regarding the District's assessments, is available at the Eagle Landing Welcome Center (904) 291-7200 and online in the Official Records of Clay County, Florida. For more information on the District, please visit www.southvillagecdd.com or contact the District Manager at (904) 940-5850.

 Buyer Signature (acknowledges the offer to receive the complete Disclosure of Public Financing)

 Date

 Neighborhood and Lot Number

 Sales Associate