

QUESTIONS

[LONG RANGE INFRASTRUCTURE PLAN & ASSESSMENTS]

1. **Q: What does Pay as you go mean?**

A: Definition: Pay as you go. Each project will be approved and funded by the annual tax assessment for the following fiscal year without a loan. *This will not include any interest or issuance cost.*

2. **Q: Rationale for why we would want to go with Pay as you go?**

A: The River Ridge Board looked at many options which included 20, 15 and 10-Year Bonds. The down side of all these options included validation and issuance cost of over \$400k They also looked at a 5-year loan but this also includes issuance cost of \$60k. In the end, the cheapest option is to Pay as you go that doesn't have any loan cost or issuance cost.

3. **Q Explain the Pay as you go versus a loan?**

A: Some figures that support the pay as you go:

Financing Approach

Total over next 4 years	\$3.068M
Cost of issuance for financing (private placed loan)	\$60K
Total Par amount financed	\$3.128M
Assumed interest Rate 3.5%	
Assessment per unit/per year/ <u>4 years</u>	\$655.58
Total paid by each unit over 4 years	<u>\$2,466.30</u>

Pay As You Go Approach

Total over next 4 years	\$3.068M
Number of units	1299
Total per unit over next 4 years	\$2,361.82
<u>Average</u> Assessment under pay as you go approach	\$590.00

Per Door Savings	\$104.48 (for the 4 years)
Overall Difference in Cost	\$135,719.60 (savings by not taking out a loan)

4. **Q: Where will I see this increase?**

A: In your tax bill

5. **Q: What is the savings when we do the pay as you go method?**

A: The savings to the homeowner is \$104

6. **Q: Is the project in the following years approved yet?**
A: The projects have conceptually been reviewed but will be evaluated each year before they will be approved and presented in the next years pay as you go method.

7. **Q: Why in the letter does it say this is Not a new assessment?**
A: The CDD levies an assessment every year as a part of the annual property tax bill. This is not a new assessment, but instead an increase to an existing assessment.

Long-Range Projects by Priority

Priority	Project	Funding Year
1	Community Irrigation Pump Station	2022
2	Community Filtration System	2022
3	Community Injection Treatment Stations (3)	2022
4	Phase II Paver Project	2022
5	Golf Irrigation System and Filtration System	2023
6	Community Master Landscape Plan	2024
7	Gatehouse and Monuments Renovations	2025
8	Community Fence Line	2025

Priority 1. Community Irrigation Pump Station

Estimated Cost: \$260,000

Description: The community pump station will be upgraded with the most up-to-date equipment and technology which will protect the investment of the landscape. The community pump station provides irrigation water to all 22 neighborhoods in Pelican Sound, as well as various Club and Common areas.

Priority 2. Community Filtration System

Estimated Cost: \$66,000

Description: The design of the V-Series filter incorporates the latest self-cleaning screen technology. The complexity and cleaning efficiency of any self-cleaning screen filter is in the mechanical system that drives the cleaning process. The screen filters can remove suspended solids. Maximum flow rate shall be 1600GPM per filter with a 300-micron screen.

Priority 3. Community Irrigation Injection Treatment Systems (3)

Estimated Cost: \$90,000

Description: The system will supply a chemical injection treatment to the irrigation lines to reduce the number of microorganisms within the irrigation lines. Locations include: (1) Corner of Southern Hills,
(2) Pelican Sound Blvd, (3) Corner of Palmetto Dunes

Priority 4. Phase II Paver Project

Estimated Cost: \$238,000

Description: Replacement of brick pavers at the Corkscrew round-a-bout, as well as extension and replacement of brick pavers to the Pinehurst neighborhood entrance. This will provide consistency among all neighborhood entrances. The second portion is to add brick pavers the River Ridge section of the Hammock Greens main entrance located at Pelican Sound Blvd and Hammock Greens Lane.

Priority 5. Golf Irrigation System & Filtration System

Estimated Cost: \$823,878

Description: The Revolutionary Diagnostics of the IC (Irrigation Control) System allows the golf course to monitor status and proactively resolve issues. This exclusive innovation prevents turf damage and saves time. The Rain Bird® IC System™ connects central control directly to every rotor and valve, providing exceptional course conditions, with unmatched water and energy efficiency. This project includes replacing all irrigation heads 1,371 and irrigation stations throughout the golf courses. This also includes adding the latest and greatest filtration system.

Priority 6. Community Master Landscape Plan

Estimated Cost: \$809,757

Description of Landscape Enhancement: In large part, the aesthetic beauty of Pelican Sound is due to its landscaping. As most of our current landscaping is now twenty years old, it is imperative that the landscape materials are updated and modernized to retain the viability of our community. This project includes updating the main roadways throughout the community including entrances to all neighborhoods.

Project objectives include but are not limited to: add large flowering trees that primarily bloom during winter/spring; add flowering understory to brighten shady areas and add contrast to palms; place beds of color at strategic spots to add visual interest at intersections where vehicles stop and draw attention to pedestrian/golf cart crossings; maximize visual interest at intersections where vehicles stop and drivers can see detail; increase visibility and wayfinding; accentuate positive site features and buffer view shields to focus user on the positive features.

Priority 7. Gate House and Monuments Renovations

Estimated Cost: \$464,830

Description of Gate House Renovations: The gate houses at Corkscrew Rd and Main Gate entrances require improvements to exterior and interior finishes and furnishings. The design theme would be updated to provide continuity with the Golf Club.

Description of Monuments Renovations: With the capital improvements to Pelican Sound amenities, it is important to update the monuments at the Corkscrew Rd entrance, Williams Rd entrance, and US- 41/Main Gate entrance.

Priority 8. Community Fence Line

Estimated Cost: \$235,664

Description: This project will include an evaluation of neighboring communities for various details such as height, material, and design of community boundary fences. The focus area is along the current fence line boundaries along Williams Rd. Other areas will be evaluated and reviewed to determine if any other fencing needs to be considered.
