



ever RANGE

## A Guide to EverRange's Community Development District



[www.EverRange.com](http://www.EverRange.com)

**1.** **What is a Community Development District?**  
A Community Development District (CDD) is a special purpose local government that is created and governed by Chapter 190, Florida Statutes. The Coastal Ridge CDD was established for the purpose of planning, financing, constructing, and maintaining public improvements that serve property owners within EverRange. These public improvements include the EverRange parks and recreational facilities, multi-purpose trails, utilities, lighting, signage, storm water improvements, and the landscaping on EverRange Parkway. The CDD also provides for the ongoing maintenance of these improvements.

**2.** **How is the CDD funded?**  
The public improvements are largely funded through special assessment bonds issued by the CDD with a term of 30 years. The interest paid to the bondholders is exempt from Federal income taxes, so the CDD is able to pay a favorable rate of interest to its lenders. All property owners within the EverRange CDD, including developers and builders, participate in the repayment of the bonds by paying a fixed annual Capital Assessment until the bonds are repaid. Each property owner also contributes to the funding of the operations and maintenance costs of the CDD. The operations and maintenance of the public improvements owned by the CDD are funded through the Operations and Maintenance Assessment.

**3.** **Who administers the CDD and how can I find out more about the Coastal Ridge Community Development District?**  
Each CDD is governed by a five-member Board of Supervisors elected by the property owners within the CDD. The District Manager, who is hired by the Board of Supervisors, oversees the management of the CDD. The meetings of the Board are noticed in the local newspaper and are open to the public. For a schedule of the meeting times and places, or for further information about the Coastal Ridge Community Development District, you may contact the District Manager at [TheGrove@EverRange.com](mailto:TheGrove@EverRange.com).

**4.** **How much is my annual CDD assessment?**  
The annual Capital Assessment for a home in EverRange varies by the frontage width of the homesite. The Capital Assessment for each bond issue is fixed and will not increase. The Operations and Maintenance Assessment for all homeowners in EverRange is determined annually and is based on the projected operations and maintenance needs of the CDD.

**5.** **How are the assessment billed and collected?**  
The Capital Assessment and Operations and Maintenance Assessment will appear as a single line item in the Non-Ad Valorem Assessment section of your Duval County real estate tax bill.