

Poinciana Community Development District

219 East Livingston Street, Orlando, FL 32801

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PoincianaCDD.org

New Lower Debt Service Fees for PCDD Property Owners Only

**PWCDD Property Owners Are Not Effected By This Notice*

February 25, 2022

The Poinciana Community Development District (PCDD) Board of Supervisors recently approved Series 2022 Refunding Bonds to refund (refinance) the Series 2012A Bonds at a lower average interest rate of 2.37%. The bond debt was originally issued to provide community infrastructure construction of the stormwater system and tunnels at PCDD. As a result of the new lower interest rate, residents who live in PCDD will now have a lower annual payment for CDD Debt Service fees. Property owners pay the CDD Debt Service fees with annual Polk County Property Taxes. The CDD net Debt Service fee payment is reduced from a prior fee from \$407.39 - \$425.63 (before the bond refunding) to \$347.78 (current net debt payment) annually through 2031 (when the debt retires). The savings per household will be from \$59.61 - \$77.85 annually. Please note that a 4% early payment discount and 3% county fees are added to the net CDD Debt Fee on the tax bill. The gross amount on the tax bill will be net + 7%.

Prior Net Debt Fee	Prior Gross Debt Fee	New Net Debt Fee	New Gross Debt Fee	Annual Net Savings
\$ 407.39	\$ 438.05	\$ 347.78	\$ 373.96	\$59.61
\$ 425.63	\$ 457.66	\$ 347.78	\$ 373.96	\$77.85

Although many property owners make annual CDD Debt payments on the property tax bill, there is an option of making a one-time lump sum payment to pay off the CDD Debt. The lump sum payoff amount for property located in PCDD is about \$2,800. For the exact payoff amount and further details on the lump sum bond debt prepayment option, please contact Darrin Mossing Jr via electronic mail at djr@gmstnn.com.

Please contact District Manager, Tricia Adams at office number 407-841-5524 extension 138 or via electronic mail at tadams@gmscfl.com with other further questions.

Sincerely,

Tricia L. Adams

Tricia L. Adams
District Manager
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*Those who are unsure if they reside in Poinciana Community Development District (PCDD) or Poinciana West Community Development (PWCDD) can consult the Polk County Property Appraiser's website or contact Tricia Adams, District Manager for further assistance.