



Community Development District Disclosure

[for use by Seller(s) with Florida Purchase & Sale Contract (AS-IS & Residential)]

SELLER(S): Kevin Patch and Theresa Patch

BUYER(S): _____

PROPERTY ADDRESS: 231 Willow Creek Ct, St. Augustine, FL 32092
the "Property").

BUYER(S) acknowledge(s) and understand(s) that the Property is a part of a Community Development District ("CDD") created pursuant to Chapter 190, Florida Statutes. By acceptance of the deed conveying the Property, BUYER will be obligated to pay all taxes, fees and assessments imposed by the CDD.

THE Grand Oaks _____ **COMMUNITY DEVELOPMENT DISTRICT IMPOSES CDD ASSESSMENTS, ON THIS PROPERTY THROUGH A SPECIAL TAXING DISTRICT. THESE ASSESSMENTS PAY FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW AND HOMEOWNER'S AND/OR CONDOMINIUM ASSOCIATION ASSESSMENTS AND FEES.**

THE MOST CURRENT YEAR'S ANNUAL CDD ASSESSMENT FOR THIS PROPERTY IS \$ \$3,495.92 .

CDD ASSESSMENTS ARE PAID IN ADVANCE, NOT IN ARREARS, AND WILL BE PRORATED AT CLOSING.

Kevin Patch
dotloop verified
04/05/26 7:31 PM EDT
1CWV-KUVU-FBV2-WSVC

SELLER

DATE

BUYER

DATE

Theresa Patch
dotloop verified
04/05/26 7:27 PM EDT
DRDI-VXGD-FQ0P-NCF1

SELLER

DATE

BUYER

DATE