



Duluth/North Shore Sanitary District ASSESSMENT QUOTE

Date Requested: 09/10/13

Date Issued: 09/11/13

Current Tax Year: 2013

Parcel ID: 315-0010-01234

Service Address: 123 District Blvd

Current Owner: Mr. and Mrs. District

IMPORTANT INFORMATION REGARDING THIS QUOTE:

- The following assessment quote is a current statement of the specified parcel's balances on the date this quote was issued
- All balances for certified amounts assume amounts on current- and prior-year taxes are paid in full. For example, a quote provided on June 1, 2013 would not include amounts certified to tax-year 2013 and prior (including the Original Sewer Assessment, Debt Service Fee or certified past due user fees).
- **All current balances for amounts already certified to taxes must be confirmed with and paid to the St. Louis County (SLC) Auditor.** The Debt Service Fee (DSF) current balance provided by D/NSSD is for informational purposes only and may not reflect all payments received by SLC
- All amounts not yet certified (past due user fees) should be paid to D/NSSD, P.O. Box 16027, St Louis Park, MN 55416
- Given monthly sewer service fees are due on the 15th of the month following service (June service is due by July 15th) and D/NSSD does not pro-rate service, any payment for prior-month(s) service or partial-month service needs to be factored into your closing documents
- Certified amounts remain with the parcel until satisfied, regardless of changes in ownership

Original Sewer Improvement Assessment (OSIA) – This 20-year assessment typically runs from 2003 – 2022 and was issued at a rate of \$5,500 per residential unit (commercial properties are a factor of \$5,500) at 2% APR resulting in an annual assessment of \$329.34 per year. This assessment can be paid off at closing or can transfer with the property. This assessment is fully restricted for construction debt repayment however the \$5,500 rate was set prior to completion of the system (final costs, specifications and grant awards were not yet known) and is therefore supplemented by the Annual Debt Service Fee (see below). All receipts for this assessment are used to meet the debt repayment burden for the D/NSSD system, scheduled for retirement in 2036.

Remit certified amounts to St Louis County – Remit non-certified amounts to D/NSSD.

Original OSIA Amount:	\$5,500.00	Term: 2003 – 2022 @ \$329.34 per year
Amount certified to current year taxes	\$329.34	Certified amounts are NOT included in the payoff figure below
Balance due AFTER current tax year	\$2,716.32	Payoff quote for current year; remit to D/NSSD if opting to payoff
Additional due if closed after 1/1/14	\$48.42	Interest is issued annually on the 1 st of each year; not pro-rated

D/NSSD Billing Office
P.O. Box 16027, St Louis Park, MN 55416
1-877-824-4871 or beckym@fiop.biz

Annual Debt Service Fee (DSF) Assessment – An annual assessment fully restricted for construction debt repayment. The DSF can vary from year to year and will continue through 2036, when the D/NSSD construction debt is scheduled to be fully retired. The DSF rate is set and invoiced in September of each year for the following tax year. The owner can pay the annual DSF invoice by November 15th (in full or in part) or the amount is certified to the following tax year. Given the amount can vary annually it cannot be paid off in advance but all current- and prior-year amounts must be fully satisfied at closing.

Remit certified amounts to St Louis County – Remit non-certified amounts to D/NSSD.

Current-year Debt Service Fee:	\$875.00	Term: 2013; invoiced in 2012 or certified to 2013 taxes
Amount certified to current year taxes	\$875.00	If \$0, invoice was paid in full prior to certification deadline
Current balance due	\$875.00	<i>Informational purposes only; refer to tax statement from St Louis County</i>
Next tax year's Debt Service Fee:	\$1,000.00	2014 Debt Service Fee (approved 9/17/13); this represents a "Pending Assessment" that will be assessed through 2036

Certified Past Due User Fees – Monthly sewer service user fees are certified to taxes if more than 60-days past due as of November 15th. This means that any monthly sewer service invoices for September of the prior year through August of the current year not yet paid (in full or in part), plus any finance charges assessed on overdue accounts, will be certified to taxes in the following year. For example, Sept 2011 – August 2012 past due amounts are certified to 2013 taxes. **The fee for certification of past due user fees is 10% of the past-due balance, and a minimum of \$100 per parcel, per certification. All past due amounts, certified and not-yet-certified, must be settled at or before the transfer of ownership or closing for a refinance.**

Remit certified amounts to St Louis County – Remit non-certified amounts to D/NSSD.

Certified Past-due User Fees:	\$0.00	Can be for one or more tax years; refer to tax statement
Amount past due; not yet certified	\$0.00	Current monthly rate is \$70; 2014 monthly rate is \$74
Last month of service paid in full	July.2013	Payments due by the 15 th of month following service

PLEASE NOTE:

D/NSSD issues annual payment books for all users electing to pay for monthly sewer service by check or through their bank's bill-pay service. This results in each owner receiving one packet with 12 monthly invoices in January of each year. For this reason, and to ensure the District has accurate ownership information on all parcels, **it is critical for new owners to contact the D/NSSD Billing office immediately after closing to update contact information, request a partial-year payment book (or setup for electronic payments), and to receive the emergency contact and operation information for their sewer system. If you would please provide this information at all District closings it would be extremely helpful:**

Billing Office and Customer Service Contact: Becky McNamara
beckym@fiop.biz
 1-877-824-4871 (toll-free)
 952-405-6504

District Mailing Address: D/NSSD Billing Office
 P.O. Box 16027
 St Louis Park, MN 55416

Thank you,
Becky McNamara
 Duluth/North Shore Sanitary District Billing Office
 Accounting Office

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