

This space reserved for use by the Clerk of
The Circuit Court

This instrument Prepared by
and return to:

Westside Community Development District
c/o Government Management Services, LLC
135 W. Central Blvd., Suite 320
Orlando, FL 32801

**WESTSIDE
COMMUNITY DEVELOPMENT DISTRICT**

**Disclosure of Public Financing and Maintenance of
Improvements to Real Property Undertaken by the Westside
Community Development District**

Revised 7-15-14

Board of Supervisors*
WESTSIDE
Community Development District

Charles Steele
Chairman

Duane "Rocky" Owen
Vice Chairman

Thomas Franklin
Assistant Secretary

Scott Stewart
Assistant Secretary

Maria Fresneda
Assistant Secretary

George S. Flint
District Manager
Governmental Management Services-Central Florida, LLC.
135 W. Central Blvd., Suite 320
Orlando, FL 32801
(407) 841-5524

District records are on file at the District Office and the Hanson, Walter and Associates Office, Kissimmee, Florida, and are available for public inspection upon request during normal business hours.

* - This list reflects the composition of the Board of Supervisors as of July 15, 2014. For a current list of Board members, please call the District Manager.

TABLE OF CONTENTS

Introduction4

What is the Westside CDD and how is it governed?5

What infrastructure improvements does the District provide?5

Stormwater Management.....5

Water and Wastewater Systems6

Roadways and Utility Improvements6

Bonds, Assessments, Fees, and Charges6

Method of Collection7

INTRODUCTION

On behalf of the Board of Supervisors of the Westside Community Development District, the following information is provided to give you a description of the District's services, the assessments, fees and charges that have been levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The Westside Community Development District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. The District provides facilities and community services, which would otherwise be the responsibility of the private sector, a homeowners association, or another unit of local government. Unlike city and county governments, the District has only certain limited powers and responsibilities. Pursuant to statute, these powers and responsibilities include construction, operation and/or maintenance of certain types of infrastructure, which may include roads and streetlights, water management and drainage control facilities, bridges, culverts, parks and recreational facilities.

The District is here to serve the needs of the community and we encourage your participation in District activities.

**DISCLOSURE OF PUBLIC FINANCING AND MAINTENANCE
OF IMPROVEMENTS TO REAL PROPERTY UNDERTAKEN BY
THE WESTSIDE COMMUNITY DEVELOPMENT DISTRICT**

Under Florida law, community development districts are required to take affirmative steps to provide for the full disclosure of information relating to the public financing and maintenance of improvements to real property undertaken by such districts. The law specifically provides that this information shall be made available to all persons currently residing within the District and to all prospective District residents. The following information describing the **Westside Community Development District** and the assessments, fees and charges that have been levied within the District to pay for certain community infrastructure is provided to fulfill this statutory requirement.

What is the District and how is it governed?

The District is an independent special taxing district established August 30, 2004 , by rule of the Osceola County Board of County Commissioners. A local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes, the District encompasses approximately 1,149 acres of land in northwestern Osceola County. The District provides an alternative means for planning, financing, constructing, operating and maintaining various public improvements and community facilities within its jurisdiction.

The District is governed by a five-member Board of Supervisors, the members of which must be residents of the State and citizens of the United States. Members are elected by the landowners of the District. Pursuant to the provisions of Chapter 190, the Board will transition to be filled and elected by qualified electors. A "qualified elector" in this instance is any person at least 18 years of age who is a citizen of the United States, a legal resident of Florida and of the District, and who is also registered with the Supervisor of Elections to vote in Osceola County.

Board meetings are noticed in the Orlando Sentinel Newspaper and are conducted in a public forum in which public participation is invited. Consistent with Florida's public records laws, the records of the District are always available for public inspection during normal business hours, at the District Office and the office of Hanson, Walters and Associates in Kissimmee. Elected members of the Board are similarly bound by the State's open meetings law and are subject to the same disclosure requirements as other elected officials under the State's ethics laws.

What infrastructure improvements does the District provide?

Infrastructure improvements necessary for the development of residential and commercial tracts within the District include stormwater management, water and wastewater systems, roadway improvements, and utility infrastructure. Each of these infrastructure improvements is more fully detailed below.

Stormwater Management

The storm water management facilities consist of lakes, canals, culverts, control structures and wetland areas. These facilities were designed to prevent flooding and to maintain the quality of storm water runoff in accordance with regulatory standards. The water management facilities attenuate, direct and absorb excess runoff from the lands within the District. The District is responsible for the operation and maintenance of the system. The District constructed stormwater ponds and pipe culverts that, in conjunction with natural wetlands, treat the stormwater created by the development. These systems were

designed to meet the regulations of the South Florida Water Management District and Osceola County regulations.

Water & Wastewater Systems

The District constructed facilities to provide water and wastewater service to the development. Water and wastewater treatment for the CDD was provided by the Tohopekaliga Water Authority. These improvements consisted of gravity sewers lines, manholes, pumping stations, and forcemains to connect to the existing system.

Roadway & Utility Improvements

The District acquired and/or constructed portions of the roadway network within the CDD. This work includes improvements to Westside Boulevard, Funie Steed Road, Goodman Road, and Florence Villa Grove Road. The roads were designed to provide the required levels of traffic service to all users within the District. All roads were designed to Osceola County standards. Some additional road construction is anticipated in the future. Street lighting and landscaping was constructed throughout the District to meet Osceola County standards. In addition, the District constructed an internal electrical distribution system to connect to the existing utility network.

Bonds, Assessments, Fees, and Charges

The costs of infrastructure improvements were financed by the District through the sale of bonds. Remaining principal on the Bonds as of May 1, 2014 is as follows:

- Infrastructure Improvement Bonds \$34,390,000

The primary source of payment for the Infrastructure Improvement Bonds is the annual levy of benefit special assessments against lands within the District which benefit from the construction, acquisition, establishment, and operation of the District's infrastructure facilities. The bonds are secured equally and ratably being a first lien and pledge of benefit special assessments levied on the lands within the District.

All areas are assessed for the improvements based upon the average density of the proposed ultimate land uses. The residential Infrastructure Bond Assessment is as follows:

Infrastructure Improvement Bond Assessment

Apartments	\$177 (per unit)
Townhomes	\$500 - \$677 (per unit)
Single Family	\$600 - \$1,177 (per lot)
Commercial	\$500 (per 1,000 sq ft.)

There is also an operations and maintenance assessment levied against CDD properties. The funds received from this assessment are used to comply with all the required legislation as dictated in the Florida Statutes. In addition, this is used to maintain all CDD responsibilities in the District. This includes, but is not limited to, lakes, canals, wetlands, roads, landscaping, and conservation areas. The operations and maintenance assessment is adopted annually in a public hearing, and will vary annually based upon the adopted budget. For updated information on the current operations and maintenance assessment, please contact the District Office.

A detailed description of all costs and allocations which result in the formulation of assessments, fees and charges are available for public inspection upon request.

Method of Collection

The District's benefit and maintenance assessments appear on that portion of the annual real estate tax bill entitled "non-ad valorem assessments," and will be collected by the County Tax Collector in the same manner as County and other ad valorem taxes. Each property owner must pay both County and other ad valorem taxes and District non-ad valorem assessments at the same time. Property owners will, however, be entitled to the same discounts as provided for ad valorem taxes. As with any tax bill, if all taxes and assessments due are not paid within the prescribed time limit, the tax collector is required to sell tax certificates which, if not timely redeemed, may result in the loss of title to the property.

This description of the Westside Community Development District's operation, services and financing structure is intended to provide assistance to landowners and purchasers concerning the important role that the District plays in providing infrastructure improvements essential to the development of new communities. If you have questions or would simply like additional information about the District, please contact:

George S. Flint, District Manager
Governmental Management Services – Central Florida, LLC.
Westside Community Development District
135 W. Central Blvd., Suite 320
Orlando, FL 32801
(407) 841-5524

Revised July 15, 2014.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the 5th day of August, 2014, and recorded in the Official Records of Osceola County, Florida.

WESTSIDE COMMUNITY
DEVELOPMENT DISTRICT

By Charles Steete
Chairman

Alan Scheerer
Witness

Christine Senne
Witness

ALAN Scheerer
Print Name

Christine Senne
Print Name

STATE OF FLORIDA
COUNTY OF Osceola

The foregoing instrument was acknowledged before me this 5 day of August, 2014, by Charles Steete, Chairman of the Westside Community Development District, who is personally known to me or who has produced as identification, and did [] or did not [] take the oath.

Jason M. Showe
Notary Public, State of Florida

Print Name: Jason M. Showe
Commission No.: EE113821
My Commission Expires: 9/5/15

