

INSTRUMENT#: 2008085396; BK: 18489 PG: 1805 PGS: 1805 - 1812 03/07/2008 at
03:35:11 PM, DEPUTY CLERK: ASCOTT Pat Frank, Clerk of the Circuit Court
Hillsborough County

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

This Instrument Prepared by
and return to:

Villages of Bloomingdale Community Development District
c/o Rizzetta and Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

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

**Board of Supervisors and Officers¹
Villages of Bloomingdale Community Development District**

Eric D. Isenbergh
Chairman

Bryan J. Stanley
Supervisor

Scott Dispenza
Vice-Chair

Kenneth W. Sowers, Jr.
Supervisor

VACANT
Supervisor

Rizzetta & Company, Inc.
District Manager
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614
(813)933-5571

District records are on file at the offices of Rizzetta and Company, Inc. and are available for
public inspection upon request during normal business hours.

¹This list reflects the composition of the Board of Supervisors and Officers as of January 1, 2008. For
a current list, please contact the District Manager.

TABLE OF CONTENTS

Introduction 3

What is the District and how is it governed?..... 3

**What infrastructure improvements does the District provide
and how are the improvements paid for? 4**

Clubhouse/Recreation Pool/Center..... 5

Roadway System 5

Stormwater Management Facilities 5

Water Distribution System..... 5

Wastewater Collection System..... 5

Electrical System 5

Landscaping, Irrigation and Hardscaping 6

Assessments, Fees and Charges 6

Method of Collection..... 6

Introduction

On behalf of the Board of Supervisors of the Villages of Bloomingdale Community Development District (the "District"), the following information is provided to give you a description of the District's services and the assessments that are anticipated to be levied within the District to pay for certain community infrastructure, and the manner in which the District is operated. The District is a unit of special-purpose local government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes. Unlike city and county governments, the District has only certain limited powers and responsibilities. These powers and responsibilities include, for example, certain water and sewer facilities and water management and drainage control facilities.

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 Villages of Bloomingdale Community Development District and the assessments, fees and charges that are anticipated to be levied within the District to pay for certain community infrastructure, is provided to fulfill this statutory requirement.

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

What is the District and how is it governed?

The District is an independent special taxing district, created pursuant to and existing under the provisions of Chapter 190, Florida Statutes, and established by Ordinance No. 04-29 of the Board of County Commissioners of Hillsborough County, Florida effective June 11, 2004. The District's boundaries were subsequently amended through Ordinance No. 06-15 adding 29.56 acres, effective July 31, 2006. On September 19, 2007, the District filed a Petition to Contract the Boundaries of the Villages of Bloomingdale Community Development District with Hillsborough County requesting to remove 29.56 acres from the District. The District's boundaries were subsequently amended through Ordinance No. 07-30, effective December 17, 2007. The District currently encompasses approximately 101.83 acres of land located entirely within the jurisdictional boundaries of Hillsborough County, Florida. As a local unit of special-purpose government, 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 Florida and citizens of the United States. Within 90 days of appointment of the initial board, members were elected on an at-large basis by the owners of property within the District, each landowner being entitled to one vote for each acre of land with fractions thereof rounded upward to the nearest whole number. Elections are held every two years on the first Tuesday in November. Commencing six years after the initial appointment of Supervisors and

when the District attains a minimum of 250 qualified electors, Supervisors whose terms are expiring will begin to be elected by qualified electors of the District. 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 Hillsborough County. Notwithstanding the foregoing, if at any time the Board proposes to exercise its ad valorem taxing power, it shall, prior to the exercise of such power, call an election at which all members of the Board shall be elected by qualified electors of the District.

Board meetings are noticed in the local newspaper and are conducted in a public forum in which public participation is permitted. Consistent with Florida's public records laws, the records of the District are available for public inspection during normal business hours. Elected members of the Board are similarly bound by the State's open meetings law and are generally subject to the same disclosure requirements as other elected officials under the State's ethics laws.

What infrastructure improvements does the District provide and how are the improvements paid for?

The District is currently consists of approximately 101.83 acres of land. The legal description of the lands encompassed within the District is attached hereto as Exhibit "A." Phases I - IV of the proposed development project is zoned as a Planned Development, residential community. The public infrastructure necessary to support the development program within Phases I - IV of the development includes, but is not limited to the following: recreation facilities, a roadway system, a stormwater management system, a water distribution system, a water collection system, electrical system and landscaping. Each of these infrastructure improvements is more fully detailed below. These improvements have been funded in part by the District's sale of special assessment revenue bonds (discussed below). Further information can be obtained from the District's Engineering Reports on file in the District's public records.

These public infrastructure improvements benefiting Phases I - IV have been funded in part by the District's sale of bonds. On October 1, 2004, the Circuit Court of the Thirteenth Judicial Circuit of the State of Florida, in and for Hillsborough County, Florida, entered a Final Judgment validating the District's ability to issue an aggregate principal amount not to exceed \$12,000,000 in Special Assessment Revenue Bonds for infrastructure needs of the District. On November 8, 2004, the District issued its first series of bonds for purposes of financing construction and acquisition costs of infrastructure improvements. On that date, the District issued Villages of Bloomingdale Community Development District, Special Assessment Revenue Bonds, Series 2004, in the amount of \$6,475,000 (the "Series 2004 Bonds"). Proceeds of the Series 2004 Bonds will be used to finance a portion of the cost of the acquisition, construction, installation and/or equipping of the infrastructure and improvements.

Recreation Facilities

The District provides a clubhouse and recreation center facility. The facility includes a pool and clubhouse. The recreation facility is owned and maintained by the CDD and open to the public subject to a user fee schedule adopted by the District.

Roadway System

Vehicular access to the District is provided from Progress Boulevard. The internal spine road was funded by the District. However, the ingress/egress and parking for each development parcel are private and were not funded by the District. Hillsborough County will operate and maintain the spine road.

Stormwater Management Systems

The District has funded a portion of the stormwater management facilities necessary to support the infrastructure improvements, inclusive of ponds, control structures, open waterways, and all other improvements coincident with stormwater management systems. The District will own and maintain the stormwater management system.

Wastewater Collection System

Wastewater treatment service is provided by the Hillsborough County Water Department. The District is located within the Central Service Area. The District has constructed an onsite sanitary sewer system which consist of 8" gravity sewer lines with appurtenant manholes, a central pumping station and associated forcemain. The wastewater collection system within the main spine road and the main collection lines within the development pods was financed and constructed by the District and conveyed to the Hillsborough County Water Department for ownership, operation and maintenance.

Water Distribution System

The District has funded an onsite water transmission system within the District boundaries. The public portions of these facilities were financed by the District. The District has conveyed the transmission system within the main spine and the main transmission lines to the Hillsborough County Water Department for ownership, operation and maintenance.

Electrical System

The District lies within the area served by the Tampa Electric Company (TECO). TECO will provide underground electric service and street lighting to the project. Trenching for the underground service was funded by the District.

Landscaping, Irrigation and Hardscaping.

The District has financed certain landscaping, irrigation and hardscaping within the public rights of ways and main entrances. The District owns and maintains the landscaping, irrigation and hardscaping improvements not otherwise dedicated to Hillsborough County.

Assessments, Fees, and Charges.

A portion of the costs of these infrastructure improvements have been financed by the District through the sale of its bonds. Proceeds of the bonds have been used to finance the acquisition and construction of proposed infrastructure improvements to serve the lands within the District.

The bonds, and the interest due thereon, are payable solely from and secured by the levy of non-ad valorem or special assessments against lands within the District that benefit from the construction, acquisition, establishment and operation of the District's improvements. The assessments on platted lots/developed units are billed in the same manner as are county ad valorem taxes. The current annual debt assessment per platted lot/developed unit is \$600. Phase IV is unplatted and receives an annual debt assessment of approximately \$114,816.

The District may undertake the construction, acquisition or installation of other future improvements and facilities, which may be financed by bonds, notes or other methods that are authorized by Chapter 190, Florida Statutes.

Additional operations and maintenance assessments are determined and calculated annually by the District's Board of Supervisors against all benefitted lands in the District. These assessments on platted lots are collected in the same manner as county ad valorem taxes.

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

Method of Collection

The District's debt and maintenance assessments may 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 ad valorem taxes. Each property owner must pay both ad valorem and 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. The District may also elect to collect assessments directly.

This description of the Villages of Bloomingdale 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 write to: District Manager, Villages of Bloomingdale Community Development District, 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 or call (813)933-5571.

IN WITNESS WHEREOF, this Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken has been executed as of the 28th day of February, 2007, and recorded in the Official Records of Hillsborough County, Florida.

VILLAGES OF BLOOMINGDALE
COMMUNITY DEVELOPMENT DISTRICT

By: [Signature]
Chairman

[Signature]
Witness

[Signature]
Witness

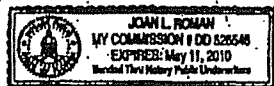
Joan L. Roman
Print Name

DANIEL L. MALLOY
Print Name

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 28th day of FEBRUARY, 2007, by ERIC ISENBERG, Chairman of the Villages of Bloomingdale Community Development District, who is personally known to me or who has produced N/A as identification, and did [] or did not [] take the oath.

[Signature]
Notary Public, State of Florida



Print Name: _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT A

DESCRIPTION:

That part of Tracts 15 and 16 and closed rights-of-way in the Southwest 1/4 of Section 6, Township 30 South, Range 20 East, SOUTH TAMPA SUBDIVISION, as per map or plat thereof recorded in Plat Book 6, Page 3, of the Public Records of Hillsborough County, Florida, and Tracts 1, 2, 7, 8, 9, 10, 15 and 16 and Tracts A, B, C and D and closed rights-of-way in the Northwest 1/4 of Section 7, Township 30 South, Range 20 East, FIRST ADDITION TO SOUTH TAMPA, as per map or plat thereof recorded in Plat Book 6, Page 66, of the Public Records of Hillsborough County, Florida, lying South of Bloomingdale Avenue (S.R. 9-676-A) and East of U.S. Highway I-75 By-Pass also described as follows:

COMMENCE at the North 1/4 corner of said Section 7; thence $3.00^{\circ}23'39''$ W., 28.00 feet along the Easterly boundary line of said Northwest 1/4 of Section 7 to the Southerly right-of-way line of PROGRESS BOULEVARD and the POINT OF BEGINNING; thence continue $3.00^{\circ}23'39''$ W., 2652.94 feet along said Easterly boundary line of the Northwest 1/4 of Section 7 said line also being the Easterly boundary line of said FIRST ADDITION TO SOUTH TAMPA to the Southeast corner of the Northwest 1/4 of said Section 7; thence $3.89^{\circ}31'43''$ W., 1595.17 feet along the Southerly boundary line of the Northwest 1/4 of said Section 7 to the Easterly limited access right-of-way line of INTERSTATE 75; thence along said right-of-way line the following two (2) courses and two (2) curves: $N.00^{\circ}39'03''$ W., 163.60 feet; thence $N.02^{\circ}53'48''$ W., 1060.91 feet to the beginning of a curve concave to the East having a radius of 5531.58 feet; thence Northerly 1202.54 feet along said curve through a central angle of $12^{\circ}27'27''$ (chord bears $N.03^{\circ}10'42''$ E., 1200.17 feet) to a point of compound curvature concave to the Southeast having a radius of 3492.07 feet; thence NORTHEASTERLY 519.49 feet along said curve through a central angle of $08^{\circ}31'23''$ (chord bears $N.13^{\circ}41'50''$ E., 518.96 feet) to the Southerly right-of-way line of PROGRESS BOULEVARD; thence along said Southerly right-of-way line the following three (3) curves and four (4) courses: SOUTHEASTERLY 199.85 feet along a curve concave to the Northeast having a radius of 2050.61 feet through a central angle of $03^{\circ}35'17''$ (chord bears $S.60^{\circ}34'42''$ E., 199.78 feet); thence $N.26^{\circ}10'16''$ E., 10.00 feet to the beginning of a curve concave to the Northeast having a radius of 2040.61 feet; thence SOUTHEASTERLY 186.28 feet along said curve through a central angle of $03^{\circ}13'49''$ (chord bears $S.66^{\circ}03'33''$ E., 186.21 feet); thence non-tangent to said curve $S.79^{\circ}40'30''$ E., 316.23 feet to the beginning of a non-tangent curve concave to the North having a radius of 2004.86 feet; thence EASTERLY 421.46 feet along said curve through a central angle of $12^{\circ}02'41''$ (chord bears $S.83^{\circ}40'28''$ E., 420.68 feet); thence $N.00^{\circ}17'54''$ E., 10.00 feet; thence $S.89^{\circ}42'04''$ E., 401.69 feet to the POINT OF BEGINNING.

Subject Property Containing 101.83 Acres, More or Less.