

## **WHAT IS THE CRESTVIEW WEST COMMUNITY DEVELOPMENT DISTRICT?**

The Crestview West Community Development District (the "District") is an independent special taxing district authorized by Chapter 190 of the *Florida Statutes* to *finance, acquire, construct and maintain public infrastructure* in planned developments such as **Serenity**. The District was created by the Miami-Dade County (the "County") Board of County Commissioners by County Ordinance No. 08-32.

## **HOW DOES THE DISTRICT AFFECT ME?**

The District levies an assessment against your property each year that represents your pro-rata share of the cost of the public infrastructure that was financed by the District. Also, included in the assessment is your pro-rata share of the cost to operate & maintain the District. The assessment will appear on your property tax bill that you will receive in November of each year. If you have a mortgage on your property and your taxes are escrowed, your assessments will be included in your monthly mortgage payment. In that case, your tax bill will go directly to your mortgage company and be paid from your escrow account.

## **WHAT HAS THE DISTRICT FINANCED?**

The District issued in 2014 long term Bonds ("2014 Bonds") in the total amount of \$2,462,000 in order to finance all or a portion of the cost of construction of the public infrastructure improvements in the District. Included in the improvements are portions of such items as the stormwater management/drainage system, roadway/street improvements, potable water distribution system, the sanitary sewer system and certain other related improvements.

The remainder of the improvements were constructed by the Developer and the costs were included in the price of your home.

## **HOW DID I BENEFIT FROM THE DISTRICT FINANCING?**

When you purchased your home in the District, the amount that the District financed was not included in the price of your home. Also, you will only pay for the District improvements while you own your home. If you sell your home before the District's 2014 Bonds are paid off, the next owner becomes responsible for paying his or her pro-rata share of the cost of the improvements.

## **WHO GOVERNS THE COMMUNITY DEVELOPMENT DISTRICT?**

The District is governed by a five (5) member Board of Supervisors who were initially elected by the landowners within the District on a one acre/one vote basis. Six years after the initial election of Supervisors **and** after the District attains at least 250 qualified electors, Supervisors whose terms expire will begin to be elected (as their terms expire) by qualified electors of the District. A qualified elector is a registered voter who is at least eighteen years of age, a resident of the District and the State of Florida and a citizen of the United States. At the election where Supervisors are first elected by qualified electors, two Supervisors must be qualified electors and be elected by qualified electors; and both Supervisors will serve a four-year term of office. The other Supervisor will be elected by landowners for a four-year term. Thereafter, as terms expire, Supervisors will be replaced by qualified electors residing in the District.

**WHO MANAGES THE  
COMMUNITY DEVELOPMENT  
DISTRICT?**

The Board of Supervisors has hired a District Manager who manages the affairs of the District. The District Manager is Special District Services, Inc. who can be contacted at 305-777-0761 and/or 877-737-4922.

**HOW MUCH IS MY ANNUAL  
ASSESSMENT?**

The maximum annual assessment is equal for each residential dwelling unit in the District. It is comprised of two (2) components: the debt service component (principal & interest) and the operations/maintenance component. The debt service component per residential unit type will be approximately:

Single Family Unit - \$1,395.00

per year & will not be exceeded during the 30-year amortization period for the bonds.

The operations/maintenance component/amount for Fiscal Year 2018-2019 will be published on or after May 16, 2018. This amount could vary from year to year.

This document is provided for general informational purposes only and to provide residents of the District with an overview of the purpose of the District.

Pursuant to Chapter 190 of the *Florida Statutes*, the District imposes assessments on this property through a community development district.

These assessments pay the construction, operation and maintenance costs, as required for certain public facilities of the District. These assessments are in addition to County and all other taxes and assessments provided for by law and as shown herein do not include a 1% County Property Appraiser service fee, a 1% County Tax Collector collection fee and a 4% discount for early payment.

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**A HOMEOWNERS  
GUIDE TO THE**

**CRESTVIEW WEST  
COMMUNITY  
DEVELOPMENT  
DISTRICT**

Used For:

**SERENITY**

**2018**