

Upon recording, this instrument should be returned to:

(This space reserved for Clerk)

Willow Walk Community Development District
c/o Rizzetta & Company
9530 Marketplace Road, Suite 206
Fort Myers, Florida 33912

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
DISCLOSURE OF PUBLIC FINANCING

The Willow Walk Community Development District (“**District**”) is a local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, *Florida Statutes* (“**Act**”). 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.

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. 15-11 enacted by the Board of County Commissioners of Manatee County, Florida, which was effective on February 26, 2015. The District encompasses approximately 272.36 acres of land located entirely within the boundaries of Manatee County, Florida. The portion of the District known as the “**South Parcel Assessment Area**” consists of approximately 125.14 acres, and is described in **Exhibit A**. The portion of the District known as the “**North Parcel Assessment Area**” consists of approximately 147.22 acres, and is described in **Exhibit B**. 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 (“**Board**”), the members of which must be residents of the State and citizens of the United States.

For more information about the District, please visit: <http://willow-walk-cdd.org/>. Alternatively, please contact the District’s Manager, c/o Rizzetta & Company, Inc., 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, or by telephone at (239) 936-0913 (“**District Manager’s Office**”).

DESCRIPTION OF PROJECTS, BONDS & ASSESSMENTS

The District is authorized by Chapter 190, *Florida Statutes*, to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, stormwater management, water and sewer utilities, irrigation, offsite improvements, landscaping, lighting, recreational facilities and other infrastructure projects and services necessitated by the

development of, and serving lands within, the District. To finance the construction of such projects, the District is authorized to issue special assessment bonds that are secured by special assessments levied against properties within the District that are benefitted by the projects.

South Parcel Assessment Area Project – Series 2015 Bonds

In 2015, the District undertook the construction and/or financing of its “**South Parcel Assessment Area Project.**” Such South Parcel Assessment Area Project includes roadway improvements, storm water management facilities, utilities (water and sewer), irrigation, offsite improvements, landscaping, lighting and recreational facilities in the South Parcel Assessment Area, which was expected to include approximately 287 residential units. The South Parcel Assessment Area Project was expected to cost approximately \$8,745,000, and is described in more detail in the *Engineer’s Report* dated March 5, 2015, which is on file and available for review at the District Manager’s Office.

To finance a portion of the costs of the South Parcel Assessment Area Project, and on July 15, 2015, the District issued its \$3,745,000 Special Assessment Bonds, Series 2015 (South Parcel Assessment Area Project) (“**2015 Bonds**”). The 2015 Bonds are secured by special assessments (“**South Parcel Assessment Area Assessments**”) levied and imposed on benefitted lands within the South Parcel Assessment Area. The South Parcel Assessment Area Assessments are identified on the charts herein, and are described in more detail in the *Master Assessment Methodology Report – South Assessment Area*, dated February 23, 2015, *First Supplemental Assessment Methodology Report – South Parcel Assessment Area*, dated June 8, 2015, and the *Final Supplemental Assessment Methodology Report – South Parcel Assessment Area*, dated June 30, 2015, all of which are on file and available for review at the District Manager’s Office.

The following table details the South Parcel Assessment Area Assessments, as they are anticipated to be fully allocated upon platting:

Land Use Type	Per Unit Total Principal	Per Unit Annual Installment
Single Family 40’	\$13,048.78	\$966.85
Single Family 50’	\$13,048.78	\$966.85

North Parcel Assessment Area Project – Series 2017 Bonds

In 2017, the District undertook the construction and/or financing of its “**North Parcel Assessment Area Project.**” Such North Parcel Assessment Area Project similarly includes roadway improvements, storm water management facilities, utilities (water and sewer), irrigation, offsite improvements, landscaping, lighting and recreational facilities for the North Parcel Assessment Area, which is expected to include approximately 431 residential units. The North Parcel Assessments Area Project is expected to cost approximately \$11,165,000, and is described in more detail in the *Engineer’s Report*, dated June 8, 2015, as supplemented by the

Supplemental Engineer's Report (2017 Project) dated July 28, 2017, which are on file and available for review at the District Manager's Office.

To finance a portion of the costs of the North Parcel Assessment Area Project, and on October 16, 2017, the District issued its \$3,045,000 Special Assessment Bonds, Series 2017 (North Parcel Assessments Area Project) ("**2017 Bonds**"). The 2017 Bonds are secured by special assessments ("**North Parcel Assessment Area Assessments**") levied and imposed on benefitted lands within the North Parcel Assessment Area. The North Parcel Assessment Area Assessments are identified on the charts herein, and are described in more detail in the *Amended and Restated Master Special Assessment Allocation Report* dated August 3, 2017, as supplemented by the *Final Supplemental Special Assessment Allocation Report*, dated September 29, 2017, all of which are on file and available for review at the District Manager's Office. The District may or may not issue another series of bonds in order to finance additional portions of the North Parcel Assessment Area Project.

The following table details the North Parcel Assessment Area Assessments, as they are anticipated to be fully allocated upon platting:

North Parcel Assessment Area Assessments

Land Use Type	Per Unit Total Principal	Per Unit Annual Installment
Single Family 40'	\$13,716.22	\$937.50
Single Family 50'	\$13,716.22	\$937.50
Single Family 50' Gated	\$13,716.22	\$937.50

For more information regarding the South Parcel Assessment Area Assessments and North Parcel Assessment Area Assessments, please refer to the applicable assessment methodology reports referenced herein, and other applicable documents available from the District Manager's Office.

Operation and Maintenance Assessments

In addition to debt service assessments, the District may also impose on an annual basis operations and maintenance assessments ("**O&M Assessments**"), which are determined and calculated annually by the Board in order to fund the District's annual operations and maintenance budget. O&M Assessments are levied against all benefitted lands in the District, and may vary from year to year based on the amount of the District's budget. O&M Assessments may also be affected by the total number of units that ultimately are constructed within the District. The allocation of O&M Assessments is set forth in the resolutions imposing the assessments. Please contact the District Manager's Office for more information regarding the allocation of O&M Assessments.

Collection Methods

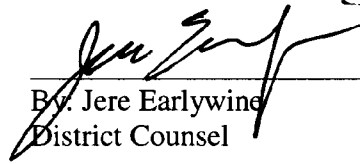
For any given fiscal year, the District may elect to collect any special assessment for any lot or parcel by any lawful means. Generally speaking, the District may elect to place a special assessment on that portion of the annual real estate tax bill, entitled "non-ad valorem assessments," which would then be collected by the Manatee County Tax Collector in the same manner as county ad valorem taxes. Alternatively, the District may elect to collect any special assessment by sending a direct bill to a given landowner. The District reserves the right to change collection methods from year to year.

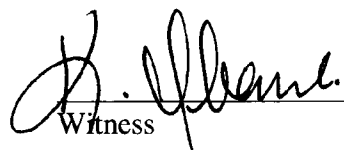
Please note that the District's capital improvement plans and future financing plans may affect the information contained herein and all such information is subject to change at any time and without further notice. Further information regarding any of the improvements can be obtained from the engineer's reports on file with the District Manager's Office. Further, 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. If you have questions or would like information about the District, please contact the District Manager's Office at the address and phone number identified herein.

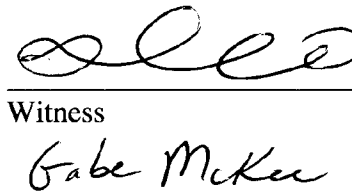
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IN WITNESS WHEREOF, this Disclosure of Public Financing has been executed as of the 18 day of October, 2017, and recorded in the Official Records of Manatee County, Florida.

**WILLOW WALK COMMUNITY
DEVELOPMENT DISTRICT**


By: Jere Earlywine
District Counsel


Witness
Katherine Morris
Print Name


Witness
Gabe McKee
Print Name

STATE OF FLORIDA
COUNTY OF Leon

The foregoing instrument was acknowledged before me this 18th day of October, 2017, by Jere Earlywine, District Counsel for the Willow Walk 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.



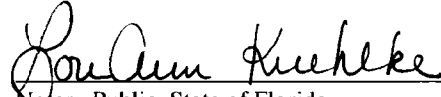




Notary Public, State of Florida
Print Name: _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT A

 <h2 style="margin: 0;">Leo Mills & Associates, Inc.</h2>															
LICENSED SURVEYOR NO. 613 • SURVEYING • LAND PLANNING															
620 8th AVENUE WEST, PALMETTO, FL 34221 PHONE: (841)722-2400 FAX: (841)722-8840	22 NORTH POLK AVENUE, ARCADIA, FL 34288 PHONE: (883)883-4141 FAX: (883)883-2848														
WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT															
SECTION 5, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA															
<p style="text-align: center; font-weight: bold;">SKETCH OF DESCRIPTION</p> <p style="text-align: center; font-weight: bold;">SEE PAGE 3 FOR GRAPHIC DEPICTION OF THIS DESCRIPTION.</p> <p style="text-align: center; font-size: small;">SHEET INDEX</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 10%; font-weight: bold; font-size: small;">PAGE 1</td> <td style="font-size: small;">DESCRIPTION OF SOUTH PARCEL</td> </tr> <tr> <td style="font-weight: bold; font-size: small;">PAGE 2</td> <td style="font-size: small;">DESCRIPTION OF NORTH PARCEL</td> </tr> <tr> <td style="font-weight: bold; font-size: small;">PAGE 3</td> <td style="font-size: small;">GRAPHIC DEPICTION OF SOUTH PARCEL</td> </tr> <tr> <td style="font-weight: bold; font-size: small;">PAGE 4</td> <td style="font-size: small;">GRAPHIC DEPICTION OF NORTH PARCEL</td> </tr> </table> <p>DESCRIPTION: SOUTH PARCEL</p> <p>THAT CERTAIN PORTION OF LAND LYING IN SECTION 5, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCE AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S00°28'03"E, ALONG THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 1219.37 FEET TO THE POINT OF INTERSECTION OF SAID EAST LINE AND THE SOUTHERLY LINE OF THE SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY, A 50 FOOT WIDE RIGHT-OF-WAY, SAID POINT OF INTERSECTION BEING THE POINT OF BEGINNING; THENCE CONTINUE S00°28'03"E, ALONG SAID EAST LINE, A DISTANCE OF 1440.33 FEET TO THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 5; THENCE S00°28'06"E, ALONG THE EAST LINE OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4, A DISTANCE OF 1285.47 FEET TO A POINT ON THE MONUMENTED NORTH RIGHT-OF-WAY LINE OF MENDOZA ROAD; THENCE N89°42'42"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 2639.81 FEET TO A POINT ON THE WEST LINE OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4; THENCE N00°59'28"W, ALONG SAID WEST LINE, A DISTANCE OF 1291.20 FEET TO THE NORTHWEST CORNER OF SAID NORTH 1/2 OF SOUTHEAST 1/4, ALSO BEING THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE N00°45'20"W, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 98.89 FEET TO THE POINT OF INTERSECTION OF SAID WEST LINE AND THE SOUTHERLY LINE OF THE SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY, A 50 FOOT WIDE RIGHT-OF-WAY; THENCE N63°25'42"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2954.84 FEET TO THE POINT OF BEGINNING.</p> <p>CONTAINING 5,450,892 SQUARE FEET OR 125.14 ACRES, MORE OR LESS.</p> <p>NOTES</p> <ol style="list-style-type: none"> 1. THIS PLAT IS A "SKETCH OF DESCRIPTION" ONLY AND IS NOT INTENDED TO BE USED AS A BOUNDARY SURVEY. 2. THIS "SKETCH OF DESCRIPTION" CONSISTS OF 4 PAGES. EACH PAGE IS INTENDED TO BE USED IN CONJUNCTION WITH ALL OTHER PAGES. THIS "SKETCH OF DESCRIPTION" IS NOT COMPLETE WITHOUT ALL 4 PAGES. 	PAGE 1	DESCRIPTION OF SOUTH PARCEL	PAGE 2	DESCRIPTION OF NORTH PARCEL	PAGE 3	GRAPHIC DEPICTION OF SOUTH PARCEL	PAGE 4	GRAPHIC DEPICTION OF NORTH PARCEL	<p style="text-align: center; font-weight: bold; font-size: small;">SURVEYOR'S CERTIFICATE</p> <div style="text-align: center;">  BY: <u>LEO MILLS, FL</u> REGISTERED STATE OF FLORIDA - PROFESSIONAL LAND SURVEYOR NO. 3513 DATE: <u>3/5/14</u> </div> <p style="text-align: center; font-weight: bold; font-size: small;">LEGEND</p> <table style="width: 100%; border: none; font-size: x-small;"> <tr> <td style="width: 15%;">R/W</td> <td>= RIGHT-OF-WAY</td> </tr> <tr> <td>ORB</td> <td>= OFFICIAL RECORD BOOK</td> </tr> <tr> <td>P.I.</td> <td>= POINT OF INTERSECTION</td> </tr> </table>	R/W	= RIGHT-OF-WAY	ORB	= OFFICIAL RECORD BOOK	P.I.	= POINT OF INTERSECTION
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JOB NO. <u>C8622</u> SCALE: <u>NONE</u> FILE INDEX NO. _____															

DWG. FILE: C8622-NORTH & SOUTH-S & D-8X9.DWG SHEET 1 LAYOUT GHC C060 FILE: C8146.C00 GHC

EXHIBIT B

 <h2 style="margin: 0;">Leo Mills & Associates, Inc.</h2> <p style="font-size: small; margin: 0;">LICENSED SURVEYOR NO. 618 • SURVEYING • LAND PLANNING</p>
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>820 8th AVENUE WEST, PALMETTO, FL 34221 PHONE: (841)722-2480 FAX: (841)722-8840</p> </div> <div style="width: 45%;"> <p>22 NORTH POLK AVENUE, ARCADIA, FL 34286 PHONE: (863)983-4141 FAX: (863)983-2846</p> </div> </div>
WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
SECTION 5, TOWNSHIP 34 SOUTH, RANGE 18 EAST & SECTION 32, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA PAGE 2 OF 4
<p>SEE PAGE 4 FOR GRAPHIC DEPICTION OF THIS DESCRIPTION.</p> <p>DESCRIPTION: NORTH PARCEL</p> <p>THAT CERTAIN PORTION OF LAND LYING IN SECTION 5, TOWNSHIP 34 SOUTH, RANGE 18 EAST, AND SECTION 32, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCE AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S00°26'03"E, ALONG THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 383.84 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S00°26'03"E, ALONG SAID EAST LINE, A DISTANCE OF 779.83 FEET TO THE POINT OF INTERSECTION OF SAID EAST LINE AND THE NORTHERLY LINE OF THE SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY, A 50 FOOT WIDE RIGHT-OF-WAY; THENCE S63°25'42"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2934.77 FEET; THENCE N00°17'15"W, ALONG AN EXISTING FENCE, A DISTANCE OF 1148.79 FEET TO ITS INTERSECTION WITH AN EXISTING FENCE; THENCE N89°45'05"W, ALONG SAID FENCE LINE, A DISTANCE OF 353.67 FEET; THENCE N01°11'59"E, 5.64 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE N89°48'16"W, ALONG SAID SOUTH LINE, A DISTANCE OF 986.28 FEET TO A POINT ON THE EAST MAINTAINED RIGHT-OF-WAY LINE OF STATE ROAD 683 (ELLENTON-GILLETTE ROAD), SAID EAST MAINTAINED RIGHT-OF-WAY LINE LYING 33 FEET EASTERLY OF THE STATE ROAD 683 CENTERLINE AS SET FORTH BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS DATED JUNE 5, 1979; THENCE N01°04'09"E, ALONG SAID EAST MAINTAINED RIGHT-OF-WAY LINE, A DISTANCE OF 1313.07 FEET TO A POINT THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE N89°52'31"E, ALONG SAID NORTH LINE, A DISTANCE OF 1270.05 FEET TO THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE N89°56'05"E, ALONG THE NORTH LINE OF THE AFOREMENTIONED NORTHEAST 1/4 OF SECTION 5, A DISTANCE OF 1070.78 FEET TO THE CENTERLINE OF AN EXISTING STREAM; THENCE EASTERLY, ALONG SAID CENTERLINE, THE FOLLOWING 19 COURSES AND DISTANCES: (1) S62°18'15"E, 10.57 FEET; (2) S82°13'21"E, 63.63 FEET; (3) S82°55'35"E, 48.34 FEET; (4) N83°50'40"E, 184.41 FEET; (5) N89°07'43"E, 127.43 FEET; (6) N63°25'34"E, 142.65 FEET; (7) S83°34'04"E, 38.00 FEET; (8) N79°42'58"E, 78.33 FEET; (9) N81°46'10"E, 114.52 FEET; (10) S89°28'40"E, 65.94 FEET; (11) S78°01'01"E, 61.42 FEET; (12) S71°59'29"E, 69.10 FEET; (13) S64°58'57"E, 57.53 FEET; (14) S82°57'01"E, 96.58 FEET; (15) S55°38'00"E, 46.84 FEET; (16) S48°37'03"E, 46.88 FEET; (17) S50°45'56"E, 89.15 FEET; (18) S35°45'01"E, 168.07 FEET; (19) S33°03'33"E, 90.08 FEET; THENCE LEAVING SAID CENTERLINE OF STREAM, N89°33'02"E, 179.18 FEET TO THE POINT OF BEGINNING.</p> <p>CONTAINING 6,412,983 SQUARE FEET OR 147.22 ACRES, MORE OR LESS.</p>
<p>JOB NO. <u>58822</u> SCALE: <u>NONE</u> FILE INDEX NO. _____</p> <p>DWG. FILE: C8622-NORTH & SOUTH-S & D-8X9.DWG SHEET 2 LAYOUT GNC COGO FILE: C8146.CGO GNC</p>