

**TESORO**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Public Financing and Maintenance of  
Improvements by the Tesoro  
Community Development District**

**Revised 4-27-09**

**Board of Supervisors  
Tesoro  
Community Development District**

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District records are on file at the District Office and the Tesoro CDD Office, Port St. Lucie, Florida, and are available for public inspection upon request during normal business hours.

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## **INTRODUCTION**

On behalf of the Board of Supervisors of the Tesoro 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 Tesoro 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 TESORO 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 **Tesoro 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 January 10, 2005, by rule of the Florida Land and Water Adjudicatory Commission. A local unit of special-purpose government created pursuant to and existing under the provisions of Chapter 190, Florida Statutes, the District provides an alternative means for planning, financing, 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 St. Lucie County.

Board meetings are noticed in the Stuart News (Jupiter Courier) 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 CDD Office at Tesoro. 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 tracts within the District include stormwater management.

**Stormwater Management**

The stormwater 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.

### **Bonds, Assessments, Fees, and Charges**

As of the date hereof, the District has not issued any bonds to fund infrastructure improvements. Properties within the District are subject to assessments levied by the City of Port St. Lucie to pay debt service on bonds issued by the City for improvements benefitting the Tesoro Special Assessment District. There is 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 may include, but is not limited to, lakes, canals, wetlands, 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.

### **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 Tesoro 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:

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