

**CHAMPION'S RESERVE
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
LANDOWNERS ELECTION, PUBLIC HEARING
AND REGULAR MEEETING
FEBRUARY 23, 2016**

**CHAMPION'S RESERVE
COMMUNITY DEVELOPMENT DISTRICT AGENDA
TUESDAY, FEBRUARY 23, 2016
10:00 A.M.**

The Lakeland Public Library Larry R. Jackson Branch
Located at 1700 N. Florida Ave., Lakeland, FL 33805

District Board of Supervisors	Chairman	Jeb Bittner
	Vice Chairman	Eric Davidson
	Supervisor	Brian Lamb
	Supervisor	Brian Howell
	Supervisor	James Paleveda
District Manager	Meritus	Brian Lamb
		Brian Howell
District Attorney	Straley & Robin	John Vericker
District Engineer	Cabre Engineering	Armando Cabre

All cellular phones and pagers must be turned off while in the meeting room

The District Agenda is comprised of four different sections:

The meeting will begin at **10:00 a.m.** with the seventh section called **Business Matters**. The business matters section contains items for approval by the District Board of Supervisors that may require discussion, motion and votes on an item-by-item basis. If any member of the audience would like to speak on one of the business items, they will need to register with the District Administrator prior to the presentation of that agenda item. Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting. The ninth section is called **Administrative Matters**. The Administrative Matters section contains items that require the review and approval of the District Board of Supervisors as a normal course of business. The tenth section is called **Staff Reports**. This section allows the District Administrator, Engineer, and Attorney to update the Board of Supervisors on any pending issues that are being researched for Board action. The final sections are called **Board Members Comments and Public Comments**. This is the section in which the Supervisors may request Staff to prepare certain items in an effort to meet residential needs. The Audience Comment portion of the agenda is where individuals may comment on matters that concern the District. Each individual is limited to **three (3) minutes** for such comment. The Board of Supervisors or Staff is not obligated to provide a response until sufficient time for research or action is warranted. IF THE COMMENT CONCERNS A MAINTENANCE RELATED ITEM, THE ITEM WILL NEED TO BE ADDRESSED BY THE DISTRICT ADMINSTRATOR OUTSIDE THE CONTEXT OF THIS MEETING.

Public workshops sessions may be advertised and held in an effort to provide informational services. These sessions allow staff or consultants to discuss a policy or business matter in a more informal manner and allow for lengthy presentations prior to scheduling the item for approval. Typically no motions or votes are made during these sessions.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Board of Supervisors
Champion's Reserve Community Development District

Dear Board Members:

The Landowner's Election, Public Hearing and Regular Meeting of Champion's Reserve Community Development District will be held on **February 23, 2016 at 10:00 a.m.** at The Lakeland Public Library Larry R. Jackson Branch located at 1700 N. Florida Avenue, Lakeland, FL 33805. Following is the Agenda for the Meeting:

Call In Number: 1-866-906-9330

Access Code: 4863181

LANDOWNERS MEETING/ELECTION

- 1. Call to Order**
- 2. Appointment of Meeting Chairman**
- 3. Announcement of Candidates/Call for Nominations**
- 4. Election of Supervisors**
- 5. Owners Request**
- 6. Adjournment**

REGULAR MEETING AND PUBLIC HEARING OF THE BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENT ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
 - A. Consideration of Resolution 2016-26; Canvassing and Certifying the Results of the Landowners Election Tab 01
 - B. Consideration of Resolution 2016-27; Re-Designating Officers Tab 02
 - C. Approval of Promissory Note Tab 03
 - D. Approval of Development Acquisition Agreement Tab 04
- 4. PUBLIC HEARING ON LEVYING SPECIAL ASSESSMENTS**
 - A. Open the Public Hearing on Levying Special Assessments
 - B. Staff Presentations
 - C. Public Comment
 - D. Close the Public Hearing on Levying Special Assessments
 - E. Consideration of Resolution 2016-28; Levying Special Assessments..... Tab 05
- 5. BUSINESS ADMINISTRATIVE**
 - A. Consideration of Board of Supervisors Meeting Minutes January 13, 2016..... Tab 06
 - B. General Matters of the District
- 6. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
- 7. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

RESOLUTION 2016-26

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CHAMPION'S
RESERVE COMMUNITY DEVELOPMENT DISTRICT CANVASSING
AND CERTIFYING THE RESULTS OF THE LANDOWNERS ELECTION
OF SUPERVISORS HELD PURSUANT TO SECTION 190.006(2), FLORIDA
STATUTES, ADDRESSING SEAT NUMBER DESIGNATIONS ON THE
BOARD OF SUPERVISORS, AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, CHAMPION'S RESERVE Community Development District (the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes; and

WHEREAS, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting is required to be held following the creation of a community development district for the purpose of electing supervisors of the District; and

WHEREAS, following proper publication and notice thereof, on February 23, 2016, the owners of land within the District held a meeting for the purpose of electing supervisors to the District's Board of Supervisors ("Board"); and

WHEREAS, at the February 23, 2016 meeting, the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, the Board, by means of this Resolution, desires to canvas the votes, declare and certify the results of the landowner's election, and announce the Board Members, seat number designations on the Board.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF
SUPERVISORS OF CHAMPION'S RESERVE COMMUNITY
DEVELOPMENT DISTRICT:**

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to wit:

Seat 1	_____	Votes _____
Seat 2	_____	Votes _____
Seat 3	_____	Votes _____
Seat 4	_____	Votes _____
Seat 5	_____	Votes _____

SECTION 3. In accordance with Section 190.006(2), Florida Statutes, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

Seat 1	_____	Years <u>4</u>
Seat 2	_____	Years <u>4</u>
Seat 3	_____	Years <u>2</u>
Seat 4	_____	Years <u>2</u>
Seat 5	_____	Years <u>2</u>

SECTION 4. Said terms of office commenced on February 23, 2016.

SECTION 5. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect. To the extent the provisions of this Resolution conflict with the provisions of any other resolution of the District, the provisions of this Resolution shall prevail.

PASSED AND ADOPTED this 23rd day of February, 2016.

ATTEST:

**BOARD OF SUPERVISORS OF
CHAMPION'S RESERVE COMMUNITY
DEVELOPMENT DISTRICT**

By: _____
Its: Secretary/Assistant Secretary

Chairman, Board of Supervisors

RESOLUTION 2016-27

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CHAMPION'S RESERVE
COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE OFFICERS OF
THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Champion's Reserve Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Polk County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated the Officers of the District; and

WHEREAS, the Board now desires to re-designate certain Officers.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF
CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT THAT:**

Section 1. _____ is appointed Chairman.
 _____ is appointed Vice Chairman.
 Brian Lamb is appointed Secretary.
 Walter X. Morales is appointed Treasurer.
 Brian Howell is appointed Assistant Secretary.
 _____ is appointed Assistant Secretary.
 _____ is appointed Assistant Secretary.
 _____ is appointed Assistant Secretary.

Section 2. All prior designations which are inconsistent with the designations herein are forthwith rescinded.

Section 2. This Resolution shall become effective on February 23, 2016.

PASSED AND ADOPTED THIS 23RD DAY OF FEBRUARY, 2016.

**CHAMPION'S RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

CHAIRMAN

ATTEST:

SECRETARY/ASSISTANT SECRETARY

**CHAMPION'S RESERVE
COMMUNITY DEVELOPMENT DISTRICT
PROMISSORY NOTE**

IMPROVEMENTS

Owner: **Gudmar Champion, LLC (the "Owner")**

Principal Amount (not to exceed): \$6,671,500.00

Effective Date: _____, 2016

The **Champion's Reserve Community Development District**, a community development district duly created, established and existing pursuant to Chapter 190, Florida Statutes (the "**District**"), for value received and in accordance with the Development Acquisition Agreement between the Owner and the District, dated _____, 2016, hereby promises to pay to the Owner set forth above, or its successors or assigns, the principal amount as shown above, in a single installment, which shall become due and payable when, as, and if the District, in its sole and absolute discretion, issues a future series of bonds or other indebtedness the proceeds of which are legally available for the payment of such principal and interest under the terms of the indenture, loan agreement or other agreements applicable to such bonds or other indebtedness (the "**Bonds**"); provided, however, that the principal amount becoming due hereunder shall not exceed the lesser amount of (i) the actual cost of the items described in **Exhibit "A"** (the "**Improvements**") or (ii) the fair market value of the Improvements as determined and certified by the District Engineer. Interest on this Promissory Note ("**Note**") shall be computed on the basis of a 360-day year of twelve 30-day months. This Note is given to finance the Improvements conveyed to the District.

This Note is a limited obligation of the District. The District is under no obligation to issue such Bonds at any time, and the Owner shall have no right to compel the District to issue such Bonds or to pay such principal from any other source of funds.

This Note is issued under and pursuant to the Constitution and laws of the State of Florida, particularly Chapter 190, Florida Statutes and other applicable provisions of law. This Note is issued with the intent that the laws of the State of Florida shall govern its construction.

This Note shall have all the qualities and incidents, including negotiability, of investment securities within the meaning and for all the purposes of the Uniform Commercial Code of the State of Florida. This Note may not be assigned by Owner without the consent of the District.

All acts, conditions and things required by the Constitution and laws of the State of Florida and the ordinances and resolutions of the District to happen, exist and be performed

precedent to and in the issuance of this Note have happened, exist and have been performed as so required.

The District hereby waives presentment for payment, demand, protest, notice of protest and notice of dishonor, and expressly agrees to remain and continue bound for the payment of the principal provided for by the terms of this Note, notwithstanding any extension or extensions of the time of, or for the payment of said principal, or any change or changes in the amount or amounts agreed to be paid under or by virtue of the obligation to pay provided for in the Note, or any change or changes by way of release or surrender or substitution of any real property and collateral or either, held as security for this Note, and the District waives all and every kind of notice of such extension or extensions change or changes, and agrees that the same may be made without the joinder of the District.

THIS NOTE SHALL NOT BE DEEMED TO CONSTITUTE A GENERAL DEBT OR A PLEDGE OF THE FAITH AND CREDIT OF THE DISTRICT, OR A DEBT OR PLEDGE OF THE FAITH AND CREDIT OF THE STATE OF FLORIDA OR ANY POLITICAL SUBDIVISION THEREOF WITHIN THE MEANING OF ANY CONSTITUTIONAL, LEGISLATIVE OR CHARTER PROVISION OR LIMITATION, AND IT IS EXPRESSLY AGREED BY THE OWNER OF THIS NOTE THAT SUCH OWNER SHALL NEVER HAVE THE RIGHT, DIRECTLY OR INDIRECTLY, TO REQUIRE OR COMPEL THE EXERCISE OF THE AD VALOREM TAXING POWER OF THE DISTRICT OR ANY OTHER POLITICAL SUBDIVISION OF THE STATE OF FLORIDA OR TAXATION IN ANY FORM ON ANY REAL OR PERSONAL PROPERTY FOR THE PAYMENT OF THE PRINCIPAL ON THIS NOTE.

IN WITNESS WHEREOF, the Champion's Reserve Community Development District has caused this Note to bear the signature of the Chair of its Board of Supervisors and the official seal of the District to be impressed or imprinted hereon and attested by the signature of the Secretary to the Board of Supervisors.

Attest:

**Champion's Reserve
Community Development District**

By: _____
Brian Lamb
Secretary

Name: _____
Chair of the Board of Supervisors

DEVELOPMENT ACQUISITION AGREEMENT

This Development Acquisition Agreement (this “**Agreement**”), is dated as of the ____ day of _____, 2016, between **Gudmar Champion, LLC**, a Florida limited liability company (the “**Developer**”) and the **Champion’s Reserve Community Development District**, a local unit of special purpose government organized and existing under Chapter 190, Florida Statutes (the “**District**”).

Recitals

WHEREAS, the District has determined that it is in the best interests of the present and future landowners for the District to finance, construct and deliver certain master community development services, facilities, and improvements benefitting certain areas of the District, including without limitation, certain drainage, water and sewer systems and facilities, roadways, and other infrastructure described in the Engineer’s Report for the Champion’s Reserve Community Development District, prepared by Cabre Engineering, LLC, dated December 1, 2015 (the “**Improvements**”); and

WHEREAS, the Improvements, when constructed, will benefit all of the property in the District; and

WHEREAS, the District desires to acquire from the Developer, and the Developer desires to sell and convey to the District all of the Developer’s right, title, and interest in the Improvements, together with fee title or non-exclusive easement rights in the real property upon which such Improvements are located (the “**Property**”), as mutually determined by the District and Developer, and the Developer has agreed to convey the Improvements to the District in consideration of a Promissory Note (the “**Note**”) from the District, in the form attached hereto as **Exhibit “A”**, subject to the conditions set forth in the Note, in an amount not to exceed \$6,671,500.00.

Operative Provisions

NOW, THEREFORE, in consideration of the mutual covenants herein contained, and for \$10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, the parties agree as follows:

1. **Conveyance of the Improvements.** From time to time as legally appropriate to effect a transfer to the District of a fee or easement estate in land owned, acquired or otherwise controlled by Developer (as the case may be) and relating to the Improvements, and to the extent permitted by applicable laws and regulations, the Developer shall convey to the District such legal interest in and to the Improvements, subject to non-exclusive easements as reasonably requested by Developer, free and clear of all liens and encumbrances except matters of record and current taxes. The Developer shall, at its expense, furnish the District an ownership and encumbrance report or other title evidence reasonably satisfactory to the District confirming that the Developer has fee simple title to that portion of the Improvements (if any) that are realty, free and clear of liens and encumbrances except matters of record and current taxes. The conveyances shall be made by special warranty deed or non-exclusive easement (as appropriate),

in recordable form, or by appropriate dedications upon recorded subdivision plats for the portion of the Improvements which are realty and by absolute bill of sale or written assignment for those Improvements which are tangible or intangible personalty. All such instruments of conveyance or assignment shall be in a form reasonably acceptable to the District and the Developer, and shall be executed and delivered to the District from time to time hereafter as requested by the District.

2. **Purchase Price.** The District shall execute and deliver the Note to the Developer, its successors and assigns, in an amount not to exceed \$6,671,500.00. The Note shall be paid only in express accordance with the terms set forth therein, which are incorporated into this Agreement by reference, provided, however, that the principal amount due on the Note shall not exceed the lesser amount of (i) the actual cost of the Improvements or (ii) the fair market value of such Improvements, as determined and certified by the District Engineer.

3. **Engineer's Certification.** Before the payment by the District as provided above, the District shall obtain from the District Engineer a certificate, signed by the District Engineer, certifying that: (i) the amount to be paid to the Developer is equal to the lesser of the fair market or the actual cost of the Improvements and (ii) the Improvements are in substantial conformity with the plans and specifications and all applicable laws governing the installation or construction thereof as certified to the Developer and the District by the District Engineer.

4. **Attorneys' Fees.** In the event of any action or proceeding between the Developer and the District to enforce any provision of this Agreement, the losing party shall pay to the prevailing party all costs and expenses, including without limitation, reasonable attorneys' fees, costs, and expenses, incurred in such action or proceeding and in any appeal in connection by such prevailing party.

5. **Applicable Law.** This Agreement is made and shall be construed under the laws of the State of Florida with venue in Polk County, Florida.

6. **Survival.** The terms and conditions hereof shall survive the closing of the transactions contemplated hereby.

7. **Amendments.** This Agreement may not be amended without the prior written consent of the parties hereto.

8. **Third Party Beneficiaries.** This Agreement is for the benefit of the parties hereto only, and no third party beneficiaries are intended or implied hereby.

9. **Counterparts.** This Agreement may be executed in multiple counterparts, which, when taken together, shall constitute one and the same instrument.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

Gudmar Champion, LLC,
a Florida limited liability company

By: _____
Name: _____
Title: _____

Attest:

**Champion's Reserve
Community Development District**

By: _____
Brian Lamb
Secretary

By: _____
Name: _____
Chair of the Board of Supervisors

RESOLUTION 2016-28

A RESOLUTION OF THE BOARD OF SUPERVISORS OF CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE CONSTRUCTION AND ACQUISITION OF CERTAIN MASTER AND SUBDIVISION IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING A METHOD FOR ALLOCATING THE TOTAL ASSESSMENTS AMONG THE BENEFITED PARCELS WITHIN THE DISTRICT; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS SPECIAL ASSESSMENT REVENUE BONDS; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT (the "**BOARD**") AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170 and 190 Florida Statutes, including specifically, Section 170.08, Florida Statutes.

SECTION 2. FINDINGS. The Board hereby finds and determines as follows:

(a) The Champion's Reserve Community Development District (the "**District**") is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized under Chapter 190, Florida Statutes, to construct certain infrastructure improvements as described in the Engineer's Report for the Champion's Reserve Community Development dated November 30, 2015, (the "**Project**").

(c) The District is authorized by Chapters 170 and 190, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development improvements such as the Project and to issue revenue bonds payable from special assessments as provided in Chapters 170 and 190, Florida Statutes.

(d) It is desirable for the public safety and welfare that the District construct and/or acquire the Project on certain lands within the District, the nature and location of which are described in Resolution 2016-22 and more specifically described in the plans and specifications on file at the registered office of the District; that the cost of such Project be assessed against the lands specially benefited thereby, and that the District issue its special assessment revenue bonds, in one or more series (herein, the "**Bonds**"), to provide funds for such purpose pending the receipt of such special assessments.

(e) The implementation of the Project, the levying of such special assessments and the sale and issuance of the Bonds serves a proper, essential, and valid public purpose.

(f) In order to provide funds with which to pay the cost of constructing a portion of the Project which are to be assessed against the benefited properties pending the collection of such special assessments, it is necessary for the District to issue and sell the Bonds.

(g) By Resolution 2016-22, the Board determined to implement the Project and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed therefor prior to the collection of such special assessments. Resolution 2016-22 was adopted in compliance with the requirements of Section 190.016, Florida Statutes and with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.

(h) Resolution 2016-22, was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the District.

(i) A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2016-23 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of implementing the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.

(k) At the time and place specified in the resolution and notice referred to in paragraph (j) above, the Board met as an equalization board, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable in the making of the final assessment roll.

(l) Having considered revised estimates of the construction costs of the Project, revised estimates of financing costs, and all complaints and evidence presented at such public hearing, the Board finds and determines:

(i) that the estimated costs of the Project is as specified in the Report (as defined below) and as attached as **Exhibit "A"** and the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the methods determined by the Board, which results in the special assessments set forth on the final assessment roll which is part of the Master Assessment Methodology Report for Champion's Reserve Community Development District, dated February 23, 2016, prepared by Meritus Districts (the "**Report**"), a copy which is attached as **Exhibit "A"** to this Resolution;

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Report and

that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon; and

(iv) it is desirable that the Assessments be paid and collected as herein provided.

SECTION 3. DEFINITIONS. Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Report. In addition, the following words and phrases shall have the following meanings:

"Assessable Unit" means a building lot in the product type or lot size as set forth in the Report.

"Assessment" or **"Assessments"** means the special assessments imposed to repay the Bonds which are being issued to finance the construction of the Project as described in the Report.

"Developer" means **GUDMAR Champion, LLC**, a Florida limited liability company, and its successors and assigns.

SECTION 4. AUTHORIZATION OF THE PROJECT. The Project described in Resolution 2016-22, as more specifically described by the plans and specifications therefor on file in the registered office of the District, is hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be constructed following the issuance of Bonds referred to herein.

SECTION 5. ESTIMATED COST OF PROJECT. The total estimated costs of the Project, and the costs to be paid by the Assessments on all specially benefited property is set forth in the Report.

SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF ASSESSMENTS. The Assessments on the benefited parcels, all as specified in the final assessment roll contained within the Report, are hereby equalized, approved, confirmed and levied. Promptly following the adoption of this Resolution, those Assessments shall be recorded by the Secretary of the Board of the District in a special book, to be known as the **"Improvement Lien Book."** The Assessment or Assessments against the benefited parcels shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims.

SECTION 7. FINALIZATION OF ASSESSMENTS. When the Project has been constructed to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required by Sections 170.08 and 170.09, Florida Statutes. In the event that the actual costs to the District for the Project is less than the amount assessed therefor, the District shall credit to each Assessment for the Project the proportionate difference between the Assessment as hereby made, approved and confirmed and

the actual costs of the Project, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as capitalized interest, funded reserves or bond discount included in the estimated cost of the Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the Assessments for all of the Project has been determined, the term "**Assessment**" shall mean the sum of the actual costs of the Project benefiting the benefited parcels plus financing costs.

SECTION 8. ALLOCATION OF ASSESSMENTS WITHIN THE BENEFITED PARCELS. Because it is contemplated that the land will be subdivided into lots to be used for the construction of residential units, and that such individual lots will be sold to numerous purchasers, the Board deems it desirable to establish a method for allocating the total Assessment among the various lots that will exist so that the amount so allocated to each lot will constitute an assessment against, and a lien upon, each such lot without further action by the Board.

The Board has been informed by the Developer that each lot of a particular product type as identified in the Report will be of approximately the same size as each other lot of the same product type. While it would be possible to allocate the Assessments among each lot of a particular product type on the basis of the square footage of each such lot, the Board does not believe that the special benefits afforded by the Project to each lot vary to any material degree due to comparatively minor variations in the square footage of each lot. Instead, the Board believes, and hereby finds, that based upon the Developer's present development plans, each lot of the same product type will be benefited equally by the Project, regardless of minor variations in the square footage of the lots.

If the Developer's plans change and the size of the Assessable Units vary to a degree such that it would be inequitable to levy Assessments in equal amounts against each Assessable Unit of the same product type, then the Board may, by a supplemental resolution, reallocate the Assessments against the Assessable Units on a more equitable basis and in doing so the Board may ignore minor variations among lots of substantially equal square footage; provided, however, that before adoption of any resolution the Board shall have obtained and filed with the trustee for the Bonds (the "**Trustee**"): (i) an opinion of counsel acceptable to the District to the effect that the Assessments as reallocated were duly levied in accordance with applicable law, that the Assessments as reallocated, together with the interest and penalties, if any, thereon, will constitute a legal, valid and binding first lien on the Assessable Units as to which such Assessments were reallocated until paid in full, and that such lien is coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims, whether then existing or thereafter created; and (ii) a certificate from the District's Methodology Consultant together with supporting schedule confirming that the aggregate cash flow from the reallocated Assessments is not less than the aggregate cash flow from the original Assessments.

If the Board reallocates Assessments as provided in the preceding paragraph, a certified copy of the supplemental resolution approving such reallocation shall be filed with the Trustee within 30 days after its adoption and a revised assessment roll shall be prepared and shall be recorded in the Improvement Lien Book created pursuant hereto.

SECTION 9. PAYMENT OF ASSESSMENTS. At the end of the capitalized interest period referenced in the Report (if any), the Assessments for the Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 30 years, in the principal amounts set forth in the Report, together with interest at the applicable coupon rate of the Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Assessments paid in November; provided, however, that any owner of land (unless waived in writing) against which an Assessment has been levied may pay the entire principal balance of such Assessment without interest at any time within thirty days after the Project has been completed and the Board has adopted a resolution accepting the Project as provided by section 170.09, Florida Statutes. Further any owner of land against which an Assessment has been levied may pay the principal balance of such Assessment, in whole at any time or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding November 1 or May 1, which is at least 45 days after the date of payment.

SECTION 10. PAYMENT OF BONDS; REFUNDS FOR OVERPAYMENT. Upon payment of all of the principal and interest on the Bonds secured by the Assessments, the Assessments theretofore securing the Bonds shall no longer be levied by the District. If, for any reason, Assessments are overpaid or excess Assessments are collected, or if, after repayment of the Bonds the Trustee makes payment to the District of excess amounts held by it for payment of the Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the Assessment.

SECTION 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES. The Assessments shall be subject to a penalty at a rate of one percent (1%) per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the corresponding provisions of subsequent law. However, the District anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem assessment" as provided by Florida Statutes, Chapter 197 for the collection of the Assessments for the Bonds. Accordingly, the Assessments for the Bonds, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time to time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. With respect to the Assessments levied against any parcels owned by the Developer, the District may invoice and collect such Assessments directly from the Developer and not pursuant to Chapter 197. Any Assessments that are directly collected by the District shall be due and payable to the District on April 1 and October 1 of each year.

SECTION 12. CONFIRMATION OF INTENTION TO ISSUE SPECIAL ASSESSMENT REVENUE BONDS. The Board hereby confirms its intention to issue the Bonds, to provide funds, pending receipt of the Assessments, to pay all or a portion of the cost of the Project assessed against the specially benefited property.

SECTION 13. SEVERABILITY. If any Section or part of a Section of this resolution be declared invalid or unconstitutional, the validity, force and effect of any other Section or part of a Section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other Section or part of a Section of this resolution is wholly or necessarily dependent upon the Section or part of a Section so held to be invalid or unconstitutional.

SECTION 14. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

EFFECTIVE DATE. This resolution shall become effective upon its adoption, this 23rd day of February, 2016.

Attest:

**Champion's Reserve
Community Development District**

By: _____
Name: _____
Assistant Secretary

By: _____
John E. Bittner, Jr.
Chair of the Board of Supervisors

2015



CHAMPIONS RESERVE

COMMUNITY DEVELOPMENT DISTRICT

MASTER ASSESSMENT METHODOLOGY REPORT

Compiled By:

Meritus
Districts

FEBRUARY 23, 2016

**MASTER ASSESSMENT
METHODOLOGY REPORT**

**CHAMPIONS RESERVE
COMMUNITY DEVELOPMENT DISTRICT**

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FEBRUARY 23, 2016

I. REPORT OBJECTIVE

This *Champion's Reserve Community Development District Master Assessment Methodology Report* (the "Master Report") details the basis of the benefit allocation and assessment methodology to support the financing plan relating to the Champion's Reserve Community Development District (the "District"). Those lands are generally described in the Engineer's Report (herein defined) and outlined further in Exhibit B of this Master Report. The objective of this Master Report is to:

1. Identify the District's Capital Improvement Program ("CIP") for the entire project to be financed, constructed and/or acquired by the District and define the benefits to properties within the District;
2. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within the District and ultimately to the individual units therein; and
3. Provide a basis for the placement of a lien on the assessable lands within the District that benefit from the CIP, as outlined by the *Engineer's Report for the Champion's Reserve Community Development District*, dated November 30, 2015 (the "Engineer's Report").

The basis of benefit received by District properties relates directly to the proposed CIP. It is the District's CIP that will create the public infrastructure that enables District properties to be developed and improved. Without these public improvements, which include public roadways, stormwater management, utilities (water & sewer), irrigation, landscaping, recreational facilities, professional service fees, and contingency funding, the development of District properties could not be undertaken within the current legal development standards. The main objective of this Master Report is to establish a basis on which to quantify and allocate the special benefit provided by the CIP to the District. A detailed allocation methodology and finance plan will be utilized to equitably distribute CIP costs upon the District properties based upon the level of benefit received.

This Master Report outlines the proposed financing structure and assessment methodology for the bonds to be issued by the District and identifies the maximum long term assessment and short term assessment associated with the current CIP. The District will issue Special Assessment Bonds (the "Bonds") in one or more series, the principal debt and maturities of which may vary, to finance the construction and/or acquisition of all or a portion of the CIP. It is anticipated that the methodology consultant will prepare supplemental reports providing an allocation methodology for the imposition and collection of long-term special assessments on a first platted, first assigned basis, levied in connection with the proposed improvements to be constructed and/or acquired the District, upon those properties which benefit from the improvements.

The methodology consultant may also distribute supplemental reports, as necessary, in connection with updates and/or revisions to the finance plan. Supplemental reports will be created to stipulate amended terms, interest rates, developer contributions, issuance costs, and will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within the District. Non-ad valorem assessments will be levied each year to

provide the funding necessary to remit debt service on the Bonds, and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Master Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

II. DISTRICT OVERVIEW

The District encompasses 81.98 +/- acres as located in Polk County, Florida lying within Section 4, Township 26 South, Range 27 East; more precisely the northeast quadrant of the intersection of Ronald Reagan Parkway and Interstate 4 as shown by Exhibit 1.1 in the appended section of the Engineer's Report. The primary developer of the Properties is GUDMAR Champion, LLC (the "Developer"), who has created the overall development plan as outlined and supported by the Engineer's Report. The development plan for the District contemplates a collection of single family units constructed within two phases, consisting of 221 total lots. The public improvements as described in the Engineer's Report include public roadways, stormwater management, utilities (water & sewer), irrigation, landscaping, recreational facilities, professional service fees, and contingency funding.

III. PROPOSED IMPROVEMENTS

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the District's CIP. As designed, the CIP is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefit to District lands. The potable water and sewer facilities are an example of one such system that provides benefit to all units; as a system of improvements, all private landowners of property within the District benefit the same from the first few feet of pipe as they do from the last few feet. The same principal can be applied to the storm water management system. As an interrelated facility, its design and interconnected control structures provide a consistent level of protection to the entire development program, and thus all landowners within the District.

IV. FINANCING

The District intends to finance all or a portion of the CIP through the issuance of tax exempt bonds. These bonds may be issued in one or more series. A number of items comprise the estimated bond size requirements. These items may include, but are not limited to, capitalized interest, a debt service reserve, underwriter's discount, and issuance costs. A portion of construction costs required to complete the CIP may be funded through a private funding source or contributions.

For purposes of the Master Report, allowances have been made for capitalized interest, a debt service reserve, underwriter's discount, issuance costs and rounding as shown on Table 4. As the finance plan is implemented the methodology consultant will issue supplemental report(s) which outline the provisions specific to each bond issue. The supplemental report(s) will detail the terms, interest rates, and costs associated with each bond series, including any

Developer contributions to the CIP and/or the prepayment of principal Bond debt. The supplemental report(s) will also detail the level of funding allocated to the construction/acquisition account, the capitalized interest account, the debt service reserve account, as well as the underwriter's discount, and issuance costs. Additionally, the supplemental report(s) will apply the principles set forth in the Master Report to determine the specific assessments required to repay the amounts being borrowed against the current development program.

V. ALLOCATION METHODOLOGY

The cost and benefit of the improvements constructed and/or acquired by the District is allocated to each property within the District is based on the estimated special benefit received. This method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the property's use and size in comparison to other properties within the District. According to F.S. 170.02, the methodology by which valid special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specifically benefited properties. The CIP benefit and special assessment allocation rationale is detailed below and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the assessable lands within the District for levy and collection. The allocation of benefits and assessments associated with the development program are demonstrated on Tables 5. The Developer may choose to pay down all or a portion of the long term assessments on an individual lot basis, thereby reducing the annual debt service assessment associated with the Bonds applicable to the lot or lots having been paid down.

EQUIVALENT ASSESSMENT UNITS (EAU) ALLOCATION: Public roadways, stormwater management, utilities (water & sewer), irrigation, landscaping, recreational facilities, professional service fees, and contingency funding benefit all properties within the District. The level of relative benefit can be compared through the use of defining "equivalent" units of measurement by product type to compare dissimilar development product types. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the system of capital improvements. The use of equivalent assessment unit methodologies is well established throughout the State as a fair and reasonable proxy for estimating the benefit received by development units. The costs associated with the CIP are derived from the Engineer's Report and outlined within Table 1 of this Master Report.

VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The District's CIP contains a "system of improvements" including the funding, construction and/or acquisition of district public roadways, stormwater management, utilities (water & sewer), irrigation, landscaping, recreational facilities, professional service fees, and contingency funding; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment as described in the preceding paragraph. Additionally, the improvements will result in all properties within the District receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement as cited in the foregoing sentence. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, as defined above.

The first requirement for determining the validity of a special assessment is plainly demonstrable; eligible improvements are found within the list provided in F.S. 170.01. However, ensuring realization of the second and third requirements for establishing a valid special assessment requires a more analytical examination. As required by F.S. 170.02, and described in the preceding section entitled "Allocation Methodology," this approach involves identifying and assigning value to the specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceed the cost of providing them. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, probability of decreased insurance premiums and the probability of increased marketability and value of the property. The development program contains a collection of single family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it "equates" the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefit.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the CIP is expressed in terms of EAU Factor in Table 2. For this Master Report, the District's single family units are assessed by product type, with each unit within its product type receiving the same EAU Factor.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the property. These benefits are derived from the acquisition and/or construction of the District's CIP. The allocation of responsibility for payment of the bond debt service within the District has been apportioned according to reasonable estimates of the special benefits provided consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the properties will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that Parcel of the District.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/City/CDD) tax-exempt parcels such as: lift stations, road rights-of-

way, waterway management systems, common areas, and certain lands/amenities owned by HOA(s). To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average square footage.

VII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned to the land within the District.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state.” At this point the infrastructure may or may not be installed but none of the units in the development program have been platted. This condition exists when the infrastructure program is financed prior to any development. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all of the gross acreage within each parcel, relative to the separate and independent special assessment lien levied against it as identified within Exhibit “A” of this Master Report. Debt will not be solely assigned to properties which have development rights, and may be assigned to undevelopable properties to ensure integrity of development plans, rights and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the development program has started to take shape. As lands subject to special assessments within each Parcel are platted and fully-developed, they are assigned specific assessments in relation to the estimated benefit that each unit receives from the CIP, with the balance of the debt assigned on a per acre basis as described in the preceding paragraph. Therefore each fully-developed, platted unit would be assigned a par debt assessment as set forth in Tables 5. It is not contemplated that any unassigned debt would remain once all of the lots associated with the improvements are platted and fully-developed; if such a condition was to occur, the true-up provisions in section VIII of this Master Report would be applicable.

The third condition is the “completed development state.” In this condition the entire development program for the District has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within each Parcel of the District.

VIII. TRUE-UP MODIFICATION

During the construction period of phases of development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per unit allocation of assessment principal. In order to ensure the District’s debt does not build up on the unplatted land, the District shall apply the following test as outlined within this “true up methodology”.

The debt per acre remaining on the unplatted land within each Parcel of the District is never allowed to increase above its ceiling debt per gross acre. The ceiling level of debt per acre is calculated as the total amount of debt for each bond issue

divided by the number of gross acres encumbered by those bonds. Thus, every time the test is applied, the debt encumbering the remaining un-platted gross acres must remain equal to or lower than the ceiling level of debt per gross acre per Parcel as established by Exhibit A.

True-up tests shall be performed upon the acceptance of each recorded plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses it is found the debt per gross acre exceeds the established maximum ceiling debt per gross acre, or there is not sufficient development potential in the remaining acreage of the District to produce the densities required to adequately service Bond debt, the District would require the immediate remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt to the ceiling amount per gross acre and to allow the remaining acreage to adequately service bond debt upon development. The final test shall be applied at the platting of 100% of the development units within each Parcel of the District.

True-up payment provisions may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District and bondholders, that there is sufficient development potential in the remaining acreage within the District to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this Section VIII.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

CHAMPIONS RESERVE

COMMUNITY DEVELOPMENT DISTRICT

TABLE 1. INFRASTRUCTURE COSTS

CONSTRUCTION COST ESTIMATE OF THE PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES ⁽¹⁾			
Description	PHASE 1 COST	PHASE 2 COST	TOTAL COST
Roadways	\$1,300,000.00	\$250,000.00	\$1,550,000.00
Stormwater Management	\$1,600,000.00	\$200,000.00	\$1,800,000.00
Utilities (Water and Sewer)	\$1,100,000.00	\$420,000.00	\$1,520,000.00
Irrigation	\$400,000.00	\$200,000.00	\$600,000.00
Landscaping	\$485,000.00	\$0.00	\$485,000.00
Recreational Facility	\$435,000.00	\$0.00	\$435,000.00
Professional Services	\$745,000.00	\$0.00	\$745,000.00
Contingency	\$606,500.00	\$107,000.00	\$713,500.00
TOTAL	\$6,671,500.00	\$1,177,000.00	\$7,848,500.00

TABLE 2. DEVELOPMENT PROGRAM

Product Type	Planned Assessable Units	Equivalent Assessment Unit (EAU) Weighting Factor	Assessment Total EAUs
Single Family Unit	221	1.00	221.0
	221		221.0

⁽¹⁾ Per Engineer's Report dated November 30, 2015

TABLE 3. CAPITAL IMPROVEMENT PLAN

CAPITAL IMPROVEMENT PLAN	Funding Needs
Roadways	\$1,550,000.00
Stormwater Management	\$1,800,000.00
Utilites (Water and Sewer)	\$1,520,000.00
Irrigation	\$600,000.00
Landscaping	\$485,000.00
Recreational Facility	\$435,000.00
Professional Services	\$745,000.00
Contingency	\$713,500.00
CAPITAL IMPROVEMENT NEEDS FOR DEVELOPMENT WITHIN ASSESSMENT AREA	\$7,848,500.00
Net Proceeds From Bonds	\$7,848,500.00
Amount required from private contributions or other sources to complete	\$0.00

TABLE 4. BOND FINANCING

<u>LONG TERM SPECIAL ASSESSMENT REVENUE BONDS</u>		
⁽¹⁾ Coupon Rate		6.00%
Term (Years)		31
Principal Amortization Installments		30
ISSUE SIZE		\$9,555,000
Construction Fund		\$7,848,500
⁽¹⁾ Capitalized Interest (Months)	12	\$573,300
Debt Service Reserve Fund		\$694,044
Underwriter's Discount	2.50%	\$238,875
+ Premium / - Discount		\$0
Cost of Issuance		\$200,000
Rounding		\$281
<u>ANNUAL ASSESSMENT</u>		
Annual Debt Service (Principal plus Interest)		\$694,044
⁽²⁾ Collection Costs and Discounts @ 7%		\$51,278
TOTAL ANNUAL ASSESSMENT		\$745,323

⁽¹⁾ Interest Rate and Capitalized Interest Period are not final and subject to change.

⁽²⁾ Collection Costs and Discounts are fees associated with the placement of the assessments on the County Tax Roll.

TABLE 5. ASSESSMENT ALLOCATION

Product Type	Planned Units	EAU Value	Per Product		Per Unit	
			Total Principal	Total Annual Assessment	Total Principal	Total Annual Assessment
Single Family Unit	221	1.00	\$9,555,000	\$745,323	\$43,235.29	\$3,372.50
	221		\$9,555,000	\$745,323		

EXHIBIT A

EXHIBIT A

EXHIBIT "A"

The anticipated par amount of bonds to be borrowed by the District to pay for the public capital infrastructure improvements is \$9,555,000.00 payable in 30 annual installments of principal of \$9,091.52 per acre. The anticipated par debt is \$116,552.82 per acre and is outlined below.

Prior to platting, the debt associated with the CIP will initially be allocated within the District on a per acre basis. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and the remaining un-platted acres in accordance with the assessment methodology.

<u>Assessment Roll</u>			
TOTAL LONG TERM ASSESSMENT:		\$9,555,000.00	
ANNUAL LONG TERM ASSESSMENT:		\$745,322.50	(30 Installments)
TOTAL ACRES +/-:		81.980	
TOTAL LONG TERM ASSESSMENT PER ACRE:		\$116,552.82	
ANNUAL LONG TERM ASSESSMENT PER ACRE:		\$9,091.52	(30 Installments)
		<u>PER PARCEL ASSESSMENTS</u>	
		Total PAR Debt	Total Annual
<u>Landowner Name, Parcel ID & Address</u>			
GUDMAR CHAMPION LLC			
Parcel ID: 27-26-04-000000-032030			
10310 SEAGRAPE WAY			
PALM BEACH GARDENS FL 33418			
Totals:		81.980	\$9,555,000.00
			\$745,322.50

EXHIBIT B

EXHIBIT A

EXHIBIT "B"
Metes and Bounds Legal Description

OVERALL LAND DESCRIPTION

(AS PER OFFICIAL RECORD BOOK 3796, PAGE 824)

THOSE PARTS OF THE NW-1/4 AND THE N-1/2 OF SW-1/4 LYING SOUTH OF COUNTY ROAD S-54 (SOMETIMES REFERRED TO AS DEAN STILL ROAD OR LOUGHMAN ROAD), IN SECTION 4, TOWNSHIP 26 SOUTH, RANGE 27 EAST, POLK COUNTY, FLORIDA, LESS THE EAST 40 FEET OF THAT PART OF THE NE-1/4 OF SW-1/4 OF SAID SECTION 4 LYING SOUTH OF COUNTY ROAD S-54 AND LESS THE RIGHT-OF-WAY FOR STATE ROAD 400 (INTERSTATE HIGHWAY 4) AND LESS THAT PART LYING NORTH AND WEST OF SAID STATE ROAD 400 AND LESS POLK COUNTY (STORM WATER RETENTION AREA), OFFICIAL RECORD BOOK 7118, PAGES 272-275, AS RECORDED IN OFFICIAL RECORD BOOK 7118 , PAGES 272-275 OF THE PUBLIC RECORDS OF POLK COUNTY , FLORIDA. SUBJECT TO EASEMENTS OF RECORD.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(AS CREATED PER METES AND BOUNDS) COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4 , TOWNSHIP 26 SOUTH , RANGE 27 EAST , ALSO SAID POINT BEING THE POINT OF BEGINNING ; THENCE DEPARTING SAID SOUTHWEST CORNER , RUN N.00°25'18"W. ALONG THE WEST LINE OF SAID SECTION 4 , A DISTANCE OF 965.27 FEET TO A POINT OF INTERSECT OF SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 400 , ALSO KNOWN AS INTERSTATE HIGHWAY 4 (I-4) , AS PER FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY MAPPING (16320-2425) ; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY , RUN N.50°06'54"E. , A DISTANCE OF 1,415.24 FEET TO THE INTERSECTION OF SAID STATE ROAD 400 - INTERSTATE HIGHWAY 4 (I-4) AND RONALD REAGAN PARKWAY (COUNTY ROAD #54) , AS PER STATE OF FLORIDA - STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP (SECTION 1673 - 150) ; THENCE RUN ALONG THE SOUTHERLY RIGHT-OF-WAY OF SAID RONALD REAGAN PARKWAY (COUNTY ROAD #54) THE FOLLOWING SEVEN (7) COURSES : (1) S.57°26'00"E. , A DISTANCE OF 128.64 FEET ; (2) S.61°06'58"E. , A DISTANCE OF 404.05 FEET ; (3) S.64°47'58"E. , A DISTANCE OF 242.72 FEET ; (4) S.61°06'59"E. , A DISTANCE OF 388.36 FEET ; (5) S.57°26'00"E. , A DISTANCE OF 162.38 FEET ; (6) N.32°34'09"E. , A DISTANCE OF 11.02 FEET ; (7) S.57°25'53"E. , A DISTANCE OF 431.00 FEET TO A POINT OF INTERSECT WITH A POLK COUNTY - ACCESS WAY , AS RECORDED IN OFFICIAL RECORD BOOK 7063 , PAGES 587-590 OF THE PUBLIC RECORDS OF POLK COUNTY , FLORIDA ; THENCE RUN ALONG THE WEST RIGHT-OF-WAY OF SAID POLK COUNTY - ACCESS WAY S.00°29'12"E. , A DISTANCE OF 794.01 FEET TO THE NORTHEAST CORNER OF POLK COUNTY (STORM WATER RETENTION AREA) , AS RECORDED IN OFFICIAL RECORD BOOK 7118 , PAGES 272-275 OF THE PUBLIC RECORDS OF POLK COUNTY , FLORIDA ; THENCE RUN ALONG THE NORTH BOUNDARY OF SAID POLK COUNTY (STORM WATER RETENTION AREA) S.88°43'35"W. , A DISTANCE OF 837.40 FEET ; THENCE RUN S.01°13'31"E. , A DISTANCE OF 153.02 FEET ; THENCE RUN S.89°36'57"W. , A DISTANCE OF 136.06 FEET ; THENCE RUN S.00°23'02"E. , A DISTANCE OF 30.00 FEET TO A POINT OF INTERSECT WITH THE SOUTH BOUNDARY OF THE NORTH HALF OF THE SOUTHWEST 1/4 OF SAID SECTION 4 ; THENCE RUN S.89°37'27"W. ALONG SAID SOUTH BOUNDARY , A DISTANCE OF 1,643.73 FEET TO THE POINT OF BEGINNING .

CONTAINING A GROSS AREA OF 3,570,996 SQUARE FEET OR 81.98 ACRES , MORE OR LESS .

CHAMPION'S RESERVE COMMUNITY DEVELOPMENT DISTRICT

January 13, 2016 Minutes of Special Organizational Meeting

Minutes of Special Organizational Meeting

The Special Organizational Meeting of the Champion's Reserve Community Development District was held on **Wednesday, January 13, 2016 at 10:00 a.m.** at The Lakeland Public Library Larry R. Jackson Branch, located at 1700 N. Florida Avenue, Lakeland, FL 33805.

Appointed Supervisors Present and Constituting a Quorum at the onset of the meeting:

Jeb Bittner	Supervisor
Brian Lamb	Supervisor
Eric Davidson	Supervisor
James Paleveda	Supervisor

Staff Members Present:

Brian Lamb	District Manager, Meritus
John Vericker	District Counsel
Armando Cabre	District Engineer, Interim
Mike Williams	Bond Counsel (<i>via speakerphone</i>)

1. CALL TO ORDER

A. Overview of Meeting Procedures and Decorum

Mr. Lamb called the Special Organizational Meeting of the Champion's Reserve Community Development District to order on **Wednesday, January 13, 2016 at 10:00 a.m.** and identified the four appointed supervisors present constituting a quorum.

2. PUBLIC COMMENT PERIOD

3. ADMINISTER OATHS OF OFFICE TO BOARD ASSIGNED IN PETITION

Mr. Lamb administered the Oaths of Office to the Board members present except himself.

4. SEAT NEW BOARD MEMBERS

A. Overview of Forms, Sunshine Amendment, Code of Ethics, Supervisor Responsibilities

Mr. Lamb explained this to the Board.

5. APPOINTMENT OF OFFICERS - RESOLUTION 2016-01

Mr. Lamb went over this Resolution with the Board.

MOTION TO:	Approve Resolution 2016-01.
MADE BY:	Supervisor Bittner
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: motion PASSED

- 51
52 A. Chairman – Jeb Bittner
53 B. Vice Chairman – Eric Davidson
54 C. Secretary – Brian Lamb
55 D. Treasurer – Walter Morales
56 E. Assistant Secretaries - Brian Howell, Jimmy Paleveda
57

58 **6. APPOINTMENT OF CONSULTANTS**

59 **A. Consider Appointment of District Manager/Financial Advisor/Investment Representative –**
60 **Resolution 2016-02**
61

62 This item was pulled as a conflict of interest.
63

64 Eric Davidson and James Paleveda would have to declare a conflict of interest since they are paid by the
65 company. Mr. Vericker stated they would have to file a conflict of interest disclosure form for the District.
66

67 Mr. Vericker and Mr. Lamb went over the one vote-one rule.
68

MOTION TO:	Approve Resolution 2016-02.
MADE BY:	Supervisor Bittner
SECONDED BY:	None
DISCUSSION:	None Further
RESULT:	1/0 Called to Vote: motion PASSED – One Vote One Rule

74
75 **B. Designation of Registered Agent/Office – Resolution 2016-03**

76 **C. Consider Appointment of District General Counsel – Resolution 2016-04**

77 **D. Consider Appointment of Interim District Engineer – By Motion**

78 **i. Authorize RFQ for District Engineer**

79 **E. Consider Appointment of Bond Counsel**

80 **F. Consider Appointment of Investment Banker**

81 **G. Appointment of Trustee-By Motion**
82

83 Mr. Lamb reviewed items 6 B-G with the Board.
84

MOTION TO:	Approve Items 6 B-G in substantial form subject to review by Chair.
MADE BY:	Supervisor Bittner
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: motion PASSED

91
92 **7. BUSINESS MATTERS**

93 **A. Consider Plat Approval – By Motion**
94

95 Mr. Lamb stated they would strike this item. There was discussion between Armando Cabre, John Vericker
96 and Supervisor Bittner regarding the plats. *(full discussion available on audio)*
97

98
99 **B. Approve Notice of Establishment – Resolution 2016-05**

100
101 Mr. Lamb reviewed this with the Board.
102

103 **C. Consider Policy of Compensation for Board Members – Resolution 2016-06**
104

105 The Board waived compensation.
106

107 **D. Consider Policy of District Travel Reimbursement for Board Members – Resolution 2016-07**
108

109 Mr. Lamb reviewed this with the Board.
110

111 **E. Consider Designation of Local Records Office – Resolution 2016-08**
112

113 Mr. Lamb reviewed this with the Board.
114

115 **F. Consider District Records Retention Schedule – Resolution 2016-09**
116

117 Mr. Lamb reviewed this with the Board.
118

119 **G. Consider Fiscal Year 2016 Regular Meeting Schedule and Location – Resolution 2016-10**
120

121 Mr. Lamb reviewed with the Board and it was decided to have meetings on the fourth Tuesday of every
122 month at the same location at 10:00 a.m.
123

124 **H. Consider Landowner's Meeting Date, Time and Location – Resolution 2016-11**
125

126 This was discussed and decided to hold the landowner's election on February 23, 2016.
127

128 **I. Consider Proposed FY 2016 Annual Budget & Set Public Hearing – Resolution 2016-12**
129

130 This was discussed and decided to hold the landowner's election on March 22, 2016.
131

132 **J. Consider Developer's Funding Agreement**
133

134 Mr. Lamb reviewed this with the Board.
135

136 **K. Set Public Hearing for Uniform Methodology – Resolution 2016-13**
137

138 This was discussed and decided to hold on March 22, 2016.
139

140 **L. Consider Rules of Procedure & Setting Public Hearing – Resolution 2016-14**
141

142 This was discussed and decided to hold the landowner's election on March 22, 2016.
143

144 **M. Consider Policy Re: Support & Legal Defense for Board & Staff – Resolution 2016-15**
145

146 Mr. Lamb reviewed this with the Board.
147

148 **N. Authorization to obtain General Liability and Public Officers Insurance – By Motion**

Mr. Lamb reviewed this with the Board.

O. Consider Designation of Qualified Public Depository – Resolution 2016-16

This was discussed and SunTrust will be the Qualified Public Depository.

P. Authorization of Signatories – Resolution 2016-17

Mr. Lamb reviewed this with the Board.

Q. Authorization to Disburse Funds for Expenses – Resolution 2016-18

Mr. Lamb reviewed this with the Board.

R. Consider Adoption of Investment Policy – Resolution 2016-19

Mr. Lamb reviewed this with the Board.

S. Consider Approval of Florida Statewide Mutual Aid Agreement – Resolution 2016-20

Mr. Lamb reviewed this with the Board.

T. Consider for Provision of Public Comments – Resolution 2016-21

Mr. Lamb reviewed this with the Board.

MOTION TO:	Approve Items 7 A-T in substantial form subject to Chair review.
MADE BY:	Supervisor Bittner
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: motion PASSED

8. PRELIMINARY REPORT PRESENTATION – ASSESSMENTS/BONDS

A. Preliminary Report of Engineer

Mr. Lamb reviewed the preliminary report of the District Engineer with the Board.

MOTION TO:	Approve in substantial form subject to additional comments received.
MADE BY:	Supervisor Bittner
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: motion PASSED

195
196 **B. Preliminary Special Assessment Allocation (Methodology) Report**
197

198 Mr. Lamb reviewed this report with the Board.
199

MOTION TO:	Approve in substantial form.
MADE BY:	Supervisor Bittner
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: motion PASSED

205
206 **C. Consider Declaring Special Assessments – Resolution 2016-22**
207

208 Mr. Lamb reviewed Resolution 2016-22 with the Board.
209

MOTION TO:	Approve Resolution 2016-22
MADE BY:	Supervisor Bittner
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: motion PASSED

215
216 **D. Set Public Hearing for Declaring Special Assessments – Resolution 2016-23**
217

218 The Public Hearing will be set for February 23, 2016.
219

MOTION TO:	Approve Resolution 2016-23 with a Public Hearing Date of February 23, 2016
MADE BY:	Supervisor Bittner
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: motion PASSED

226
227 **E. Authorizing Issuance of Bonds/Filing of Validation Complaint – Resolution 2016-24**
228 **i. Master Trust Indenture**
229

230 Mr. Lamb reviewed this with the Board.
231

MOTION TO:	Approve Resolution 2016-24.
MADE BY:	Supervisor Bittner
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: motion PASSED

237
238 **F. Consider Authorization of Chairman to Accept or Execute Certain Documents –**
239 **Resolution 2016-25**
240

241 Mr. Lamb and Mr. Vericker reviewed this with the Board.

G. Other Matters Relating to Financing

9. ADMINISTRATIVE MATTERS

A. Request for Working Capital – By Motion

Mr. Lamb discussed this with the Board.

10. STAFF REPORTS

A. District Counsel

Mr. Vericker stated that meeting on the fourth Monday of the month worked better for him as he has previous commitments on the fourth Tuesday.

B. District Manager

C. District Engineer

11. BOARD MEMBERS COMMENTS

12. PUBLIC COMMENTS

13. ADJOURNMENT

MOTION TO:	Adjourn.
MADE BY:	Supervisor Bittner
SECONDED BY:	Supervisor Davidson
DISCUSSION:	None Further
RESULT:	3/0 Called to Vote: motion PASSED

**Please note the entire meeting is available on disc.*

**These minutes were done in a summary format.*

**Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on _____.

Signature

Printed Name

Title:

☐ **Chair**

☐ **Vice Chair**

Signature

Printed Name

Title:

☐ **Secretary**

☐ **Assistant Secretary**

Recorded by Records Administrator

Signature

Date

Official District Seal