



Rizzetta & Company

# **Channing Park Community Development District**

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## **Board of Supervisors' Regular Meeting August 17, 2023**

**District Office:  
2700 S. Falkenburg Road, Suite 2745  
Riverview, Florida 33578  
813.533.2950**

**[www.channingparkcdd.org](http://www.channingparkcdd.org)**

# **CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT AGENDA**

Channing Park Recreation Center located at  
17358 Chelsea Downs Circle Lithia, FL 33547

<b>Board of Supervisors</b>	Michael Basso Steven Kelly Gary Randolph Sr. Toby Johnson Jeremy Linney	Chairman Vice Chairman Asst. Secretary Asst. Secretary Asst. Secretary
<b>District Manager</b>	Matthew Huber	Rizzetta & Company, Inc.
<b>District Attorney</b>	Lauren Gentry	Kilinski /Van Wyk
<b>District Engineer</b>	Kyle Clawson	Atwell, LLC

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting / hearing / workshop by contacting the District Manager at (813)533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that 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.

**CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT**  
**DISTRICT OFFICE • 2700 S. FALKENBURG RD, STE 2745. • RIVERVIEW, FL 33578**  
**[www.channingparkcdd.org](http://www.channingparkcdd.org)**

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**Board of Supervisors**  
**Channing Park Community**  
**Development District**

August 9, 2023

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the Channing Park Community Development District will be held on **Thursday, August 17, 2023, at 4:30 p.m.** to be held at the Channing Park Recreation Center Located at 17358 Chelsea Downs Circle, Lithia, FL 33547. The following is the agenda for this meeting:

**BOARD OF SUPERVISORS MEETING:**

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of the Minutes of the Board of Supervisors' Regular Meeting held on May 18, 2023 ..... Tab 1
  - B. Consideration of Operations & Maintenance Expenditures for April through June 2023 ..... Tab 2
- 4. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
    - i. Discussion of Stormwater Management Systems
  - C. District Manager
- 5. BUSINESS ITEMS**
  - A. Acceptance of Jeremy Linney Resignation ..... Tab 3
  - B. Acceptance of Bob Metivier Resignation..... Tab 4
  - C. Consideration of Appointments of New Board Supervisor
  - D. Consideration of Resolution 2023-02; Re-Designating Officers of the District..... Tab 5
  - E. Consideration of Resolution 2023-03; Removing Assistant Secretary ..... Tab 6
  - F. Consideration of Resolution 2023-07; Re-Designating Secretary ..... Tab 7
  - G. Public Hearing of Final Budget for Fiscal Year 2023-2024
    - i. Consideration of Resolution 2023-04, Approving Final Budget for Fiscal Year 2023-2024 ..... Tab 8
  - H. Public Hearing of Imposing Special Assessments for Fiscal Year 2023-2024
    - i. Consideration of Resolution 2023-05; Imposing Special Assessments & Certifying the Assessment Roll..... Tab 9
  - I. Consideration of Resolution 2023-06; Setting Public Meeting Schedule for Fiscal Year 2023-2024 ..... Tab 10

**6. SUPERVISOR REQUESTS**

**7. 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) 533-2950.

Sincerely,

*Matthew Huber*

Matthew Huber

Regional District Manager

## Tab 1

MINUTES OF MEETING

*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the 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.*

CHANNING PARK  
COMMUNITY DEVELOPMENT DISTRICT

The Special meeting of the Board of Supervisors of the Channing Park Community Development District was held on **Thursday, May 18, 2023 at 4:15 p.m.** at the Channing Park Recreation Center, located at 17358 Chelsea Downs Circle, Lithia, Florida 33547.

Present was:

Michael Basso	<b>Chairman</b>
Steven Kelly	<b>Vice Chairman</b>
Gary Randolph, Sr.	<b>Assistant Secretary</b>
Toby Johnson	<b>Assistant Secretary (via conference call)</b>

Also present were:

Matthew Huber	<b>Regional District Manager, Rizzetta &amp; Co, Inc.</b>
Rueben Durand	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Grace Kobitter	<b>District Counsel, KVV Law</b>
Victor Barbosa	<b>District Engineer, Atwell</b>

FIRST ORDER OF BUSINESS

Call to Order

Mr. Huber called the meeting to order and read the roll call confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments on Agenda Items

No audience in attendance.

THIRD ORDER OF BUSINESS

Consideration of the Minutes of the Board of Supervisor's Regular Meeting Held on October 20, 2022

On a motion by Mr. Basso, seconded by Mr. Kelly, the Board unanimously approved the Minutes of the Board of Supervisors Regular Meeting held October 20, 2022, for the Channing Park Community Development District.

**FOURTH ORDER OF BUSINESS****Consideration of Operation &  
Maintenance Expenditures for  
October 2022 Through March 2023**

Discussion was held regarding various payments to Campus Suites, Site Masters, the POA and KE Law.

On a motion by Mr. Basso, seconded by Mr. Kelly, the Board unanimously approved to ratify the October 2022 O&M (\$14,236.38), November 2022 O&M (\$4,735.25), December 2022 O&M (\$3,924.00), January 2023 O&M (\$5,724.63), February 2023 O&M (\$2,953.25), and March 2023 O&M (\$3,027.00), as discussed, for the Channing Park Community Development District.

**FIFTH ORDER OF BUSINESS****Staff Reports****A. District Counsel Report**

Ms. Kobitter updated the Board on the firm's name change from LE Law to KVV.

**B. District Engineer**

No report.

**C. District Manager**

Mr. Huber reminded the Board of Supervisors that the next regularly scheduled meeting will be held on August 17, 2023.

Mr. Huber announced that as of April 15<sup>th</sup>, 2023, there were 904 registered voters residing in the district.

**SIXTH ORDER OF BUSINESS****Business Items****A. Consideration of utilizing the Channing Park Amenities as a Polling Place**

The Board referred this matter to the POA Manager.

**B. Presentation of September 30, 2022 Audit**

On a motion by Mr. Randolph Sr., seconded by Mr. Kelly, the Board unanimously accepted the September 30, 2022 Financial Audit and authorized management to file as required under Florida law, for the Channing Park Community Development District.

**C. Consideration of Tri-Party Succession Agreement**

On a motion by Mr. Basso, seconded by Mr. Randolph Sr., the Board unanimously approved the Tri-Party Succession Agreement between the District, U.S. Bank National Association, and U.S. Bank Trust Company, National Association, for the Channing Park Community Development District.

**D. Presentation of FY 2023/2024 Proposed Budget**

Mr. Huber presented the FY 2023/2024 Proposed Budget totaling \$103,468 and discussion was held regarding landscaping costs. The Board asked that the Site Masters proposal not exceed \$1,400.00.

*(Mr. Randolph, Sr. left the meeting at 5:11 p.m. and returned at 5:12 p.m.)*

**E. Consideration of Resolution 2023-01, Approving the FY 2023/2024 Proposed Budget and Setting the Public Hearing on the Final Budget**

Mr. Huber reviewed Resolution 2023-01 for the Board and a minor revision was requested.

On a motion by Mr. Basso, seconded by Mr. Randolph Sr., the Board unanimously approved Resolution 2023-01 (as revised), approving the FY 2023/2024 Proposed Budget and setting the Public for August 17, 2023, at 4:30 P.M. Channing Park Recreation Center, located at 17358 Chelsea Downs Circle, Lithia, Florida 33547, for the Channing Park Community Development District.

**SEVENTH ORDER OF BUSINESS****Supervisor Request/ Audience Comments**

Mr. Basso brought up the importance of attending meetings regularly and inquired if Mr. Johnson would like to continue as a CDD Board member. Mr. Johnson affirmed that he will continue to be an active participating CDD Board Member. Further discussion ensued regarding a new Board member for consideration at the August 17, 2023 CDD meeting. Mr. Basso recommended Bob Metivier.

On a motion by Mr. Basso and seconded by Mr. Kelly, the Board unanimously appointed Bob Metivier as Board Supervisor, for the Channing Park Community Development District.

Mr. Kelly, reminded the Board about making a formal motion to approve and direct the District Manager to transfer \$200,000.00 from the General Fund and to setup a Money Market account for the Reserve Fund.



On a motion by Mr. Basso and seconded by Mr. Randolph, Sr., the Board unanimously approved to move \$200,000 out of the General Fund Balance to the Reserves, for the Channing Park Community Development District.

Mr. Basso asked that the Board be emailed an updated map of the foam board by the District Engineer and Kyles stormwater report.

**EIGHTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Basso and seconded by Mr. Randolph, Sr., the Board unanimously approved to adjourn the meeting at 5:20 p.m. for the Channing Park Community Development District.

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman/Vice Chairman

## Tab 2

# CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT

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District Office · Riverview, Florida · (813) 533-2950

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

[www.channingparkcdd.org](http://www.channingparkcdd.org)

## **Operation and Maintenance Expenditures**

**April 2023**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2023 through April 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$6,319.88**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Channing Park Community Development District

## Paid Operation & Maintenance Expenditures

April 1, 2023 Through April 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Channing Park Property Owners Association	100045	040123	POA Maintenance Agreement Quarterly 04/23	\$ 3,000.00
Innersync Studio, Ltd	100044	21173	Website Service and Accessibility Compliance Service 04/23	\$ 384.38
Kilinski / Van Wyk, PLLC	100046	6294	General/ Monthly Legal Services 03/23	\$ 131.50
Rizzetta & Company, Inc.	100043	INV0000078876	District Management Fees 04/23	<u>\$ 2,804.00</u>
<b>Report Total</b>				<b><u>\$ 6,319.88</u></b>

# CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT

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Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.channingparkcdd.org](http://www.channingparkcdd.org)

## Transfer Request

Amount: \$3,000.00

Date: 04/01/2023

Payable to: Channing Park Property Owners Association, Inc.  
C/O Terra Management  
14914 Winding Creek Ct.  
Tampa, FL 33613

Description : Per Maintenance Agreement  
Effective 12/31/22

Requestor: Matt Waterhouse, Staff Accountant

Code To: 53900-3129 POA Maintenance Agreement

Approved by: \_\_\_\_\_

- E. Care of the CDD Improvements.** POA shall use all due care to protect the property of the CDD, its residents and landowners from damage by POA or its officers, employees, contractors and affiliates. POA agrees to repair any damage resulting from the activities and work of the POA or its officers, employees, contractors and affiliates. The CDD is not responsible for the cost of repairs from damage resulting from the acts or omissions of the POA or its officers, employees, contractors and affiliates.
- F. Staffing and Billing.** POA shall be solely responsible for the staffing, budgeting, financing, billing and collection of fees, assessments, service charges, etc., necessary to perform the Services.
- G. Designation of CDD Representative.** The CDD shall designate in writing a person to act as the CDD's representative with respect to the Services. The CDD hereby designates the CDD Manager to act as its representative.
- H. Reports.** The parties agree to meet with no less than one time per year to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement and the financial aspects of this agreement.

#### 4. **TERM AND RENEWALS.**

- A. Initial Term:** The initial term for providing services under this Agreement shall begin on the date of the last signature to this Agreement and end on December 31, 2023 (the "Initial Service Term").
- B. Renewal(s):** Prior to the expiration of each term, and subject to the mutual agreement of the CDD and POA, this Agreement may be renewed by a document executed in writing by both parties. Unless otherwise agreed by the parties, each additional term shall begin on January 1st and end on December 31<sup>st</sup> (each, a "Renewal Term").
- C. Non-Renewal:** If the POA does not intend to renew the Agreement for a new term, the POA must notify the District in writing by the April 1 preceding the next renewal date to allow the CDD to budget for the additional expenses. For example, if the POA does not intend to renew the Agreement for the term beginning on January 1, 2024, it must notify the CDD by April 1, 2023. Otherwise, any termination or non-renewal by the POA received after April 1 shall be considered a termination pursuant to Section 15.C. of this Agreement.

#### 5. **COMPENSATION.** For the Initial Service Term, the CDD shall pay the POA the sum of Twelve Thousand Dollars (\$12,000) for the provision of the Services described at **Exhibit A** hereto, pursuant to the terms of this Agreement.

- A.** The CDD shall remit the Initial Service Term payment to the POA in four quarterly payments in calendar year 2023, with Three Thousand Dollars (\$3,000) due January 1, April 1, July 1, and October 1. If such date is not on a business day, payment shall be remitted on the next succeeding business day.
- B.** The CDD shall pay the POA the sum of twelve thousand dollars (\$12,000) for each Renewal Term.
- C.** The CDD shall pay the POA future Renewal Term payments in four equal quarterly payments, with Three Thousand Dollars (\$3,000) due January 1, April 1, July 1, and October 1. If such date is not on a business day, payment shall be remitted on the next succeeding business day.

# INVOICE

**BILL TO**

Channing Park CDD  
12750 Citrus Park Lane  
Tampa, FL 33625

**INVOICE #** 21173**DATE** 04/01/2023**DUE DATE** 04/16/2023**TERMS** Net 15

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	150.00
CDD Ongoing PDF Accessibility Compliance Service	234.38

Quarterly service

BALANCE DUE

**RECEIVED**  
03/31/23

**\$384.38**



KILINSKI | VAN WYK

## Kilinski | Van Wyk, PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

Channing Park CDD  
5844 Old Pasco Road Suite 100  
Wesley Chapel, Florida 33544

### CPACDD-01

### Channing Park CDD - General Co

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	03/03/2023	Respond to auditor request.	0.10	\$250.00	\$25.00
Service	MG	03/03/2023	Prepare auditor letter response and transmit same	0.40	\$175.00	\$70.00
Service	RVW	03/30/2023	Research legislative bills impacting special districts.	0.10	\$365.00	\$36.50
Total						\$131.50

RECEIVED  
04/17/23

### Detailed Statement of Account

#### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6294	05/11/2023	\$131.50	\$0.00	\$131.50
Outstanding Balance				\$131.50
Total Amount Outstanding				\$131.50

Please make all amounts payable to: Kilinski | Van Wyk, PLLC

Please pay within 30 days.



Rizzetta & Company, Inc.  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Invoice

Date	Invoice #
4/1/2023	INV0000078876

Bill To:

CHANNING PARK CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
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Services for the month of	Terms	Client Number
April	Upon Receipt	00620

Description	Qty	Rate	Amount
Accounting Services	1.00	\$962.00	\$962.00
Administrative Services	1.00	\$260.00	\$260.00
Financial & Revenue Collections	1.00	\$260.00	\$260.00
Management Services	1.00	\$1,222.00	\$1,222.00
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$2,804.00
		Total	\$2,804.00

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# CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT

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District Office · Riverview, Florida · (813) 533-2950

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

[www.channingparkcdd.org](http://www.channingparkcdd.org)

## **Operation and Maintenance Expenditures**

**May 2023**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2023 through May 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$6,129.49**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Channing Park Community Development District

## Paid Operation & Maintenance Expenditures

May 1, 2023 Through May 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Atwell, LLC	100048	0303228	Engineering Services 04/23	\$ 2,447.49
LLS Tax Solutions, Inc.	100049	003023	Arbitrage Calculation for PE 04/29/23	\$ 500.00
Rizzetta & Company, Inc.	100047	INV0000079701	District Management Fees 05/23	\$ 2,804.00
Times Publishing Company	100050	0000284324 05/10/23	Legal Advertising Account #107073 05/10/23	<u>\$ 378.00</u>
<b>Report Total</b>				<b><u>\$ 6,129.49</u></b>

**INVOICE**

Channing Park Community Development District  
3434 Colwell Ave Suite 200  
Tampa, FL 33614

May 9, 2023

Project No: 21050211-007-00

Invoice No: 0303228

Project 21050211-007-00 Channing Park CDD - CDD Coordination and Public Facilities Report

Subject Line: Channing Park CDD

Email: [cddinvoice@rizzetta.com](mailto:cddinvoice@rizzetta.com)

**Professional Services Rendered from April 1, 2023 to April 30, 2023**

Task 001:00 CDD Coordination

**Professional Personnel**

	Hours	Rate	Amount
Project Manager I			
Clawson, Kyle	7.50	199.00	1,492.50
Engineer/Designer III			
Castillo, Marlon	5.50	168.00	924.00
Total	13.00		2,416.50
<b>Total Labor</b>			<b>2,416.50</b>

**Reimbursable Expenses**

Reimb Exp-Mileage	30.99
<b>Total Reimbursables</b>	<b>30.99</b>

**Total this Task \$2,447.49**

**Total this Invoice \$2,447.49**

**RECEIVED**  
05/16/23

**Methods of Payment accepted:**

- **ACH or Wire (Preferred)** — Remittance information available upon request.
- Check
- Credit Card

**Check Payments to:**

**Atwell, LLC**  
Two Towne Square; Suite 700  
Southfield, MI 48076  
Phone: 248-447-2000

Payment due in accordance with terms of agreement. Accounts past due are subject to 1½% per month (18% annual) service charge.  
Remittance notifications or questions can be directed to [atwellar@atwell-group.com](mailto:atwellar@atwell-group.com) or by calling the phone number listed above.

LLS Tax Solutions Inc.  
2172 W Nine Mile Rd., #352  
Pensacola, FL 32534  
850-754-0311  
liscott@llstax.com



## INVOICE

### BILL TO

Channing Park  
Community Development  
District  
c/o Rizzetta & Company,  
Inc.  
3434 Colwell Avenue,  
Suite 200  
Tampa, FL 33614

INVOICE # 003023

DATE 05/18/2023

DUE DATE 06/17/2023

TERMS Net 30

DESCRIPTION	AMOUNT
Total Billing for Arbitrage Services in connection with the \$1,620,000 Channing Park Community Development District Capital Improvement Revenue Refunding Bonds, Series 2018 – Rebatable Arbitrage Calculation for the period ended April 29, 2023.	500.00
<hr/>	
BALANCE DUE	\$500.00

**RECEIVED**  
05/18/23

Thank You For Your Business

**Rizzetta & Company, Inc.**  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

## Invoice

Date	Invoice #
5/1/2023	INV0000079701

**Bill To:**

CHANNING PARK CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
May	Upon Receipt	00620

Description	Qty	Rate	Amount
Accounting Services	1.00	\$962.00	\$962.00
Administrative Services	1.00	\$260.00	\$260.00
Financial & Revenue Collections	1.00	\$260.00	\$260.00
Management Services	1.00	\$1,222.00	\$1,222.00
Website Compliance & Management	1.00	\$100.00	\$100.00
		<b>Subtotal</b>	\$2,804.00
		<b>Total</b>	\$2,804.00

**RECEIVED**  
04/25/23

# Tampa Bay Times

tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
05/10/23		CHANNING PARK CDD	
Billing Date		Sales Rep	Customer Account
05/10/2023		Deirdre Bonett	107073
Total Amount Due		Ad Number	
\$378.00		0000284324	

### PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
05/10/23	05/10/23	0000284324	Times	Legals CLS	Organizational Meeting	1	2x45 L	\$374.00
05/10/23	05/10/23	0000284324	Tampabay.com	Legals CLS	Organizational Meeting AffidavitMaterial	1	2x45 L	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

# Tampa Bay Times

tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
05/10/23		CHANNING PARK CDD	
Billing Date		Sales Rep	Customer Account
05/10/2023		Deirdre Bonett	107073
Total Amount Due		Ad Number	
\$378.00		0000284324	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

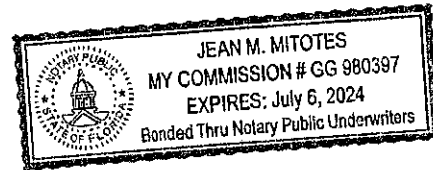
TIMES PUBLISHING COMPANY

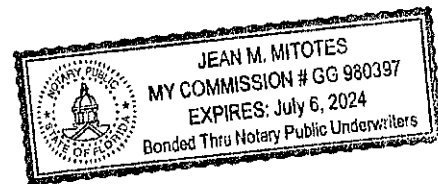
REMIT TO:

CHANNING PARK CDD  
ATTN: RIZZETTA & CO. -AP  
3434 COLWELL AVE #200  
TAMPA, FL 33614

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396







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# CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT

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District Office · Riverview, Florida · (813) 533-2950

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

[www.channingparkcdd.org](http://www.channingparkcdd.org)

## **Operation and Maintenance Expenditures**

**June 2023**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2023 through June 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$10,494.13**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Channing Park Community Development District

## Paid Operation & Maintenance Expenditures

June 1, 2023 Through June 30, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Atwell, LLC	100057	0306877	Engineering Services 05/23	\$ 1,068.50
Gary Randolph Sr.	100051	GR051823	Board of Supervisors 05/18/23	\$ 200.00
Joseph Michael Basso	100052	MB051823	Board of Supervisors 05/18/23	\$ 200.00
Kilinski / Van Wyk, PLLC	100053	6608	General/ Monthly Legal Services 04/23	\$ 936.00
Kilinski / Van Wyk, PLLC	100058	6729	General/ Monthly Legal Services 05/23	\$ 1,045.00
Rizzetta & Company, Inc.	100055	INV0000080724	District Management Fees 06/23	\$ 2,804.00
Steven M. Kelly	100054	SK051823	Board of Supervisors 05/18/23	\$ 200.00
U.S. Bank	100056	6937405	Trustee Fees Series 2018 05/01/23- 04/30/24	<u>\$ 4,040.63</u>
<b>Report Total</b>				<b><u>\$ 10,494.13</u></b>

**INVOICE**

Channing Park Community Development District  
3434 Colwell Ave Suite 200  
Tampa, FL 33614

June 14, 2023

Project No: 21050211-007-00

Invoice No: 0306877

Project 21050211-007-00 Channing Park CDD - CDD Coordination and Public Facilities Report

Subject Line: Channing Park CDD

Email: [cddinvoice@rizzetta.com](mailto:cddinvoice@rizzetta.com)

**Professional Services Rendered from May 1, 2023 to May 31, 2023**

Task 001:00 CDD Coordination

**Professional Personnel**

	Hours	Rate	Amount	
Project Manager II				
Barbosa, Victor	1.50	210.00	315.00	
Project Manager I				
Clawson, Kyle	3.50	199.00	696.50	
Project Coordinator II				
Overbaugh, Ashley	.50	114.00	57.00	
Total	5.50		1,068.50	
<b>Total Labor</b>				<b>1,068.50</b>
<b>Total this Task</b>				<b>\$1,068.50</b>
<b>Total this Invoice</b>				<b>\$1,068.50</b>

**RECEIVED**  
06/19/23

**Methods of Payment accepted:**

- **ACH or Wire (Preferred)** — Remittance information available upon request.
- Check
- Credit Card

**Check Payments to:**

**Atwell, LLC**  
Two Towne Square; Suite 700  
Southfield, MI 48076  
Phone: 248-447-2000

Payment due in accordance with terms of agreement. Accounts past due are subject to 1½% per month (18% annual) service charge.  
Remittance notifications or questions can be directed to [atwellar@atwell-group.com](mailto:atwellar@atwell-group.com) or by calling the phone number listed above.

Channing Park CDD  
Meeting Date: 05/18/23

**SUPERVISOR PAY REQUEST**

Name of Board Supervisor	Check if paid	
Michael Basso	<input checked="" type="checkbox"/>	MB051823
Steven Kelly	<input checked="" type="checkbox"/>	SK051823
Toby Johnson	<input checked="" type="checkbox"/>	TJ051823
Gary Randolph	<input checked="" type="checkbox"/>	GR051823
Jeremy Linney <i>Vacant</i>		

(\*) Does not get paid

**NOTE:** Supervisors are only paid if checked present.

**RECEIVED**  
05/22/23

**EXTENDED MEETING TIMECARD**

Meeting Start Time:	4:15pm
Meeting End Time:	5:20pm
Total Meeting Time:	0

Time Over <i>0</i> (?) Hours:	<i>0</i>
-------------------------------	----------

Total at \$ <i>0</i> per Hour:	<i>0</i>
--------------------------------	----------

**ADDITIONAL OR CONTINUED MEETING TIMECARD**

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	\$0.00

Business Mileage Round Trip	
IRS Rate per Mile	\$0.655
Mileage to Charge	\$0.00

DM Signature: *M. Linney*



KILINSKI | VAN WYK

## Kilinski | Van Wyk, PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

Channing Park CDD  
5844 Old Pasco Road Suite 100  
Wesley Chapel, Florida 33544

### CPACDD-01

### Channing Park CDD - General Co

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	GK	04/06/2023	Prepare Resolution Setting Public Hearing on Fiscal Year 2024 Budget and transmit the same.	0.40	\$290.00	\$116.00
Service	LG	04/06/2023	Review draft agenda.	0.20	\$250.00	\$50.00
Service	GK	04/14/2023	Review Florida Statutes Section 189.069 and District website for compliance with the same.	0.40	\$290.00	\$116.00
Service	LG	04/18/2023	Advise regarding maintenance obligations.	0.30	\$250.00	\$75.00
Service	LG	04/20/2023	Review draft budget and advise on assessment proceedings.	0.40	\$250.00	\$100.00
Service	GK	04/20/2023	Prepare Fiscal Year 2024 Budget Approval Resolution with Assessment Declaration and transmit the same; review agenda materials; review Agreement with POA for maintenance responsibilities; attend board meeting.	1.40	\$290.00	\$406.00
Service	RVW	04/30/2023	Research legislative bills impacting special districts.	0.20	\$365.00	\$73.00
					<b>Total</b>	<b>\$936.00</b>

## INVOICE

Invoice # 6608  
Date: 05/15/2023  
Due On: 06/14/2023



## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6608	06/14/2023	\$936.00	\$0.00	\$936.00
Outstanding Balance				<b>\$936.00</b>
Total Amount Outstanding				<b>\$936.00</b>

**RECEIVED**  
05/22/23

Please make all amounts payable to: Kilinski | Van Wyk, PLLC

Please pay within 30 days.



**KILINSKI | VAN WYK**

## Kilinski | Van Wyk, PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

Channing Park CDD  
5844 Old Pasco Road Suite 100  
Wesley Chapel, Florida 33544

### CPACDD-01

#### Channing Park CDD - General Co

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	MG	05/05/2023	Review auditor letter response; finalize same.	0.20	\$175.00	\$35.00
Service	GK	05/18/2023	Attend board meeting.	1.40	\$290.00	\$406.00
Service	LG	05/18/2023	Research ethics training requirements and prepare memorandum regarding same.	0.10	\$300.00	\$30.00
Service	LG	05/23/2023	Follow up on action items from meeting.	0.40	\$300.00	\$120.00
Service	LG	05/25/2023	Conference call with District Manager regarding meeting procedures and supervisor training; follow up on action items from meeting.	0.40	\$300.00	\$120.00
Service	GK	05/25/2023	Telephone conference with District Management regarding budget meeting, upcoming meetings and attendance.	0.20	\$290.00	\$58.00
Service	GK	05/26/2023	Prepare mailed notice for Fiscal Year 2024 O&M Assessment hearing and affidavit regarding the same; prepare prepared notice for Fiscal Year 2024 O&M Assessment hearing.	0.70	\$290.00	\$203.00
Service	RVW	05/31/2023	Review final legislative activities for impacts on special districts. Draft final legislative summary for Board.	0.20	\$365.00	\$73.00

**Total      \$1,045.00**

## INVOICE

Invoice # 6729  
Date: 06/14/2023  
Due On: 07/14/2023

## Detailed Statement of Account

### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6729	07/14/2023	\$1,045.00	\$0.00	\$1,045.00
Outstanding Balance				\$1,045.00
Total Amount Outstanding				\$1,045.00

**RECEIVED**  
06/16/23

Please make all amounts payable to: Kilinski | Van Wyk, PLLC

Please pay within 30 days.

Rizzetta & Company, Inc.  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Invoice

Date	Invoice #
6/1/2023	INV0000080724

Bill To:

CHANNING PARK CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00620

Description	Qty	Rate	Amount
Accounting Services	1.00	\$962.00	\$962.00
Administrative Services	1.00	\$260.00	\$260.00
Financial & Revenue Collections	1.00	\$260.00	\$260.00
Management Services	1.00	\$1,222.00	\$1,222.00
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$2,804.00
		Total	\$2,804.00



MK-WI-S300 GCFS  
1555 N. Rivercenter Drive, Suite 300  
Milwaukee, WI 53212

RECEIVED  
JUN - 5 2013  
BY: .....

1/3  
3  
3003557-00

6937405



000002958 02 SP 106481747251063 P

RIZZETTA & CO INC  
ATTN DISTRICT MANAGER  
3434 COLWELL AVENUE, SUITE 200  
TAMPA, FL 33614





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 6937405  
Account Number: 260379000  
Invoice Date: 05/25/2023  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

2/3

RIZZETTA & CO INC  
ATTN DISTRICT MANAGER  
3434 COLWELL AVENUE, SUITE 200  
TAMPA, FL 33614

CHANNING PARK CDD 2018

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE \$4,040.63

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

CHANNING PARK CDD 2018

Invoice Number: 6937405  
Account Number: 260379000  
Current Due: \$4,040.63  
  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

Wire Instructions:

U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 260379000  
Invoice # 6937405  
Attn: Fee Dept St. Paul

Please mail payments to:

U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 6937405  
Invoice Date: 05/25/2023  
Account Number: 260379000  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

CHANNING PARK CDD 2018

Accounts Included 260379000 260379002 260379003 260379004 260379005  
In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 05/01/2023 - 04/30/2024</b>				<b>\$3,750.00</b>
Incidental Expenses 05/01/2023 to 04/30/2024	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>



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# CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT

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District Office · Riverview, Florida · (813) 533-2950

Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

[www.channingparkcdd.org](http://www.channingparkcdd.org)

## **Operation and Maintenance Expenditures**

**July 2023**

**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from July 1, 2023 through July 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$15,540.30**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Channing Park Community Development District

## Paid Operation & Maintenance Expenditures

July 1, 2023 Through July 31, 2023

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Berger, Toombs, Elam, Gaines & Frank CPA	100064	362797	Audit Service FYE 09/30/2022	\$ 3,285.00
Channing Park Property Owners Association	100059	062923	POA Maintenance Agreement Quarterly 06/23	\$ 3,000.00
Channing Park Property Owners Association	100061	070123	POA Maintenance Agreement Quarterly 07/23	\$ 3,000.00
Innersync Studio, Ltd	100062	21407	Website Service and Accessibility Compliance Service 07/23	\$ 384.38
Kilinski / Van Wyk, PLLC	100065	6912	General/ Monthly Legal Services 06/23	\$ 349.00
Rizzetta & Company, Inc.	100060	INV0000081399	District Management Fees 07/23	\$ 2,804.00
Rizzetta & Company, Inc.	100063	INV0000081562	Mass Mailing - Budget Notice 07/23	\$ 574.32
Times Publishing Company	100066	0000293593 07/26/23	Legal Advertising Account #107073 07/26/23	<u>\$ 2,143.60</u>
<b>Report Total</b>				<b><u><u>\$ 15,540.30</u></u></b>



Berger, Toombs, Elam,  
Gaines & Frank

Certified Public Accountants PL

600 Citrus Avenue  
Suite 200  
Fort Pierce, Florida 34950

772/461-6120  
FAX: 772/468-9278

*CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT  
RIZZETTA & COMPANY  
3434 COLWELL AVE  
SUITE 200  
TAMPA, FL 33614*

*Invoice No. 362797  
Date 05/07/2023  
Client No. 20662*

---

Services rendered in connection with the audit of the Basic Financial Statements  
as of and for the year ended September 30, 2022.

Total Invoice Amount \$ 3,285.00

We now accept Visa and MasterCard.  
Please enter client number on your check.  
Finance charges are calculated on balances over 30 days old at an annual percentage rate of 18%

Fort Pierce / Stuart

Member AICPA

Member AICPA Division for CPA Firms  
Private Companies Practice Section

Member FICPA

# CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT

---

District Office · Riverview, Florida · (813) 533-2950  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.channingparkcdd.org](http://www.channingparkcdd.org)

## Check Request

Amount: \$3,000.00

Date: 06/29/2023

Payable to: Channing Park Property Owners Association, Inc.  
C/O Terra Management  
14914 Winding Creek Ct.  
Tampa, FL 33613

Description : Per Maintenance Agreement  
Effective 12/31/22 – 2<sup>nd</sup> Payment

Requestor: Venessa Smith

Code To: 53900-3129 POA Maintenance Agreement

Approved by:     *Ruben Durand*     06/30/2023

- E. Care of the CDD Improvements.** POA shall use all due care to protect the property of the CDD, its residents and landowners from damage by POA or its officers, employees, contractors and affiliates. POA agrees to repair any damage resulting from the activities and work of the POA or its officers, employees, contractors and affiliates. The CDD is not responsible for the cost of repairs from damage resulting from the acts or omissions of the POA or its officers, employees, contractors and affiliates.
- F. Staffing and Billing.** POA shall be solely responsible for the staffing, budgeting, financing, billing and collection of fees, assessments, service charges, etc., necessary to perform the Services.
- G. Designation of CDD Representative.** The CDD shall designate in writing a person to act as the CDD's representative with respect to the Services. The CDD hereby designates the CDD Manager to act as its representative.
- H. Reports.** The parties agree to meet with no less than one time per year to walk the property to discuss conditions, schedules, and items of concern regarding this Agreement and the financial aspects of this agreement.

#### 4. **TERM AND RENEWALS.**

- A. Initial Term:** The initial term for providing services under this Agreement shall begin on the date of the last signature to this Agreement and end on December 31, 2023 (the "Initial Service Term").
- B. Renewal(s):** Prior to the expiration of each term, and subject to the mutual agreement of the CDD and POA, this Agreement may be renewed by a document executed in writing by both parties. Unless otherwise agreed by the parties, each additional term shall begin on January 1st and end on December 31<sup>st</sup> (each, a "Renewal Term").
- C. Non-Renewal:** If the POA does not intend to renew the Agreement for a new term, the POA must notify the District in writing by the April 1 preceding the next renewal date to allow the CDD to budget for the additional expenses. For example, if the POA does not intend to renew the Agreement for the term beginning on January 1, 2024, it must notify the CDD by April 1, 2023. Otherwise, any termination or non-renewal by the POA received after April 1 shall be considered a termination pursuant to Section 15.C. of this Agreement.

#### 5. **COMPENSATION.** For the Initial Service Term, the CDD shall pay the POA the sum of Twelve Thousand Dollars (\$12,000) for the provision of the Services described at **Exhibit A** hereto, pursuant to the terms of this Agreement.

- A.** The CDD shall remit the Initial Service Term payment to the POA in four quarterly payments in calendar year 2023, with Three Thousand Dollars (\$3,000) due January 1, April 1, July 1, and October 1. If such date is not on a business day, payment shall be remitted on the next succeeding business day.
- B.** The CDD shall pay the POA the sum of twelve thousand dollars (\$12,000) for each Renewal Term.
- C.** The CDD shall pay the POA future Renewal Term payments in four equal quarterly payments, with Three Thousand Dollars (\$3,000) due January 1, April 1, July 1, and October 1. If such date is not on a business day, payment shall be remitted on the next succeeding business day.

# CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT

---

District Office · Riverview, Florida · (813) 533-2950  
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614  
[www.channingparkcdd.org](http://www.channingparkcdd.org)

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Tampa, FL 33613

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Effective 12/31/22 – 3<sup>rd</sup> Payment

Requestor: Venessa Smith

Code To: 53900-3129 POA Maintenance Agreement

Approved by: \_\_\_\_\_

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- C.** The CDD shall pay the POA future Renewal Term payments in four equal quarterly payments, with Three Thousand Dollars (\$3,000) due January 1, April 1, July 1, and October 1. If such date is not on a business day, payment shall be remitted on the next succeeding business day.

# INVOICE

**BILL TO**

Channing Park CDD  
12750 Citrus Park Lane  
Tampa, FL 33625

**INVOICE #** 21407**DATE** 07/01/2023**DUE DATE** 07/16/2023**TERMS** Net 15

---

DESCRIPTION	AMOUNT
CDD Website Services - Hosting, support and training	150.00
CDD Ongoing PDF Accessibility Compliance Service	234.38
<hr/>	
Quarterly service	BALANCE DUE
	<b>\$384.38</b>





**KILINSKI | VAN WYK**

## Kilinski | Van Wyk, PLLC

P.O. Box 6386  
Tallahassee, Florida 32314

Channing Park CDD  
5844 Old Pasco Road Suite 100  
Wesley Chapel, Florida 33544

### CPACDD-01

### Channing Park CDD - General Co

Type	Professional	Date	Notes	Quantity	Rate	Total
Service	LG	06/08/2023	Finalize mailed and published assessment notices.	0.10	\$300.00	\$30.00
Service	GK	06/08/2023	Transmit mailed and published notices for O&M Assessment hearing; prepare CDD 101 presentation.	1.10	\$290.00	\$319.00
					<b>Total</b>	<b>\$349.00</b>

### Detailed Statement of Account

#### Current Invoice

Invoice Number	Due On	Amount Due	Payments Received	Balance Due
6912	08/15/2023	\$349.00	\$0.00	\$349.00
Outstanding Balance				<b>\$349.00</b>
Total Amount Outstanding				<b>\$349.00</b>

Please make all amounts payable to: Kilinski | Van Wyk, PLLC

Please pay within 30 days.

Rizzetta & Company, Inc.  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

Invoice

Date	Invoice #
7/1/2023	INV0000081399

Bill To:

CHANNING PARK CDD 3434 Colwell Avenue, Suite 200 Tampa FL 33614
---

Services for the month of	Terms	Client Number
July	Upon Receipt	00620

Description	Qty	Rate	Amount
Accounting Services	1.00	\$962.00	\$962.00
Administrative Services	1.00	\$260.00	\$260.00
Financial & Revenue Collections	1.00	\$260.00	\$260.00
Management Services	1.00	\$1,222.00	\$1,222.00
Website Compliance & Management	1.00	\$100.00	\$100.00
		Subtotal	\$2,804.00
		Total	\$2,804.00

**Rizzetta & Company, Inc.**  
3434 Colwell Avenue  
Suite 200  
Tampa FL 33614

# Invoice

Date	Invoice #
7/14/2023	INV0000081562

**Bill To:**

CHANNING PARK CDD  
3434 Colwell Avenue, Suite 200  
Tampa FL 33614

Services for the month of	Terms	Client Number
July	Upon Receipt	00620

[illegible]



tampabay.com

Times Publishing Company

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

Fed Tax ID 59-0482470

## ADVERTISING INVOICE

Advertising Run Dates		Advertiser Name	
07/26/23		CHANNING PARK CDD	
Billing Date	Sales Rep	Customer Account	
07/26/2023	Deirdre Bonett	107073	
Total Amount Due		Ad Number	
\$2,143.60		0000293593	

## PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
07/26/23	07/26/23	0000293593	Times	Legals CLS	O&M Assessments	1	3x14.00 IN	\$2,139.60
07/26/23	07/26/23	0000293593	Tampabay.com	Legals CLS	O&M Assessments AffidavitMaterial	1	3x14.00 IN	\$0.00 \$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



tampabay.com

DEPT 3396

PO BOX 123396

DALLAS, TX 75312-3396

Toll Free Phone: 1 (877) 321-7355

### ADVERTISING INVOICE

Thank you for your business.

Advertising Run Dates		Advertiser Name	
07/26/23		CHANNING PARK CDD	
Billing Date	Sales Rep	Customer Account	
07/26/2023	Deirdre Bonett	107073	
Total Amount Due		Ad Number	
\$2,143.60		0000293593	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO:

TIMES PUBLISHING COMPANY

REMIT TO:

CHANNING PARK CDD  
ATTN: RIZZETTA & CO. -AP  
3434 COLWELL AVE #200  
TAMPA, FL 33614

Times Publishing Company  
DEPT 3396  
PO BOX 123396  
DALLAS, TX 75312-3396

**Tampa Bay Times**  
Published Daily

STATE OF FLORIDA  
COUNTY OF Hillsborough

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: O&M Assessments** was published in said newspaper by print in the issues of: **7/26/23, 8/ 2/23** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Signature Affiant

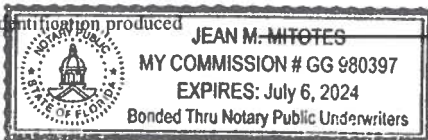
Sworn to and subscribed before me this **08/02/2023**



Signature of Notary Public

Personally known           X           or produced identification

Type of identification produced



# NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2023/2024 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

## Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Channing Park Community Development District ("District") will hold two public hearings and a regular meeting at the following date, time, and location:

DATE: August 17, 2023  
TIME: 4:30 p.m.  
LOCATION: Channing Park Recreation Center  
17358 Chelsea Downs Circle  
Lithia, Florida 33547

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2023 and ending September 30, 2024 ("Fiscal Year 2023/2024"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District to fund the Proposed Budget for Fiscal Year 2023/2024; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

## Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total# of Units / Acres	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
SF 50'	162	1.0	\$248.34
SF 60'-70'	152	1.20	\$298.01
SF 75' +	47	1.50	\$372.51

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Hillsborough County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District and due to be collected for Fiscal Year 2023/2024.

For Fiscal Year 2023/2024, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2023. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

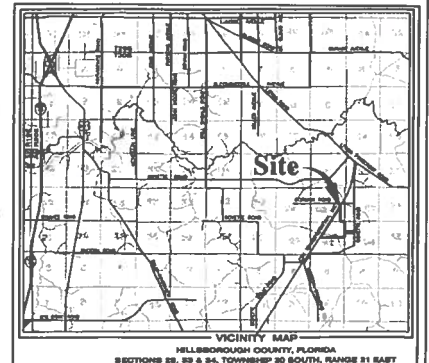
## Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at c/o Rizzetta & Company, Inc., 3434 Colwell Avenue Suite 200, Tampa, FL 33614, Ph: (813) 533-2950 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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 such appeal is to be based.

Matthew Huber  
District Manager



## Tab 3

**From:** Jeremy Linney <[linney1996@yahoo.com](mailto:linney1996@yahoo.com)>

**Sent:** Tuesday, April 18, 2023 12:08 PM

**To:** Kristee Cole <[KCole@rizzetta.com](mailto:KCole@rizzetta.com)>

**Subject:** [EXTERNAL]Re: Channing Park CDD BOS Meeting 4-20-23 Revised Final Agenda

Fellow Board Members,

The Army is sending me to Korea this summer for the next two years. Thus, I am tendering my resignation from the board to allow for a new member to be appointed. I hope to renew my service to the Channing Park community when I return.

Jeremy Linney

907-978-4871

## Tab 4



**From:** Bob Metivier <rgmetivier@gmail.com>  
**Sent:** Monday, June 26, 2023 4:49 PM  
**To:** Diana Kronick <DKronick@rizzetta.com>  
**Subject:** [EXTERNAL]Re: Channing Park - New Board Supervisor

I have reconsidered, and because of my prior commitments. I will not be able to serve on this Board of Supervisors.

My apologies to all involved,

Bob Metivier

## Tab 5

**RESOLUTION 2023-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Channing Park 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 Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. \_\_\_\_\_ is appointed Chairman.

Section 2. \_\_\_\_\_ is appointed Vice Chairman.

Section 3. \_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
Ruben Durand is appointed Assistant Secretary.  
Matthew Huber is appointed Assistant Secretary.

Section 4. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 17th DAY OF AUGUST, 2023.**

**CHANNING PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY/ASST. SECRETARY**

## Tab 6

**RESOLUTION 2023-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT REMOVING AN ASSISTANT SECRETARY OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Channing Park Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, and situated entirely within Pasco County, Florida; and

**WHEREAS**, the District’s Board of Supervisors desires to remove an Assistant Secretary of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE WATERSET NORTH COMMUNITY DEVELOPMENT DISTRICT THAT:**

**SECTION 1.** Jerry Whited is hereby removed as an Assistant Secretary of the District.

**SECTION 2.** This Resolution shall take effect upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2023.**

ATTEST:

**CHANNING PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson / Vice Chairperson  
Board of Supervisors

## **Tab 7**

**RESOLUTION 2023-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT  
REDESIGNATING THE SECRETARY OF THE DISTRICT, AND  
PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Channing Park Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; and

WHEREAS, the Board of Supervisors (hereinafter the "Board") previously designated Bob Schleifer as Secretary pursuant to Resolution 2020-03; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF  
THE CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT:**

Section 1.      Scott Brizendine is appointed Secretary

Section 2.      This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 17TH DAY OF AUGUST, 2023.**

**CHANNING PARK  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**ASSISTANT SECRETARY**

## Tab 8



## **RESOLUTION 2023-04**

### **THE ANNUAL APPROPRIATION RESOLUTION OF THE CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”) RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager has, prior to the fifteenth (15<sup>th</sup>) day in June, 2023, submitted to the Board of Supervisors (“**Board**”) of the Channing Park Community Development District (“**District**”) proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”) along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least two days before the public hearing; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

**WHEREAS**, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT:**

## SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Channing Park Community Development District for the Fiscal Year Ending September 30, 2024."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

## SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2023/2024, the sum of \$\_\_\_\_\_ to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$_____
DEBT SERVICE FUND, SERIES 2018	\$_____
TOTAL ALL FUNDS	\$_____

## SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2023/2024 or within sixty (60) days following the end of the Fiscal Year 2023/2024 may amend its Adopted Budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.
- d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within five (5) days after adoption and remain on the website for at least two (2) years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 17th DAY OF AUGUST, 2023.**

ATTEST:

**CHANNING PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_

**Exhibit A:** Budget



Rizzetta & Company

# **Channing Park CDD Community Development District**

---

**Proposed Budget for Fiscal Year  
2023-2024**

**Presented by: Rizzetta & Company, Inc.**  
[rizzetta.com](http://rizzetta.com)

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**Proposed Budget**  
**Channing Park Community Development District**  
**General Fund**  
**Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 06/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	<b>REVENUES</b>							
3								
4	Interest Earnings							
5	Interest Earnings	\$ 18	\$ 24	\$ -	\$ 24	\$ -	\$ -	
6	Special Assessments							
7	Tax Roll*	\$ 89,580	\$ 89,580	\$ 88,586	\$ 994	\$ 96,854	\$ 8,268	
8								
9	<b>TOTAL REVENUES</b>	<b>\$ 89,598</b>	<b>\$ 89,604</b>	<b>\$ 88,586</b>	<b>\$ 1,018</b>	<b>\$ 96,854</b>	<b>\$ 8,268</b>	
10								
11								
12	<b>TOTAL REVENUES AND BALANCE FORWARD</b>	<b>\$ 89,598</b>	<b>\$ 89,604</b>	<b>\$ 88,586</b>	<b>\$ 1,018</b>	<b>\$ 96,854</b>	<b>\$ 8,268</b>	
13								
16	<b>EXPENDITURES - ADMINISTRATIVE</b>							
17								
18	Legislative							
19	Supervisor Fees	\$ 1,200	\$ 1,600	\$ 2,000	\$ 400	\$ 2,000	\$ -	6 meetings x5 BOS
20	Financial & Administrative							
21	Administrative Services	\$ 2,340	\$ 3,000	\$ 3,120	\$ 120	\$ 3,276	\$ 156	
22	District Management	\$ 10,998	\$ 14,100	\$ 14,664	\$ 564	\$ 15,397	\$ 733	
23	District Engineer	\$ 7,136	\$ 9,515	\$ 5,000	\$ (4,515)	\$ 5,000	\$ -	
24	Trustees Fees	\$ 4,041	\$ 4,041	\$ 3,770	\$ (271)	\$ 3,770	\$ -	US Bank- Per Bond Refinance
25	Assessment Roll	\$ 5,200	\$ 5,200	\$ 5,200	\$ -	\$ 5,460	\$ 260	
26	Financial & Revenue Collections	\$ 2,340	\$ 3,000	\$ 3,120	\$ 120	\$ 3,276	\$ 156	
27	Accounting Services	\$ 8,658	\$ 11,100	\$ 11,544	\$ 444	\$ 12,121	\$ 577	
28	Auditing Services	\$ -	\$ 3,145	\$ 3,285	\$ 140	\$ 3,285	\$ -	
29	Arbitrage Rebate Calculation	\$ 500	\$ 1,000	\$ 500	\$ (500)	\$ 500	\$ -	
30	Miscellaneous Mailings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
31	Public Officials Liability Insurance	\$ 2,672	\$ 2,481	\$ 2,797	\$ 316	\$ 2,797	\$ -	Egis Estimate
32	Legal Advertising	\$ 378	\$ 504	\$ 1,000	\$ 496	\$ 1,000	\$ -	
33	Dues, Licenses & Fees	\$ 325	\$ 175	\$ 175	\$ -	\$ 175	\$ -	FL DEO Fee
34	Website Hosting, Maintenance, Backup	\$ 2,053	\$ 2,737	\$ 3,000	\$ 263	\$ 3,000	\$ -	\$2,738 Total:\$1,538 Innersync + \$1,200 RTS
35	Legal Counsel							
36	District Counsel	\$ 4,160	\$ 5,547	\$ 5,000	\$ (547)	\$ 5,000	\$ -	
37								
38	<b>Administrative Subtotal</b>	<b>\$ 52,001</b>	<b>\$ 67,145</b>	<b>\$ 64,175</b>	<b>\$ (2,970)</b>	<b>\$ 66,057</b>	<b>\$ 1,882</b>	
39								
40	<b>EXPENDITURES - FIELD OPERATIONS</b>							
41								
42	Stormwater Control							
43	Stormwater Monitoring & Maintenance	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	
44	Stormwater Assessment	\$ -	\$ -	\$ 2,500	\$ 2,500	\$ -	\$ (2,500)	
45	Other Physical Environment						\$ -	
46	POA Maintenance Agreement Compensation	\$ 6,000	\$ 8,000	\$ 12,000	\$ 4,000	\$ 12,000	\$ -	
47	General Liability Insurance	\$ 2,672	\$ 2,672	\$ 2,797	\$ 125	\$ 2,797	\$ -	Egis Estimate
48	Contingency							
49	Miscellaneous Contingency	\$ 1,500	\$ 2,000	\$ 4,114	\$ 2,114	\$ 13,000	\$ 8,886	
50								
51	<b>Field Operations Subtotal</b>	<b>\$ 10,172</b>	<b>\$ 12,672</b>	<b>\$ 24,411</b>	<b>\$ 11,739</b>	<b>\$ 30,797</b>	<b>\$ 6,386</b>	
52								
53	<b>Contingency for County TRIM Notice</b>							
54								
55	<b>TOTAL EXPENDITURES</b>	<b>\$ 62,173</b>	<b>\$ 79,817</b>	<b>\$ 88,586</b>	<b>\$ 8,769</b>	<b>\$ 96,854</b>	<b>\$ 8,268</b>	
56								
57	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ 27,425</b>	<b>\$ 9,787</b>	<b>\$ -</b>	<b>\$ 9,787</b>	<b>\$ -</b>	<b>\$ -</b>	
58								

Proposed Budget  
Channing Park Community Development District  
Reserve Fund  
Fiscal Year 2023/2024

	Chart of Accounts Classification	Actual YTD through 06/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	<b>REVENUES</b>							
3								
4	Special Assessments							
5	Tax Roll*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	BOS moved \$200k to Reserves
6	Off Roll*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
7	Contributions & Donations from Private Sources							
8	Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
9	Owners Association	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
10	Other Miscellaneous Revenues							
11	Miscellaneous Revenues	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
6								
7	<b>TOTAL REVENUES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
14								
15	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8								
9	<b>TOTAL REVENUES &amp; BALANCE FORWARD</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
10								
11	<b>EXPENDITURES</b>							
12								
13	Contingency							
14	Capital Reserves	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
15								
16	<b>TOTAL EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
17								
18	<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	
19								

**Channing Park Community Development District**  
**Debt Service**  
**Fiscal Year 2023/2024**

<b>Chart of Accounts Classification</b>	<b>Series 2018</b>	<b>Budget for 2023/2024</b>
<b>REVENUES</b>		
Special Assessments		
<sup>(2)</sup> Net Special Assessments	\$119,220.28	\$119,220.28
<b>TOTAL REVENUES</b>	<b>\$119,220.28</b>	<b>\$119,220.28</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Financial & Administrative		
Debt Service Obligation	\$119,220.28	\$119,220.28
<b>Administrative Subtotal</b>	<b>\$119,220.28</b>	<b>\$119,220.28</b>
<b>TOTAL EXPENDITURES</b>	<b>\$119,220.28</b>	<b>\$119,220.28</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$0.00</b>	<b>\$0.00</b>

Hillosborough County Collection Costs (2%) and Early Payment Discounts (4%)

6.0%

**Gross assessments**

**\$126,722.24**

**Notes:**

1. Tax Roll Collection Costs for Hillsborough County is 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.



Channing Park Community Development District

FISCAL YEAR 2023/2024 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$96,854.00
Hillsborough County Collection Cost @	2%	\$2,060.72
Early Payment Discount @	4%	\$4,121.45
2023/2024 Total		<u>\$103,036.17</u>

2022/2023 O&M Budget	\$88,586.00
2023/2024 O&M Budget	\$96,854.00
Total Difference	<u>\$8,268.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Debt Service - SF 50'	\$930.10	\$930.10	\$0.00	0.00%
Operations/Maintenance - SF 50'	\$227.14	\$248.34	\$21.20	9.33%
<b>Total</b>	<b>\$1,157.24</b>	<b>\$1,178.44</b>	<b>\$21.20</b>	<b>1.83%</b>
Debt Service - SF 50.Q'	\$701.67	\$701.67	\$0.00	0.00%
Operations/Maintenance - SF 50.Q'	\$227.14	\$248.34	\$21.20	9.33%
<b>Total</b>	<b>\$928.81</b>	<b>\$950.01</b>	<b>\$21.20</b>	<b>2.28%</b>
Debt Service - SF 50.P'	\$467.66	\$467.66	\$0.00	0.00%
Operations/Maintenance - SF 50.P'	\$227.14	\$248.34	\$21.20	9.33%
<b>Total</b>	<b>\$694.80</b>	<b>\$716.00</b>	<b>\$21.20</b>	<b>3.05%</b>
Debt Service - SF 60' - 70'	\$1,041.71	\$1,041.71	\$0.00	0.00%
Operations/Maintenance - SF 60' - 70'	\$272.57	\$298.01	\$25.44	9.33%
<b>Total</b>	<b>\$1,314.28</b>	<b>\$1,339.72</b>	<b>\$25.44</b>	<b>1.94%</b>
Debt Service - SF 60.R' - 70.R'	\$340.79	\$340.79	\$0.00	0.00%
Operations/Maintenance - SF 60.R' - 70.R'	\$272.57	\$298.01	\$25.44	9.33%
<b>Total</b>	<b>\$613.36</b>	<b>\$638.80</b>	<b>\$25.44</b>	<b>4.15%</b>
Debt Service - SF 60.P' - 70.P'	\$523.83	\$523.83	\$0.00	0.00%
Operations/Maintenance - SF 60.P' - 70.P'	\$272.57	\$298.01	\$25.44	9.33%
<b>Total</b>	<b>\$796.40</b>	<b>\$821.84</b>	<b>\$25.44</b>	<b>3.19%</b>
Debt Service - SF 60.Q' - 70.Q'	\$785.75	\$785.75	\$0.00	0.00%
Operations/Maintenance - SF 60.P' - 70.P'	\$272.57	\$298.01	\$25.44	9.33%
<b>Total</b>	<b>\$1,058.32</b>	<b>\$1,083.76</b>	<b>\$25.44</b>	<b>2.40%</b>
Debt Service - SF 75'	\$1,227.73	\$1,227.73	\$0.00	0.00%
Operations/Maintenance - SF 75'	\$340.71	\$372.51	\$31.80	9.33%
<b>Total</b>	<b>\$1,568.44</b>	<b>\$1,600.24</b>	<b>\$31.80</b>	<b>2.03%</b>
Debt Service - SF 75.P'	\$617.59	\$617.59	\$0.00	0.00%
Operations/Maintenance - SF 75.P'	\$340.71	\$372.51	\$31.80	9.33%
<b>Total</b>	<b>\$958.30</b>	<b>\$990.10</b>	<b>\$31.80</b>	<b>3.32%</b>
Debt Service - SF 75.Q'	\$926.38	\$926.38	\$0.00	0.00%
Operations/Maintenance - SF 75.Q'	\$340.71	\$372.51	\$31.80	9.33%
<b>Total</b>	<b>\$1,267.09</b>	<b>\$1,298.89</b>	<b>\$31.80</b>	<b>2.51%</b>

**CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT**

**FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE**

<b>TOTAL O&amp;M BUDGET</b>		<b>\$96,854.00</b>
<b>COLLECTION COSTS @</b>	<b>2.0%</b>	<b>\$2,060.72</b>
<b>EARLY PAYMENT DISCOUNT @</b>	<b>4.0%</b>	<b>\$4,121.45</b>
<b>TOTAL O&amp;M ASSESSMENT</b>		<b><u>\$103,036.17</u></b>

<b>UNITS ASSESSED</b>				<b>ALLOCATION OF O&amp;M ASSESSMENT</b>			<b>PER LOT ANNUAL ASSESSMENT</b>		
<b><u>LOT SIZE</u></b>	<b>SERIES 2018</b>		<b><u>EAU FACTOR</u></b>	<b>TOTAL</b>	<b>% TOTAL</b>	<b>TOTAL</b>	<b>SERIES 2018 DEBT</b>		
	<b><u>O&amp;M</u></b>	<b><u>DEBT SERVICE</u> <sup>(1) (2)</sup></b>		<b><u>EAU's</u></b>	<b><u>EAU's</u></b>	<b><u>O&amp;M BUDGET</u></b>	<b><u>O&amp;M</u></b>	<b><u>SERVICE</u> <sup>(3)</sup></b>	<b><u>TOTAL</u> <sup>(4)</sup></b>
Single Family 50'	105	23	1.00	105.00	25.31%	\$26,075.68	<b>\$248.34</b>	<b>\$930.10</b>	<b>\$1,178.44</b>
Single Family 50'	11	11	1.00	11.00	2.65%	\$2,731.74	<b>\$248.34</b>	<b>\$701.67</b>	<b>\$950.01</b>
Single Family 50'	46	46	1.00	46.00	11.09%	\$11,423.63	<b>\$248.34</b>	<b>\$467.66</b>	<b>\$716.00</b>
Single Family 60' - 70'	86	22	1.20	103.20	24.87%	\$25,628.66	<b>\$298.01</b>	<b>\$1,041.71</b>	<b>\$1,339.72</b>
Single Family 60' - 70'	3	3	1.20	3.60	0.87%	\$894.02	<b>\$298.01</b>	<b>\$340.79</b>	<b>\$638.80</b>
Single Family 60' - 70'	57	57	1.20	68.40	16.49%	\$16,986.44	<b>\$298.01</b>	<b>\$523.83</b>	<b>\$821.84</b>
Single Family 60' - 70'	6	6	1.20	7.20	1.74%	\$1,788.05	<b>\$298.01</b>	<b>\$785.75</b>	<b>\$1,083.76</b>
Single Family 75' +	23	2	1.50	34.50	8.32%	\$8,567.72	<b>\$372.51</b>	<b>\$1,227.73</b>	<b>\$1,600.24</b>
Single Family 75' +	23	23	1.50	34.50	8.32%	\$8,567.72	<b>\$372.51</b>	<b>\$617.59</b>	<b>\$990.10</b>
Single Family 75' +	1	1	1.50	1.50	0.36%	\$372.51	<b>\$372.51</b>	<b>\$926.38</b>	<b>\$1,298.89</b>
	<b><u>361</u></b>	<b><u>194</u></b>		<b><u>414.90</u></b>	<b><u>100.00%</u></b>	<b><u>\$103,036.17</u></b>			

LESS: Hillsborough County Collection Costs (2%) and Early Payment Discounts (4%) **(\$6,182.17)**

**Net Revenue to be Collected** **\$96,854.00**

<sup>(1)</sup> Reflects 167 (one hundred sixty-seven) prepayments; 82 (eighty-two) SF 50' lots, 64 (sixty-four) SF 60'-70' lots, and 21 (twenty-one) SF 75'+ lots.

<sup>(2)</sup> Reflects the number of total lots with Series 2018 debt outstanding.

<sup>(3)</sup> Annual debt service assessment per lot adopted in connection with the Series 2018 bond issue. Annual assessment includes principal, interest, Hillsborough County collection costs and early payment discount costs.

<sup>(4)</sup> Annual assessment that will appear on November 2023 Hillsborough County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

## GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The General Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all General Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Interest Earnings:** The District may earn interest on its monies in the various operating accounts.

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Event Rental:** The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

**Facilities Rentals:** The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.

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### EXPENDITURES – ADMINISTRATIVE:

**Supervisor Fees:** The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

**Administrative Services:** The District will incur expenditures for the day to today operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles and phone calls.

**District Management:** The District as required by statute, will contract with a firm to provide for management and administration of the District's day to day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

**District Engineer:** The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices and all other engineering services requested by the district throughout the year.

**Disclosure Report:** The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

**Trustee's Fees:** The District will incur annual trustee's fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

**Assessment Roll:** The District will contract with a firm to maintain the assessment roll and annually levy a Non-Ad Valorem assessment for operating and debt service expenses.

**Financial & Revenue Collections:** Services include all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Accounting Services:** Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Auditing Services:** The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.

**Arbitrage Rebate Calculation:** The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

**Travel:** Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

**Public Officials Liability Insurance:** The District will incur expenditures for public officials' liability insurance for the Board and Staff.

**Legal Advertising:** The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, and public hearings, bidding etc. for the District based on statutory guidelines

**Bank Fees:** The District will incur bank service charges during the year.

**Dues, Licenses & Fees:** The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items which may require licenses or permits, etc.

**Miscellaneous Fees:** The District could incur miscellaneous throughout the year, which may not fit into any standard categories.

**Website Hosting, Maintenance and Email:** The District may incur fees as they relate to the development and ongoing maintenance of its own website along with possible email services if requested.

**District Counsel:** The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts and all other legal services requested by the district throughout the year.

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## **EXPENDITURES - FIELD OPERATIONS:**

**Deputy Services:** The District may wish to contract with the local police agency to provide security for the District.

**Security Services and Patrols:** The District may wish to contract with a private company to provide security for the District.

**Electric Utility Services:** The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

**Streetlights:** The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

**Utility - Recreation Facility:** The District may budget separately for its recreation and or amenity electric separately.

**Gas Utility Services:** The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

**Garbage - Recreation Facility:** The District will incur expenditures related to the removal of garbage and solid waste.

**Solid Waste Assessment Fee:** The District may have an assessment levied by another local government for solid waste, etc.

**Water-Sewer Utility Services:** The District will incur water/sewer utility expenditures related to district operations.

**Utility - Reclaimed:** The District may incur expenses related to the use of reclaimed water for irrigation.

**Aquatic Maintenance:** Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Fountain Service Repairs & Maintenance:** The District may incur expenses related to maintaining the fountains within throughout the Parks & Recreational areas

**Lake/Pond Bank Maintenance:** The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing and landscaping of the banks as the District determines necessary.

**Wetland Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

**Mitigation Area Monitoring & Maintenance:** The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.

**Aquatic Plant Replacement:** The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**General Liability Insurance:** The District will incur fees to insure items owned by the District for its general liability needs

**Property Insurance:** The District will incur fees to insure items owned by the District for its property needs

**Entry and Walls Maintenance:** The District will incur expenditures to maintain the entry monuments and the fencing.

**Landscape Maintenance:** The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities including pond banks, entryways, and similar planting areas within the District. These services include but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

**Irrigation Maintenance:** The District will incur expenditures related to the maintenance of the irrigation systems.

**Irrigation Repairs:** The District will incur expenditures related to repairs of the irrigation systems.

**Landscape Replacement:** Expenditures related to replacement of turf, trees, shrubs etc.

**Field Services:** The District may contract for field management services to provide landscape maintenance oversight.

**Miscellaneous Fees:** The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

**Gate Phone:** The District will incur telephone expenses if the District has gates that are to be opened and closed.

**Street/Parking Lot Sweeping:** The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

**Gate Facility Maintenance:** Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

**Sidewalk Repair & Maintenance:** Expenses related to sidewalks located in the right of way of streets the District may own if any.

**Roadway Repair & Maintenance:** Expenses related to the repair and maintenance of roadways owned by the District if any.

**Employees - Salaries:** The District may incur expenses for employees/staff members needed for the recreational facilities such as Clubhouse Staff.

**Employees - P/R Taxes:** This is the employer's portion of employment taxes such as FICA etc.

**Employee - Workers' Comp:** Fees related to obtaining workers compensation insurance.

**Management Contract:** The District may contract with a firm to provide for the oversight of its recreation facilities.

**Maintenance & Repair:** The District may incur expenses to maintain its recreation facilities.

**Facility Supplies:** The District may have facilities that required various supplies to operate.

**Gate Maintenance & Repairs:** Any ongoing gate repairs and maintenance would be included in this line item.

**Telephone, Fax, Internet:** The District may incur telephone, fax and internet expenses related to the recreational facilities.

**Office Supplies:** The District may have an office in its facilities which require various office related supplies.

**Clubhouse - Facility Janitorial Service:** Expenses related to the cleaning of the facility and related supplies.

**Pool Service Contract:** Expenses related to the maintenance of swimming pools and other water features.

**Pool Repairs:** Expenses related to the repair of swimming pools and other water features.

**Security System Monitoring & Maintenance:** The District may wish to install a security system for the clubhouse

**Clubhouse Miscellaneous Expense:** Expenses which may not fit into a defined category in this section of the budget

**Athletic/Park Court/Field Repairs:** Expense related to any facilities such as tennis, basketball etc.

**Trail/Bike Path Maintenance:** Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.



**Special Events:** Expenses related to functions such as holiday events for the public enjoyment

**Miscellaneous Fees:** Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

**Miscellaneous Contingency:** Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

## **RESERVE FUND BUDGET** **ACCOUNT CATEGORY DESCRIPTION**

The Reserve Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Reserve Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### **REVENUES:**

**Tax Roll:** The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

**Off Roll:** For lands not on the tax roll and that is by way of a direct bill from the District to the appropriate property owner.

**Developer Contributions:** The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to off-set expenditures of the District.

**Miscellaneous Revenues:** The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

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### **EXPENDITURES:**

**Capital Reserve:** Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

**Capital Outlay:** Monies collected and allocated for various projects as they relate to public improvements.

## DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

### REVENUES:

**Special Assessments:** The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

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### EXPENDITURES – ADMINISTRATIVE:

**Bank Fees:** The District may incur bank service charges during the year.

**Debt Service Obligation:** This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.

## Tab 9

## RESOLUTION 2023-05

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2023/2024; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Channing Park Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District; and

**WHEREAS**, the District is located in Hillsborough County, Florida (“**County**”); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District’s adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Board of Supervisors (“**Board**”) of the District hereby determines to undertake various operations and maintenance and other activities described in the District’s budget (“**Adopted Budget**”) for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Fiscal Year 2023/2024**”), attached hereto as **Exhibit “A”** and incorporated by reference herein; and

**WHEREAS**, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the Adopted Budget; and

**WHEREAS**, the provision of such services, facilities, and operations is a benefit to lands within the District; and

**WHEREAS**, Chapter 190, *Florida Statutes*, provides that the District may impose special assessments on benefitted lands within the District; and

**WHEREAS**, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Adopted Budget; and

**WHEREAS**, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2023/2024; and

**WHEREAS**, Chapter 197, *Florida Statutes*, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector (“**Uniform Method**”), and the District has previously authorized the use of the Uniform Method by, among other things, entering into agreements with the Property Appraiser and Tax Collector of the County for that purpose; and

**WHEREAS**, it is in the best interests of the District to adopt the Assessment Roll of the Channing Park Community Development District (“**Assessment Roll**”) attached to this Resolution as **Exhibit “B”** and incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll to the County Tax Collector pursuant to the Uniform Method; and

**WHEREAS**, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD  
OF SUPERVISORS OF THE CHANNING PARK  
COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. BENEFIT & ALLOCATION FINDINGS.** The Board hereby finds and determines that the provision of the services, facilities, and operations as described in **Exhibit “A”** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands, as shown in **Exhibits “A” and “B,”** is hereby found to be fair and reasonable.

**SECTION 2. ASSESSMENT IMPOSITION.** Pursuant to Chapters 190 and 197, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District, and in accordance with **Exhibits “A” and “B.”** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**SECTION 3. COLLECTION.** The collection of the operation and maintenance special assessments and previously levied debt service assessments shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as indicated on **Exhibits “A” and “B.”** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

**SECTION 4. ASSESSMENT ROLL.** The Assessment Roll, attached to this Resolution as **Exhibit “B,”** is hereby certified to the County Tax Collector and shall be collected by the County

Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

**SECTION 5. ASSESSMENT ROLL AMENDMENT.** The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution, and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

**SECTION 6. SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**SECTION 7. EFFECTIVE DATE.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 17th day of August, 2023.

ATTEST:

**CHANNING PARK COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By:\_\_\_\_\_

Its:\_\_\_\_\_

**Exhibit A:** Budget  
**Exhibit B:** Assessment Roll

## **Tab 10**



**RESOLUTION 2023-06**

**A RESOLUTION OF THE CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT DESIGNATING TIME AND DATE FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT, FOR FISCAL YEAR 2023/2024, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the Channing Park Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Hillsborough County, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board") is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the Board is statutorily required to file annually, with the local governing authority or authorities a schedule of its regular meetings; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time and location of the District's meetings.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT:**

1. The Fiscal Year 2023/2024 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with Section 189.015(1), Florida Statutes.
2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 17<sup>TH</sup> DAY OF AUGUST, 2023 .**

**ATTEST:**

**CHANNING PARK COMMUNITY  
DEVELOPMENT DISTRICT**

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

**EXHIBIT “A”**  
**BOARD OF SUPERVISORS MEETING DATES**  
**CHANNING PARK COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**

April 28, 2024  
August 22, 2024

The meetings will convene at 4:00 p.m. at the Channing Park Recreation Center located at 17358 Chelsea Downs Circle, Lithia, FL 33547.