

*Chapel Creek
Community Development District*

Meeting Agenda

August 3, 2021

AGENDA

Chapel Creek

Community Development District

219 E. Livingston St., Orlando, Florida 32801
Phone: 407-841-5524 - Fax: 407-839-1526

July 27, 2021

**Board of Supervisors
Chapel Creek
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the **Chapel Creek Community Development District** will be held **Tuesday, August 3, 2021**, at **5:00 PM** at the **Hampton Inn – Dade City, 13215 Hwy US 301, Dade City, FL 33525**.

Those members of the public wishing to attend the meeting can do so using the information below:

Zoom Video Link: <https://us06web.zoom.us/j/94406903761>

Zoom Call-In Information: 1-646-876-9923
Meeting ID: 944 0690 3761

Following is the advance agenda for the meeting:

Board of Supervisors Meeting

1. Roll Call
2. Public Comment Period (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the July 6, 2021 Board of Supervisors Meeting
4. Public Hearings
 - A. Public Hearing on the Adoption of the Fiscal Year 2022 Budget
 - i. Consideration of Resolution 2021-16 Adoption of the District's Fiscal Year 2022 Budget and Appropriating Funds
 - ii. Consideration of Fiscal Year 2021-2022 Budget Funding Agreement with Clayton Properties Group, Inc.

¹ Comments will be limited to three (3) minutes

- B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
 - i. Consideration of Resolution 2021-17 Imposing Special Assessments and Certifying an Assessment Roll
5. Consideration of Resolution 2021-18 Designation of Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2022
6. Discussion Regarding Termination of Dissemination Agent
7. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - D. District Manager's Report
 - i. Approval of Check Register
 - ii. Balance Sheet & Income Statement
 - iii. Ratification of Change Orders #1, #3-4 and #10-11
8. Other Business
9. Supervisors Requests and Audience Comments
10. Adjournment

MINUTES

**MINUTES OF MEETING
CHAPEL CREEK
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Chapel Creek Community Development District was held on Tuesday, **July 6, 2021** at 11:00 a.m. at the Hampton Inn – Dade City, 13215 Hwy US 301, Dade City, Florida.

Present and constituting a quorum were:

Brian Walsh	Chairman
Milton Andrade	Vice Chairman
Garret Parkinson	Assistant Secretary
Tim Jones <i>via Zoom</i>	Assistant Secretary

Also, present were:

Jill Burns	District Manager, GMS
Tracy Robin <i>via Zoom</i>	District Counsel, Straley Robin Vericker
Clayton Smith	GMS
Tonja Stewart <i>via Zoom</i>	District Engineer

The following is a summary of the discussions and actions taken at the July 6, 2021 Chapel Creek Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

Ms. Burns called the meeting to order. There were three Supervisors present at meeting the and one joining via Zoom constituting a quorum.

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted there were no public comments at this time and the next item followed.

THIRD ORDER OF BUSINESS

Approval of Minutes of the May 11, 2021 Board of Supervisors Meeting

Ms. Burns presented the May 11, 2021 Board meeting minutes and asked for questions, comments, or corrections on the minutes. The Board had no changes to the minutes.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Minutes of the May 11, 2021 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

Presentation of Supplemental Engineer’s Report

Ms. Burns gave Ms. Stewart an opportunity to present the engineer’s report to the Board. There were no changes made since the Board saw it at the last meeting. Ms. Stewart said in summary, they have Phases 7 and 8 as part of the 2021 project with a total estimated cost of \$15,680,000. The Board had no questions for the engineer and motioned to approve the engineer’s report.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Supplemental Engineer’s Report, was approved.

FIFTH ORDER OF BUSINESS

Presentation of Supplemental Assessment Methodology

Ms. Burns noted that the only change to this since the Board saw it last was an update to reflect the final pricing for the bond issuance. The tables listed have the engineer’s report for table two and staff issued \$8,890,345 worth of bonds. The improvement cost per unit is listed on table four. Table five shows a par debt per unit of \$22,385 which would have a gross annual debt assessment of \$1,329 which is shown on table six. It is a net assessment of \$1,250 per unit. Table seven is the preliminary assessment roll that allocates the debt by acre to the property owners. There is a single property owner, Clayton Properties Group. The Board had no questions.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Supplemental Assessment Methodology, was approved.

SIXTH ORDER OF BUSINESS

Consideration of Resolution 2021-05 Supplemental Assessment Resolution

Ms. Burns reported that Resolution 2021-05 can be found in the agenda package, and it outlines the actual terms of the bonds issuance and adopts the methodology and engineer’s report that the Board previously approved and outlines the terms for the 2021 issuance. The Board had no questions for staff so there was a motion to approve.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Resolution 2021-05 Supplemental Assessment Resolution, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Request for Shade Structure at Playground *(to be provided under separate cover)*

Staff has been working on this action item and Mr. Smith is still waiting on quotes from the vendor. This item was tabled to the August meeting.

EIGHTH ORDER OF BUSINESS

Consideration of Proposals for Landscape Enhancements

Mr. Smith presented a few different proposals to the Board and provided handouts under separate cover. He went through the whole property with the landscaper to see where enhancements were needed and to plan ahead with project that they will address now and in the near future. Board and staff discussion followed in deciding which direction they plan to move forward with at the time. The Board decided to approve the landscaping proposals for a not to exceed amount of \$28,000 which does not include tree pruning to be paid out of bond funds.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, with all in favor, Installation of all Presented Landscape Improvements, Excluding the Tree Pruning, with a not to Exceed Amount of \$28,000 to be paid from Bond Funds, was approved.

The Board discussed tree pruning and paying for that out of the O&M fund. Mr. Smith will negotiate with the landscaper and work with them for a price the Board is comfortable with and a not to exceed amount of \$7,750.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Tree Pruning with a Not to Exceed Amount of \$7,750, was approved.

NINTH ORDER OF BUSINESS

Acceptance of Fiscal Year 2020 Audit Report – ADDED

Ms. Burns noted that page 24 starts the management letter which summarizes the report. There are some findings in the audit and corrective actions have been taken to address those

findings, which are not a surprise to the staff. The District did meet some of the conditions for a detreating financial condition. Ms. Burns believes all of them have been corrected during Fiscal Year 2020 and on the next audit report they will be removed.

(District Counsel transcription is verbatim)

Mr. Robin: This goes back to the default of the District of the original developer of the bonds following the great recession and throughout the entire period of the redevelopment, the SPE was getting the project reoriented to be remarketed and reactivated. A lot of these provisions continue to exist, but they were cured, as Jill said, at the point and time where the final closeout and sale of the last villages were made to Highlands. It is a historical issue. The Board is not being asked to approve of it or disapprove of it, only to accept the audit for filling in the District's records and as she indicated, next year as the current 2021 audit is completed, that audit will reflect that these issues have been rectified. It closes the chapter on that book going forward.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Acceptance of the Fiscal Year 2020 Audit Report, was approved.

TENTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Robin stated that he didn't have anything further for the Board.

B. Engineer

Ms. Stewart reported that there is a weir that is still outstanding and after going through the master drainage plan, that it might be possible to consider using the construction funds to replace the structure and they will investigate other options considering staff evaluations.

C. Field Manager's Report

Mr. Smith presented the Field Manager's report. The issue of the damaged weir from the engineer's report flowed into the field managers' report. Mr. Smith added that the weir has been undermined but believes it does not need replacing. Looking at the budget, he suggests that there is money in a management contract that is not being utilized and suggests that there is room to repair it instead of replacing it. Mr. Smith estimates it may cost approximately \$8,200. His main

concern is the travel to and from the weir and making sure the land does not get torn up in the process. The Board agreed to let Mr. Smith and his team with GMS to repair the weir.

On MOTION by Mr. Andrade, seconded by Mr. Parkinson, with all in favor, the Proposal from GMS to Repair the Weir for \$8,200, was approved.

Two pole fixtures need to be replaced and Mr. Smith presented a proposal for replacement. He is working with the original contractor who installed them, and although they may not match exactly, they are working on getting them as close to the original as possible. There were a couple of different options, and the Board approved a not to exceed amount of \$8,500 with final approval from the Vice Chair.

On MOTION by Mr. Andrade, seconded by Mr. Walsh, Authorizing Milton Andrade to Work with Clayton Smith to Finalize Fixture Selections with a Not to Exceed Amount of \$8,500, was approved.

Mr. Smith noted that the playground drastically needs mulch and staff received a quote for 40 yards which will give them several more inches of depth.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, Purchase of Playground Mulch, was approved.

D. District Manager's Report

i. Approval of Check Register

Ms. Burns noted the check register was included in the package and is through May 31st.

The Board had no questions so there was a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the Check Register for \$24,965.60, was approved.

ii. Balance Sheet & Income Statement

Ms. Burns noted that the financial statements were through the end of May and there is no action required.

ELEVENTH ORDER OF BUSINESS

Other Business

There being none, the next item followed.

TWELTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There were no Supervisor requests so Ms. Burns opened the floor to audience comments.

- Tammy Carwright: the parking lot at the amenity center is gravel in some areas and she wondered if there is a plan to pave that area. The Board answered that there are no plans to pave the gravel and it was done that way for permitting purposes. The other question pertained to bugs in the pool area because they have been experiencing a lot of issues with ants. Mr. Smith said that they do not to his knowledge and that he'll get someone out there as soon as possible.
- Steve Fisher: the easement behind the houses on Long Island Court, who is supposed to keep that maintained? Staff believes that area is owned by the church, but they will look at it to see if there is any responsibility by the CDD.

THIRTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Walsh, seconded by Mr. Andrade, with all in favor, the meeting was adjourned.

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

SECTION A

SECTION 1

RESOLUTION 2021-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Chapel Creek Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

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

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving 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 pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects 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:

Section 1. Budget

- a. That 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 records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, 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 for fiscal year 2020-2021 and/or revised projections for fiscal year 2021-2022.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the Chapel

Creek Community Development District for the Fiscal Year Beginning October 1, 2021, and Ending September 30, 2022”.

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2021, and ending September 30, 2022, the sum of \$ _____, 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	\$ _____
<i>Total Reserve Fund [if Applicable]</i>	\$ _____
Total Debt Service Funds	\$ _____
Total All Funds*	\$ _____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its 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. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section 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(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 3, 2021.

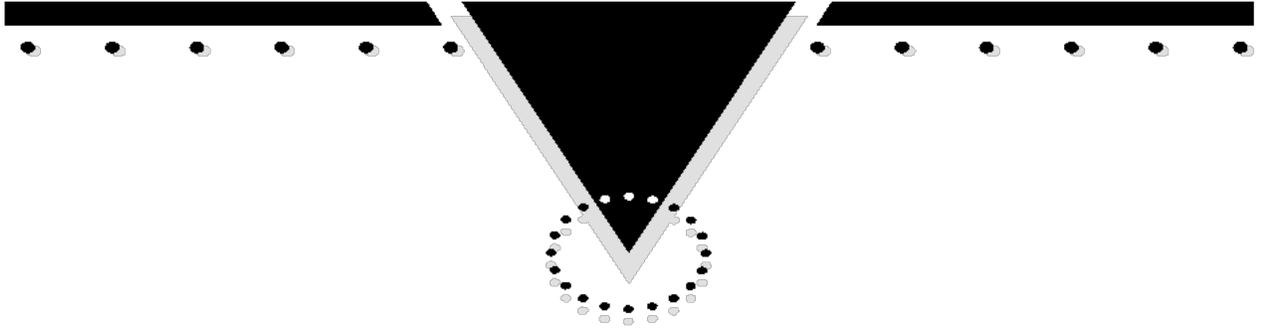
Attested By:

**Chapel Creek
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2021-2022 Adopted Budget



Chapel Creek

Community Development District

Approved Budget

FY 2022



**Chapel Creek
Community Development District
General Fund
Operating Budget**

	Adopted Budget FY 2021	Actual thru 6/30/21	Projected Next 3 Months	Total Projected @ 9/30/21	Approved Budget FY 2022
Revenues					
Operations and Maintenance Assessments	\$ 287,437	\$ 282,225	\$ -	\$ 282,225	\$ 306,766
Developer Funding	\$ 68,041	\$ -	\$ 16,536	\$ 16,536	\$ 140,000
Operations and Maintenance Assessments- Lot Closings	\$ -	\$ 6,760	\$ -	\$ 6,760	\$ -
Total Revenues	\$ 355,478	\$ 288,985	\$ 16,536	\$ 305,521	\$ 446,766

Expenditures

Administrative

Supervisors Fees	\$ 7,000	\$ 6,800	\$ 3,000	\$ 9,800	\$ 12,000
Administrative Services	\$ 4,500	\$ 750	\$ -	\$ 750	\$ -
District Management	\$ 17,500	\$ 22,863	\$ 8,750	\$ 31,613	\$ 35,000
District Engineer	\$ 3,500	\$ 2,706	\$ 1,000	\$ 3,706	\$ 3,500
Disclosure Report	\$ 5,000	\$ 5,790	\$ -	\$ 5,790	\$ 5,000
Trustee Fees	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	\$ 3,000
Property Appraiser Fee	\$ 150	\$ 150	\$ -	\$ 150	\$ 150
Assessment Roll	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Financial & Revenue Collections	\$ 3,600	\$ 600	\$ -	\$ 600	\$ -
Accounting Services	\$ 14,400	\$ 2,400	\$ -	\$ 2,400	\$ -
Auditing Services	\$ 4,900	\$ -	\$ 4,900	\$ 4,900	\$ 4,900
Arbitrage Rebate Calculation	\$ 650	\$ -	\$ 600	\$ 600	\$ 650
Public Officials Liability Insurance	\$ 2,537	\$ 2,601	\$ -	\$ 2,601	\$ 2,663
Legal Advertising	\$ 800	\$ 1,453	\$ 450	\$ 1,903	\$ 2,000
Dues, License, & Subscriptions	\$ 200	\$ 175	\$ -	\$ 175	\$ 175
Postage & Delivery	\$ -	\$ 434	\$ 100	\$ 534	\$ 500
Printing & Binding	\$ -	\$ 30	\$ 20	\$ 50	\$ 150
Office Supplies	\$ -	\$ 17	\$ 20	\$ 37	\$ 150
ADA Website Compliance	\$ 2,000	\$ 1,538	\$ -	\$ 1,538	\$ 2,000
Information Technology	\$ -	\$ -	\$ -	\$ -	\$ 1,265
Website Hosting, Maintenance, Backup (Email)	\$ 2,100	\$ 200	\$ -	\$ 200	\$ 610
District Counsel	\$ 12,000	\$ 13,945	\$ 2,500	\$ 16,445	\$ 12,000
Administration Subtotal	\$ 88,837	\$ 67,452	\$ 24,340	\$ 91,792	\$ 90,713

Field

Field Management	\$ -	\$ 8,549	\$ 3,750	\$ 12,299	\$ 15,000
Security Services and Patrols	\$ 12,000	\$ -	\$ -	\$ -	\$ -
Gate Facility Maintenance	\$ 500	\$ -	\$ -	\$ -	\$ -
Gate Facility Access Cards	\$ 200	\$ -	\$ -	\$ -	\$ -
Heat A/C System Maintenance	\$ 1,000	\$ -	\$ -	\$ -	\$ -
Utility Services- Electric	\$ 20,000	\$ 7,255	\$ 2,418	\$ 9,673	\$ 12,000
Utility Services- Streetlights	\$ -	\$ 22,357	\$ 7,452	\$ 29,809	\$ 40,000
Street Light Repair	\$ 3,000	\$ 2,168	\$ 150	\$ 2,318	\$ 14,000
Aquatic Maintenance	\$ 9,800	\$ 6,975	\$ 2,325	\$ 9,300	\$ 9,300
Aquatic Plant Replacement	\$ 3,500	\$ -	\$ -	\$ -	\$ -
Dry Retention Pond Maintenance- Bush Hog	\$ 2,500	\$ -	\$ -	\$ -	\$ -
General Liability Insurance	\$ 2,578	\$ 2,461	\$ -	\$ 2,461	\$ 2,707
Property Insurance	\$ 6,971	\$ 3,769	\$ -	\$ 3,769	\$ 4,446
Entry & Walls Maintenance	\$ 2,000	\$ 5,155	\$ -	\$ 5,155	\$ -
Landscape Maintenance	\$ 92,360	\$ 80,091	\$ 20,250	\$ 100,341	\$ 110,000
Field Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Holiday Decorations	\$ 5,000	\$ 987	\$ -	\$ 987	\$ 3,000
Irrigation Maintenance	\$ 6,000	\$ -	\$ 1,000	\$ 1,000	\$ 6,000
Irrigation Repairs	\$ 1,500	\$ 1,420	\$ -	\$ 1,420	\$ -
Landscape-Mulch	\$ 2,500	\$ -	\$ -	\$ -	\$ -
Landscape Enhancements & Replacement	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 35,000
Sidewalk & Pavement Management	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Fire Ant Treatment	\$ 500	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Field Subtotal	\$ 172,909	\$ 141,187	\$ 37,846	\$ 179,033	\$ 272,953

**Chapel Creek
Community Development District
General Fund
Operating Budget**

	Adopted Budget FY 2021	Actual thru 6/30/21	Projected Next 3 Months	Total Projected @ 9/30/21	Approved Budget FY 2022
<u>Amenity Center</u>					
Utility Services- Electric	\$ 2,000	\$ 5,942	\$ 1,981	\$ 7,922	\$ 10,000
Utility Services- Water & Sewer	\$ -	\$ 1,606	\$ 535	\$ 2,141	\$ 3,000
Garbage- Recreation Facility	\$ 3,000	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ 35,293	\$ -	\$ -	\$ -	\$ 5,000
Pool Permits	\$ 500	\$ 280	\$ -	\$ 280	\$ -
Amenity Maintenance & Repair	\$ 1,500	\$ -	\$ 750	\$ 750	\$ 20,000
Janitorial Services	\$ 9,100	\$ 6,080	\$ 2,100	\$ 8,180	\$ 8,400
Pool Service Contract	\$ 10,200	\$ 7,650	\$ 2,550	\$ 10,200	\$ 10,200
Security	\$ 5,604	\$ -	\$ 500	\$ 500	\$ 7,500
Internet	\$ 960	\$ -	\$ 500	\$ 500	\$ 3,000
Pest Control Services	\$ 500	\$ 100	\$ -	\$ 100	\$ 1,000
Lighting Replacement	\$ 500	\$ -	\$ -	\$ -	\$ -
Dog Park Maintenance	\$ 3,600	\$ 2,444	\$ -	\$ 2,444	\$ -
Dog Waste Station Supplies	\$ 1,125	\$ -	\$ -	\$ -	\$ -
Miscellaneous Contingency	\$ 9,850	\$ 1,179	\$ 500	\$ 1,679	\$ 5,000
Amenity Subtotal	\$ 83,732	\$ 25,281	\$ 9,416	\$ 34,697	\$ 73,100
Total Expenditures	\$ 345,478	\$ 233,919	\$ 71,602	\$ 305,521	\$ 436,766
Operating Income (Loss)	\$ 10,000	\$ 55,066	\$ (55,066)	\$ -	\$ 10,000
<u>Other Sources/(Uses)</u>					
Transfer Out Capital Reserve	\$ (10,000)	\$ -	\$ -	\$ -	\$ (10,000)
Total Other Sources/(Uses)	\$ (10,000)	\$ -	\$ -	\$ -	\$ (10,000)
Excess Revenues/ (Expenditures)	\$ -	\$ 55,066	\$ (55,066)	\$ -	\$ -

Development	Units	ERU	Gross Per Unit	Gross Assessments
Single Family 50' (Direct)	390	0.95	\$ 126	\$ 49,133
Single Family 52.5'	170	1.00	\$ 725	\$ 123,187
Single Family 62.5'	91	1.14	\$ 808	\$ 73,568
Single Family 65'	95	1.16	\$ 820	\$ 77,939
Commercial	20	0.85	\$ 126	\$ 2,520
Subtotal: Gross Assessments				\$ 326,347
Less Discounts (6%)				\$ (19,581)
Net Annual Assessment	766			\$ 306,766

Chapel Creek

Community Development District

General Fund Budget

Revenues:

Operations and Maintenance Assessments- Tax Roll

The District will levy a Non-Ad Valorem Assessment on all the assessable property within the District in order to pay for its operating and maintenance expenditures incurred during the Fiscal Year.

Developer Funding

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

Administrative Expenditures:

Supervisors Fees

The amount paid to each supervisor for the time devoted to District business and meetings is determined by Chapter 190, Florida Statutes, at \$200 per meeting. Amount is based on five supervisors receiving fees for one meeting per month with allowance for additional meetings, if needed.

District Management

The District has contracted with GMS-Central Florida, LLC to provide Accounting and Administrative Services for the District in accordance with the Management Agreement. The services include, but are not limited to, attendance of monthly board meetings, recording and transcription of board meetings, administrative services, budget preparation, financial reporting, annual audits, etc.

District Engineer

The District's engineer, Stantech Consulting Services, will be providing general engineering services to the District, which includes preparation and attendance of monthly board meetings.

Disclosure Report

The District is required by the Securities and Exchange Commission to comply the Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. In the event of an Optional Redemption, an additional \$100 is incurred for the creation of a new revised amortization schedule. The fee is per schedule, per bond issue.

Trustee Fees

The District will pay annual trustee fees to US Bank, N.A. for the Series 2006 Special Assessment Bonds.

Chapel Creek

Community Development District

General Fund Budget

Property Appraiser Fee

Fees incurred for the Pasco County Property Appraiser performing work in support of processing and distributing non-ad valorem assessment information.

Assessment Roll

The District contracts with GMS-Central Florida, LLC for calculating, levying and certification of the District's Annual Non-Ad valorem Maintenance Assessments with the Pasco County Tax Collector and maintenance of the lien book.

Auditing Services

The District is required to annually conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District hired McDirmit Davis to prepare the audit of the financials records.

Arbitrage Rebate Calculation

The District is required to have an arbitrage rebate calculation on the District's Series 2006 Special Assessment Bonds.

Public Officials Liability Insurance

Annual insurance policy for public officials liability provided by EGIS Risk Advisors.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Dues, License, & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity of \$175. This is the only expense under this category for the District.

Postage & Delivery

Mailing of Board Meeting agendas, checks for vendors, overnight deliveries and any other required correspondence. Amount is based on prior years cost.

Printing & Binding

Printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Office Supplies

Any supplies that may need to be purchased during the Fiscal Year, e.g., paper, minute books, file folders, labels, paper clips, etc.

ADA Website Compliance

Represents cost to keep the website compliant with The Americans with Disabilities Act.

Chapel Creek

Community Development District

General Fund Budget

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services, and servers, security, accounting software, etc.

Website Hosting, Maintenance, Backup (Email)

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

District Counsel

The District's legal counsel, Straley Robin Vericker, will be providing general services, which include attendance and preparation for monthly board meetings. Also, services include reviewing contracts, agreements, resolutions, rule amendments, etc.

Field Expenditures:

Field Management

The District has contracted with GMS-Central Florida, LLC to provide Field Services for the District in accordance with the Management Agreement. The services include, but are not limited to, managing all maintenance contracts, site visits to the District, monthly operations reports of the District, and administration of all maintenance and operations.

Chapel Creek

Community Development District

General Fund Budget

Utility Services- Electric

The District has accounts with Duke Energy to provide electricity.

Vendor	Account	Address	Monthly	Annually
Duke Energy	01534-56396	6336 Clifton Down Dr Pump	\$ 76	\$ 908
Duke Energy	21599-97316	6601 Clifton Down Dr	\$ 163	\$ 1,961
Duke Energy	23858-38391	34882 Arley Rd	\$ 168	\$ 2,021
Duke Energy	29296-35283	6351 Clifton Down Dr	\$ 58	\$ 699
Duke Energy	32817-61272	6724 Clifton Down Dr	\$ 119	\$ 1,430
Duke Energy	67727-91158	35019 Long Island CT	\$ 115	\$ 1,376
Duke Energy	89497-76450	6506 Clifton Down Dr	\$ 119	\$ 1,427
Contingency				\$ 2,177
Total				\$ 12,000

Utility Services- Streetlights

The District has accounts with Duke Energy to provide electricity to the streetlights.

Vendor	Account	Address	Monthly	Annually
Duke Energy	71229-00151	000 Gideon Circle LITE	\$ 544	\$ 6,526
Duke Energy	04719-47047	000 Clifton Down Dr LITE	\$ 2,442	\$ 29,302
Contingency				\$ 4,171
Total				\$ 40,000

Streetlight Repair

The District may incur expenses to provide general maintenance or replacement of the streetlight fixtures.

Aquatic Maintenance

The District is in contract with Aquagenix to provide monthly pond maintenance. The contract covers maintenance for waterways within the District and monthly inspection reports.

General Liability Insurance

Annual insurance policy for general liability provided by EGIS Risk Advisors.

Chapel Creek

Community Development District

General Fund Budget

Property Insurance

Annual insurance policy for property insurance provided by EGIS Risk Advisors.

Landscape Maintenance

The District is in contract with Cardinal Landscaping to provide landscape maintenance. The services include but are not limited to basic landscaping services, fertilization, mulching, tree planting.

Field Repairs & Maintenance

Estimated expenditures for all field repairs and maintenance. These expenses include but are not limited to entry & walls maintenance gate facility maintenance, gate access cards, and A/C repairs.

Holiday Lighting

Any costs related to props used to decorate the District for the holiday seasons.

Irrigation Maintenance & Repairs

Estimated expenditures to inspect the irrigation system and provide any necessary repairs.

Landscape Enhancements & Replacement

Estimated expenditures for miscellaneous plant materials outside of the landscaping contract to provide annuals and mulch.

Field Contingency

Estimated annual revenue for various miscellaneous charges billed and collected by the District.

Amenity Expenditures:

Utility Services- Electric

The District has accounts with Duke Energy to provide electricity for the Amenity Center.

Vendor	Account	Address	Monthly	Annually
Duke Energy	22497-28285	6405 Clifton Down Dr Mail Kiosk	\$ 20	\$ 242
Duke Energy	34542-93525	6405 Clifton Down Dr Cabana	\$ 633	\$ 7,602
Contingency				\$ 2,156
Total				\$ 10,000

Chapel Creek

Community Development District

General Fund Budget

Utility Services- Water & Sewer

The District has accounts with Pasco County Water Department to provide water and wastewater services.

Vendor	Account	Address	Monthly	Annually
Pasco County	0990555	6405 Clifton Down Dr	\$ 180	\$ 2,160
Contingency				\$ 840
Total				\$ 3,000

Amenity Access Management

Represents the cost of managing and monitoring access to the District’s amenity facilities.

Amenity Repairs & Maintenance

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year at the Amenity Center. These repairs include but are not limited to lighting replacement, dog park maintenance, dog waste station supplies, etc.

Janitorial Services

The District is in contract with Jayman Enterprises, LLC to provide monthly janitorial services at the amenity center and trash pick up of the grounds.

Pool Service

The District is in contract with Suncoast Pool to perform monthly cleaning and chemical services to the three amenity pools.

Security

The District may incur expenses to hire security or pool attendants if needed.

Internet

Estimated annual cost for Internet at the amenity center.

Pest Control

Monthly pest elimination provided by Apex Pest Control Inc.

Contingency

Estimated annual revenue for various miscellaneous charges billed and collected by the District.

**Chapel Creek
Community Development District
Capital Reserve Fund**

	Adopted Budget FY 2021	Approved Budget FY 2022
<u>Revenues</u>		
Transfer In- General Fund	\$ 10,000	\$ 10,000
Total Revenues	\$ 10,000	\$ 10,000
<u>Expenditures</u>		
Capital Outlay	\$ 10,000	\$ 10,000
Total Expenditures	\$ 10,000	\$ 10,000
Excess Revenues/(Expenditures)	\$ -	\$ -

Chapel Creek
Community Development District
 Debt Service- Series 2006

	Adopted Budget FY 2021	Approved Budget FY 2022
Revenues		
Special Assessments	\$ 402,803	\$ 400,900
Total Revenues	\$ 402,803	\$ 400,900
Expenditures		
Interest Expense 11/1	\$ 46,402	\$ 120,450
Principal Expense 5/1	\$ 310,000	\$ 160,000
Interest Expense 5/1	\$ 46,402	\$ 120,450
Total Expenditures	\$ 402,803	\$ 400,900
Excess Revenues/(Expenditures)	\$ -	\$ -

**Chapel Creek
Community Development District
Special Assessment Bonds, Series 2006**

Period Ending	Principal	Annual Principal	Interst Rate	Interest	Annual Debt
05/01/21	\$4,530,000	\$150,000	5.50%	\$124,575.00	
11/01/21				\$120,450.00	\$395,025.00
05/01/22	\$4,380,000	\$160,000	5.50%	\$120,450.00	
11/01/22				\$116,050.00	\$396,500.00
05/01/23	\$4,220,000	\$170,000	5.50%	\$116,050.00	
11/01/23				\$111,375.00	\$397,425.00
05/01/24	\$4,050,000	\$180,000	5.50%	\$111,375.00	
11/01/24				\$106,425.00	\$397,800.00
05/01/25	\$3,870,000	\$190,000	5.50%	\$106,425.00	
11/01/25				\$101,200.00	\$397,625.00
05/01/26	\$3,680,000	\$200,000	5.50%	\$101,200.00	
11/01/26				\$95,700.00	\$396,900.00
05/01/27	\$3,480,000	\$210,000	5.50%	\$95,700.00	
11/01/27				\$89,925.00	\$395,625.00
05/01/28	\$3,270,000	\$225,000	5.50%	\$89,925.00	
11/01/28				\$83,737.50	\$398,662.50
05/01/29	\$3,045,000	\$235,000	5.50%	\$83,737.50	
11/01/29				\$77,275.00	\$396,012.50
05/01/30	\$2,810,000	\$250,000	5.50%	\$77,275.00	
11/01/30				\$70,400.00	\$397,675.00
05/01/31	\$2,560,000	\$260,000	5.50%	\$70,400.00	
11/01/31				\$63,250.00	\$393,650.00
05/01/32	\$2,300,000	\$275,000	5.50%	\$63,250.00	
11/01/32				\$55,687.50	\$393,937.50
05/01/33	\$2,025,000	\$295,000	5.50%	\$55,687.50	
11/01/33				\$47,575.00	\$398,262.50
05/01/34	\$1,730,000	\$310,000	5.50%	\$47,575.00	
11/01/34				\$39,050.00	\$396,625.00
05/01/35	\$1,420,000	\$325,000	5.50%	\$39,050.00	
11/01/35				\$30,112.50	\$394,162.50
05/01/36	\$1,095,000	\$345,000	5.50%	\$30,112.50	
11/01/36				\$20,625.00	\$395,737.50
05/01/37	\$750,000	\$365,000	5.50%	\$20,625.00	
11/01/37				\$10,587.50	\$396,212.50
05/01/38	\$385,000	\$385,000	5.50%	\$10,587.50	
11/01/38					\$395,587.50
Total		\$4,530,000		\$2,603,425.00	\$7,133,425.00

Chapel Creek
Community Development District
Debt Service- Series 2021

	Proposed Budget FY 2021	Proposed Budget FY 2022
Revenues		
Special Assessments	\$ -	\$ 155,669
Bond Proceeds	\$ 515,245	\$ -
Interest Income	\$ -	\$ -
Carry Forward Surplus (2)	\$ -	\$ 271,555
Total Revenues	\$ 515,245	\$ 427,224
Expenditures		
Interest Expense 11/1	\$ -	\$ 115,887
Interest Expense 5/1	\$ -	\$ 155,669
Total Expenditures	\$ -	\$ 271,555
Excess Revenues/(Expenditures)	\$ 515,245	\$ 155,669
	11/1/22 Interest	\$ 155,669

**Chapel Creek
Community Development District
Special Assessment Bonds, Series 2021**

Period Ending	Principal	Annual Principal	Interst Rate	Interest	Annual Debt
11/01/21				\$115,886.74	\$115,886.74
05/01/22	\$8,730,000	\$0	2.50%	\$155,668.75	
11/01/22				\$155,668.75	\$311,337.50
05/01/23	\$8,730,000	\$175,000	2.50%	\$155,668.75	
11/01/23				\$153,481.25	\$484,150.00
05/01/24	\$8,555,000	\$180,000	2.50%	\$153,481.25	
11/01/24				\$151,231.25	\$484,712.50
05/01/25	\$8,375,000	\$185,000	2.50%	\$151,231.25	
11/01/25				\$148,918.75	\$485,150.00
05/01/26	\$8,190,000	\$190,000	2.50%	\$148,918.75	
11/01/26				\$146,543.75	\$485,462.50
05/01/27	\$8,000,000	\$195,000	3.00%	\$146,543.75	
11/01/27				\$143,618.75	\$485,162.50
05/01/28	\$7,805,000	\$200,000	3.00%	\$143,618.75	
11/01/28				\$140,618.75	\$484,237.50
05/01/29	\$7,605,000	\$205,000	3.00%	\$140,618.75	
11/01/29				\$137,543.75	\$483,162.50
05/01/30	\$7,400,000	\$215,000	3.00%	\$137,543.75	
11/01/30				\$134,318.75	\$486,862.50
05/01/31	\$7,185,000	\$220,000	3.00%	\$134,318.75	
11/01/31				\$131,018.75	\$485,337.50
05/01/32	\$6,965,000	\$225,000	3.38%	\$131,018.75	
11/01/32				\$127,221.88	\$483,240.63
05/01/33	\$6,740,000	\$235,000	3.38%	\$127,221.88	
11/01/33				\$123,256.25	\$485,478.13
05/01/34	\$6,505,000	\$245,000	3.38%	\$123,256.25	
11/01/34				\$119,121.88	\$487,378.13
05/01/35	\$6,260,000	\$250,000	3.38%	\$119,121.88	
11/01/35				\$114,903.13	\$484,025.01
05/01/36	\$6,010,000	\$260,000	3.38%	\$114,903.13	
11/01/36				\$110,515.63	\$485,418.76
05/01/37	\$5,750,000	\$270,000	3.38%	\$110,515.63	
11/01/37				\$105,959.38	\$486,475.01
05/01/38	\$5,480,000	\$280,000	3.38%	\$105,959.38	
11/01/38				\$101,234.38	\$487,193.76
05/01/39	\$5,200,000	\$285,000	3.38%	\$101,234.38	
11/01/39				\$96,425.00	\$482,659.38
05/01/40	\$4,915,000	\$295,000	3.38%	\$96,425.00	
11/01/40				\$91,446.88	\$482,871.88
05/01/41	\$4,620,000	\$305,000	3.38%	\$91,446.88	
11/01/41				\$86,300.00	\$482,746.88
05/01/42	\$4,315,000	\$320,000	4.00%	\$86,300.00	
11/01/42				\$79,900.00	\$486,200.00
05/01/43	\$3,995,000	\$330,000	4.00%	\$79,900.00	
11/01/43				\$73,300.00	\$483,200.00
05/01/44	\$3,665,000	\$345,000	4.00%	\$73,300.00	
11/01/44				\$66,400.00	\$484,700.00
05/01/45	\$3,320,000	\$360,000	4.00%	\$66,400.00	

**Chapel Creek
Community Development District
Special Assessment Bonds, Series 2021**

Period Ending	Principal	Annual Principal	Interst Rate	Interest	Annual Debt
11/01/45				\$59,200.00	\$485,600.00
05/01/46	\$2,960,000	\$375,000	4.00%	\$59,200.00	
11/01/46				\$51,700.00	\$485,900.00
05/01/47	\$2,585,000	\$390,000	4.00%	\$51,700.00	
11/01/47				\$43,900.00	\$485,600.00
05/01/48	\$2,195,000	\$405,000	4.00%	\$43,900.00	
11/01/48				\$35,800.00	\$484,700.00
05/01/49	\$1,790,000	\$420,000	4.00%	\$35,800.00	
11/01/49				\$27,400.00	\$483,200.00
05/01/50	\$1,370,000	\$440,000	4.00%	\$27,400.00	
11/01/50				\$18,600.00	\$486,000.00
05/01/51	\$930,000	\$455,000	4.00%	\$18,600.00	
11/01/51				\$9,500.00	\$483,100.00
05/01/52	\$475,000	\$475,000	4.00%	\$9,500.00	
Total		\$8,730,000		\$6,241,649.31	\$14,487,149.31

**Chapel Creek Community Development District
FY 2022 Operations and Maintenance Methodology
Equivalent Residential Unit Allocation
Assessments per Unit - Net and Gross**

ADMINISTRATIVE											
Land Use / Product Type	ERU per Unit	Current Platted Units	Future Planned Units	Total Platted Units	Total ERU's	%	FY 2022 Budget Allocation	FY 2022 Per Unit Net Assessment	FY 2022 Per Unit Gross Assessment	FY 2021 Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Commercial	0.85	0	0	20	20	3%	\$2,368	\$118.42	\$125.98	\$127.80	(\$1.82)
Single Family - 50' Lot	0.95	0	390	390	390	51%	\$46,185	\$118.42	\$125.98	\$127.80	(\$1.82)
Single Family - 52.5' Lot	1.00	170	0	170	170	22%	\$20,132	\$118.42	\$125.98	\$127.80	(\$1.82)
Single Family - 62.5' Lot	1.14	91	0	91	91	12%	\$10,777	\$118.42	\$125.98	\$127.80	(\$1.82)
Single Family - 65' Lot	1.16	95	0	95	95	12%	\$11,250	\$118.42	\$125.98	\$127.80	(\$1.82)
Total		<u>356</u>	<u>390</u>	<u>766</u>	<u>766</u>	<u>100%</u>	<u>\$90,713</u>				

FIELD											
Land Use / Product Type	ERU per Unit	Current Platted Units	Future Planned Units	Total Platted Units	Total ERU's	%	FY 2022 Budget Allocation	FY 2022 Per Unit Net Assessment	FY 2022 Per Unit Gross Assessment	FY 2021 Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Single Family - 52.5' Lot	1.00	170	0	170	170	44%	\$95,663	\$562.73	\$598.64	\$552.78	\$45.86
Single Family - 62.5' Lot	1.14	91	0	91	103.74	27%	\$58,377	\$641.51	\$682.45	\$630.17	\$52.28
Single Family - 65' Lot	1.16	95	0	95	110.2	29%	\$62,012	\$652.76	\$694.43	\$641.23	\$53.20
Total		<u>356</u>	<u>0</u>	<u>356</u>	<u>384</u>	<u>100%</u>	<u>\$216,053</u>				

COMBINED											
Land Use / Product Type	ERU per Unit	Current Platted Units	Future Planned Units	Total Platted Units	Total ERU's	%	FY 2022 Budget Allocation	FY 2022 Per Unit Net Assessment	FY 2022 Per Unit Gross Assessment	FY 2021 Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Commercial	0.85	0	0	20	17	2%	\$2,368	\$118.42	\$125.98	\$127.80	(\$1.82)
Single Family - 50' Lot	0.95	0	390	390	370.5	48%	\$46,185	\$118.42	\$125.98	\$127.80	(\$1.82)
Single Family - 52.5' Lot	1.00	170	0	170	170	22%	\$115,796	\$681.15	\$724.63	\$680.58	\$44.05
Single Family - 62.5' Lot	1.14	91	0	91	103.74	14%	\$69,154	\$759.93	\$808.44	\$757.97	\$50.47
Single Family - 65' Lot	1.16	95	0	95	110.2	14%	\$73,263	\$771.19	\$820.41	\$769.03	\$51.38
Total		<u>356</u>	<u>390</u>	<u>766</u>	<u>771</u>	<u>100%</u>	<u>\$306,766</u>				

FY 2022 Budget:

Administrative	\$90,713
Field and Grounds	\$272,953
Amenity Center	\$73,100
Capital Reserve	\$10,000
Less: Dev Funding	-\$140,000
	<u>\$306,766</u>

SECTION 2

FY 2021-2022 Budget Funding Agreement
(Chapel Creek Community Development District)

This FY 2021-2022 Budget Funding Agreement (this “**Agreement**”) is made and entered into as of August 3, 2021, between the **Chapel Creek Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the “**District**”), whose mailing address is 219 E. Livingston Street, Orlando, Florida 32801 and **Clayton Properties Group, Inc. d/b/a Highland Homes**, a Tennessee corporation (the “**Developer**”), whose mailing address is P. O. Box 4098, Maryville, Tennessee 37802.

Recitals

WHEREAS, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is adopting its budget for fiscal year 2021-2022 as attached hereto as **Exhibit A** (the “**FY 2021-2022 Budget**”), which commences on October 1, 2021, and concludes on September 30, 2022;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2021-2022 Budget, and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2021-2022 Budget so long as payment is timely provided;

WHEREAS, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the “**Property**”);

WHEREAS, the Developer agrees that the activities of the District described in the FY 2021-2022 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2021-2022 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2021-2022 Budget.

Operative Provisions

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

- 1. Funding Obligations.** From time to time during the 2021-2022 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to \$_____ in accordance with the FY 2021-2022 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. **FY 2021-2022 Budget Revisions.** The District and Developer agree that the FY 2021-2022 Budget shall be revised at the end of the 2021-2022 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2021 and ending on September 30, 2022. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2021-2022 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2021-2022 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.
3. **Right to Lien Property.**
 - a. The District shall have the right to file a continuing lien ("**Lien**") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
 - b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2021-2022 Budget" in the public records of Pasco County, Florida, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
 - c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.
4. **Default.** A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.
5. **Enforcement and Attorney Fees.** In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.
6. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in Pasco County, Florida.
7. **Interpretation.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
8. **Termination of Agreement.** The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2021-2022 fiscal year on September 30, 2022.

The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

9. **Third Parties.** This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.
10. **Amendments.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.
11. **Assignment.** This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.
12. **Authority.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.
13. **Entire Agreement.** This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

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

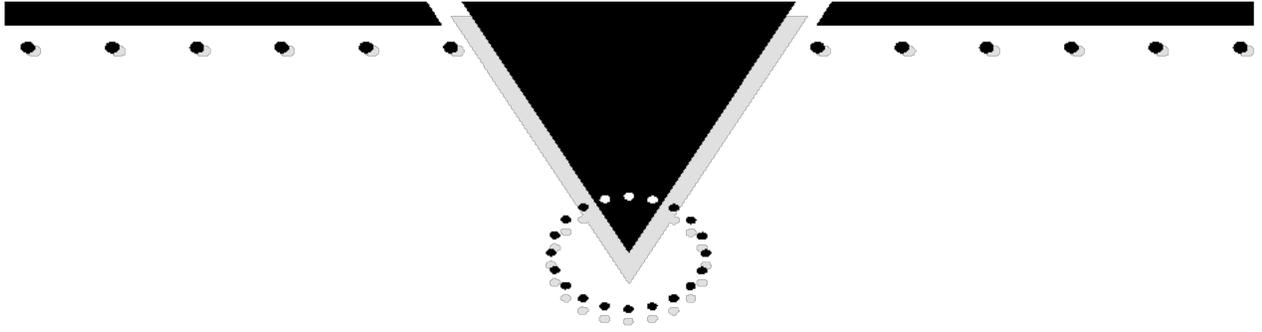
**Chapel Creek Community
Development District**

Name: _____
Chair/Vice-Chair of the Board of Supervisors

**Clayton Properties Group, Inc.
d/b/a Highland Homes,
a Tennessee corporation**

Name: _____
Title: _____

Exhibit A: FY 2021-2022 Budget



Chapel Creek

Community Development District

Approved Budget

FY 2022



**Chapel Creek
Community Development District
General Fund
Operating Budget**

	Adopted Budget FY 2021	Actual thru 6/30/21	Projected Next 3 Months	Total Projected @ 9/30/21	Approved Budget FY 2022
Revenues					
Operations and Maintenance Assessments	\$ 287,437	\$ 282,225	\$ -	\$ 282,225	\$ 306,766
Developer Funding	\$ 68,041	\$ -	\$ 16,536	\$ 16,536	\$ 140,000
Operations and Maintenance Assessments- Lot Closings	\$ -	\$ 6,760	\$ -	\$ 6,760	\$ -
Total Revenues	\$ 355,478	\$ 288,985	\$ 16,536	\$ 305,521	\$ 446,766

Expenditures

Administrative

Supervisors Fees	\$ 7,000	\$ 6,800	\$ 3,000	\$ 9,800	\$ 12,000
Administrative Services	\$ 4,500	\$ 750	\$ -	\$ 750	\$ -
District Management	\$ 17,500	\$ 22,863	\$ 8,750	\$ 31,613	\$ 35,000
District Engineer	\$ 3,500	\$ 2,706	\$ 1,000	\$ 3,706	\$ 3,500
Disclosure Report	\$ 5,000	\$ 5,790	\$ -	\$ 5,790	\$ 5,000
Trustee Fees	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	\$ 3,000
Property Appraiser Fee	\$ 150	\$ 150	\$ -	\$ 150	\$ 150
Assessment Roll	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Financial & Revenue Collections	\$ 3,600	\$ 600	\$ -	\$ 600	\$ -
Accounting Services	\$ 14,400	\$ 2,400	\$ -	\$ 2,400	\$ -
Auditing Services	\$ 4,900	\$ -	\$ 4,900	\$ 4,900	\$ 4,900
Arbitrage Rebate Calculation	\$ 650	\$ -	\$ 600	\$ 600	\$ 650
Public Officials Liability Insurance	\$ 2,537	\$ 2,601	\$ -	\$ 2,601	\$ 2,663
Legal Advertising	\$ 800	\$ 1,453	\$ 450	\$ 1,903	\$ 2,000
Dues, License, & Subscriptions	\$ 200	\$ 175	\$ -	\$ 175	\$ 175
Postage & Delivery	\$ -	\$ 434	\$ 100	\$ 534	\$ 500
Printing & Binding	\$ -	\$ 30	\$ 20	\$ 50	\$ 150
Office Supplies	\$ -	\$ 17	\$ 20	\$ 37	\$ 150
ADA Website Compliance	\$ 2,000	\$ 1,538	\$ -	\$ 1,538	\$ 2,000
Information Technology	\$ -	\$ -	\$ -	\$ -	\$ 1,265
Website Hosting, Maintenance, Backup (Email)	\$ 2,100	\$ 200	\$ -	\$ 200	\$ 610
District Counsel	\$ 12,000	\$ 13,945	\$ 2,500	\$ 16,445	\$ 12,000
Administration Subtotal	\$ 88,837	\$ 67,452	\$ 24,340	\$ 91,792	\$ 90,713

Field

Field Management	\$ -	\$ 8,549	\$ 3,750	\$ 12,299	\$ 15,000
Security Services and Patrols	\$ 12,000	\$ -	\$ -	\$ -	\$ -
Gate Facility Maintenance	\$ 500	\$ -	\$ -	\$ -	\$ -
Gate Facility Access Cards	\$ 200	\$ -	\$ -	\$ -	\$ -
Heat A/C System Maintenance	\$ 1,000	\$ -	\$ -	\$ -	\$ -
Utility Services- Electric	\$ 20,000	\$ 7,255	\$ 2,418	\$ 9,673	\$ 12,000
Utility Services- Streetlights	\$ -	\$ 22,357	\$ 7,452	\$ 29,809	\$ 40,000
Street Light Repair	\$ 3,000	\$ 2,168	\$ 150	\$ 2,318	\$ 14,000
Aquatic Maintenance	\$ 9,800	\$ 6,975	\$ 2,325	\$ 9,300	\$ 9,300
Aquatic Plant Replacement	\$ 3,500	\$ -	\$ -	\$ -	\$ -
Dry Retention Pond Maintenance- Bush Hog	\$ 2,500	\$ -	\$ -	\$ -	\$ -
General Liability Insurance	\$ 2,578	\$ 2,461	\$ -	\$ 2,461	\$ 2,707
Property Insurance	\$ 6,971	\$ 3,769	\$ -	\$ 3,769	\$ 4,446
Entry & Walls Maintenance	\$ 2,000	\$ 5,155	\$ -	\$ 5,155	\$ -
Landscape Maintenance	\$ 92,360	\$ 80,091	\$ 20,250	\$ 100,341	\$ 110,000
Field Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Holiday Decorations	\$ 5,000	\$ 987	\$ -	\$ 987	\$ 3,000
Irrigation Maintenance	\$ 6,000	\$ -	\$ 1,000	\$ 1,000	\$ 6,000
Irrigation Repairs	\$ 1,500	\$ 1,420	\$ -	\$ 1,420	\$ -
Landscape-Mulch	\$ 2,500	\$ -	\$ -	\$ -	\$ -
Landscape Enhancements & Replacement	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 35,000
Sidewalk & Pavement Management	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Fire Ant Treatment	\$ 500	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Field Subtotal	\$ 172,909	\$ 141,187	\$ 37,846	\$ 179,033	\$ 272,953

**Chapel Creek
Community Development District
General Fund
Operating Budget**

	Adopted Budget FY 2021	Actual thru 6/30/21	Projected Next 3 Months	Total Projected @ 9/30/21	Approved Budget FY 2022
<u>Amenity Center</u>					
Utility Services- Electric	\$ 2,000	\$ 5,942	\$ 1,981	\$ 7,922	\$ 10,000
Utility Services- Water & Sewer	\$ -	\$ 1,606	\$ 535	\$ 2,141	\$ 3,000
Garbage- Recreation Facility	\$ 3,000	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ 35,293	\$ -	\$ -	\$ -	\$ 5,000
Pool Permits	\$ 500	\$ 280	\$ -	\$ 280	\$ -
Amenity Maintenance & Repair	\$ 1,500	\$ -	\$ 750	\$ 750	\$ 20,000
Janitorial Services	\$ 9,100	\$ 6,080	\$ 2,100	\$ 8,180	\$ 8,400
Pool Service Contract	\$ 10,200	\$ 7,650	\$ 2,550	\$ 10,200	\$ 10,200
Security	\$ 5,604	\$ -	\$ 500	\$ 500	\$ 7,500
Internet	\$ 960	\$ -	\$ 500	\$ 500	\$ 3,000
Pest Control Services	\$ 500	\$ 100	\$ -	\$ 100	\$ 1,000
Lighting Replacement	\$ 500	\$ -	\$ -	\$ -	\$ -
Dog Park Maintenance	\$ 3,600	\$ 2,444	\$ -	\$ 2,444	\$ -
Dog Waste Station Supplies	\$ 1,125	\$ -	\$ -	\$ -	\$ -
Miscellaneous Contingency	\$ 9,850	\$ 1,179	\$ 500	\$ 1,679	\$ 5,000
Amenity Subtotal	\$ 83,732	\$ 25,281	\$ 9,416	\$ 34,697	\$ 73,100
Total Expenditures	\$ 345,478	\$ 233,919	\$ 71,602	\$ 305,521	\$ 436,766
Operating Income (Loss)	\$ 10,000	\$ 55,066	\$ (55,066)	\$ -	\$ 10,000
<u>Other Sources/(Uses)</u>					
Transfer Out Capital Reserve	\$ (10,000)	\$ -	\$ -	\$ -	\$ (10,000)
Total Other Sources/(Uses)	\$ (10,000)	\$ -	\$ -	\$ -	\$ (10,000)
Excess Revenues/ (Expenditures)	\$ -	\$ 55,066	\$ (55,066)	\$ -	\$ -

Development	Units	ERU	Gross Per Unit	Gross Assessments
Single Family 50' (Direct)	390	0.95	\$ 126	\$ 49,133
Single Family 52.5'	170	1.00	\$ 725	\$ 123,187
Single Family 62.5'	91	1.14	\$ 808	\$ 73,568
Single Family 65'	95	1.16	\$ 820	\$ 77,939
Commercial	20	0.85	\$ 126	\$ 2,520
Subtotal: Gross Assessments				\$ 326,347
Less Discounts (6%)				\$ (19,581)
Net Annual Assessment	766			\$ 306,766

Chapel Creek

Community Development District

General Fund Budget

Revenues:

Operations and Maintenance Assessments- Tax Roll

The District will levy a Non-Ad Valorem Assessment on all the assessable property within the District in order to pay for its operating and maintenance expenditures incurred during the Fiscal Year.

Developer Funding

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

Administrative Expenditures:

Supervisors Fees

The amount paid to each supervisor for the time devoted to District business and meetings is determined by Chapter 190, Florida Statutes, at \$200 per meeting. Amount is based on five supervisors receiving fees for one meeting per month with allowance for additional meetings, if needed.

District Management

The District has contracted with GMS-Central Florida, LLC to provide Accounting and Administrative Services for the District in accordance with the Management Agreement. The services include, but are not limited to, attendance of monthly board meetings, recording and transcription of board meetings, administrative services, budget preparation, financial reporting, annual audits, etc.

District Engineer

The District's engineer, Stantech Consulting Services, will be providing general engineering services to the District, which includes preparation and attendance of monthly board meetings.

Disclosure Report

The District is required by the Securities and Exchange Commission to comply the Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. In the event of an Optional Redemption, an additional \$100 is incurred for the creation of a new revised amortization schedule. The fee is per schedule, per bond issue.

Trustee Fees

The District will pay annual trustee fees to US Bank, N.A. for the Series 2006 Special Assessment Bonds.

Chapel Creek

Community Development District

General Fund Budget

Property Appraiser Fee

Fees incurred for the Pasco County Property Appraiser performing work in support of processing and distributing non-ad valorem assessment information.

Assessment Roll

The District contracts with GMS-Central Florida, LLC for calculating, levying and certification of the District's Annual Non-Ad valorem Maintenance Assessments with the Pasco County Tax Collector and maintenance of the lien book.

Auditing Services

The District is required to annually conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District hired McDirmit Davis to prepare the audit of the financials records.

Arbitrage Rebate Calculation

The District is required to have an arbitrage rebate calculation on the District's Series 2006 Special Assessment Bonds.

Public Officials Liability Insurance

Annual insurance policy for public officials liability provided by EGIS Risk Advisors.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Dues, License, & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity of \$175. This is the only expense under this category for the District.

Postage & Delivery

Mailing of Board Meeting agendas, checks for vendors, overnight deliveries and any other required correspondence. Amount is based on prior years cost.

Printing & Binding

Printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Office Supplies

Any supplies that may need to be purchased during the Fiscal Year, e.g., paper, minute books, file folders, labels, paper clips, etc.

ADA Website Compliance

Represents cost to keep the website compliant with The Americans with Disabilities Act.

Chapel Creek

Community Development District

General Fund Budget

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services, and servers, security, accounting software, etc.

Website Hosting, Maintenance, Backup (Email)

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

District Counsel

The District's legal counsel, Straley Robin Vericker, will be providing general services, which include attendance and preparation for monthly board meetings. Also, services include reviewing contracts, agreements, resolutions, rule amendments, etc.

Field Expenditures:

Field Management

The District has contracted with GMS-Central Florida, LLC to provide Field Services for the District in accordance with the Management Agreement. The services include, but are not limited to, managing all maintenance contracts, site visits to the District, monthly operations reports of the District, and administration of all maintenance and operations.

Chapel Creek

Community Development District

General Fund Budget

Utility Services- Electric

The District has accounts with Duke Energy to provide electricity.

Vendor	Account	Address	Monthly	Annually
Duke Energy	01534-56396	6336 Clifton Down Dr Pump	\$ 76	\$ 908
Duke Energy	21599-97316	6601 Clifton Down Dr	\$ 163	\$ 1,961
Duke Energy	23858-38391	34882 Arley Rd	\$ 168	\$ 2,021
Duke Energy	29296-35283	6351 Clifton Down Dr	\$ 58	\$ 699
Duke Energy	32817-61272	6724 Clifton Down Dr	\$ 119	\$ 1,430
Duke Energy	67727-91158	35019 Long Island CT	\$ 115	\$ 1,376
Duke Energy	89497-76450	6506 Clifton Down Dr	\$ 119	\$ 1,427
Contingency				\$ 2,177
Total				\$ 12,000

Utility Services- Streetlights

The District has accounts with Duke Energy to provide electricity to the streetlights.

Vendor	Account	Address	Monthly	Annually
Duke Energy	71229-00151	000 Gideon Circle LITE	\$ 544	\$ 6,526
Duke Energy	04719-47047	000 Clifton Down Dr LITE	\$ 2,442	\$ 29,302
Contingency				\$ 4,171
Total				\$ 40,000

Streetlight Repair

The District may incur expenses to provide general maintenance or replacement of the streetlight fixtures.

Aquatic Maintenance

The District is in contract with Aquagenix to provide monthly pond maintenance. The contract covers maintenance for waterways within the District and monthly inspection reports.

General Liability Insurance

Annual insurance policy for general liability provided by EGIS Risk Advisors.

Chapel Creek

Community Development District

General Fund Budget

Property Insurance

Annual insurance policy for property insurance provided by EGIS Risk Advisors.

Landscape Maintenance

The District is in contract with Cardinal Landscaping to provide landscape maintenance. The services include but are not limited to basic landscaping services, fertilization, mulching, tree planting.

Field Repairs & Maintenance

Estimated expenditures for all field repairs and maintenance. These expenses include but are not limited to entry & walls maintenance gate facility maintenance, gate access cards, and A/C repairs.

Holiday Lighting

Any costs related to props used to decorate the District for the holiday seasons.

Irrigation Maintenance & Repairs

Estimated expenditures to inspect the irrigation system and provide any necessary repairs.

Landscape Enhancements & Replacement

Estimated expenditures for miscellaneous plant materials outside of the landscaping contract to provide annuals and mulch.

Field Contingency

Estimated annual revenue for various miscellaneous charges billed and collected by the District.

Amenity Expenditures:

Utility Services- Electric

The District has accounts with Duke Energy to provide electricity for the Amenity Center.

Vendor	Account	Address	Monthly	Annually
Duke Energy	22497-28285	6405 Clifton Down Dr Mail Kiosk	\$ 20	\$ 242
Duke Energy	34542-93525	6405 Clifton Down Dr Cabana	\$ 633	\$ 7,602
Contingency				\$ 2,156
Total				\$ 10,000

Chapel Creek

Community Development District

General Fund Budget

Utility Services- Water & Sewer

The District has accounts with Pasco County Water Department to provide water and wastewater services.

Vendor	Account	Address	Monthly	Annually
Pasco County	0990555	6405 Clifton Down Dr	\$ 180	\$ 2,160
Contingency				\$ 840
Total				\$ 3,000

Amenity Access Management

Represents the cost of managing and monitoring access to the District’s amenity facilities.

Amenity Repairs & Maintenance

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year at the Amenity Center. These repairs include but are not limited to lighting replacement, dog park maintenance, dog waste station supplies, etc.

Janitorial Services

The District is in contract with Jayman Enterprises, LLC to provide monthly janitorial services at the amenity center and trash pick up of the grounds.

Pool Service

The District is in contract with Suncoast Pool to perform monthly cleaning and chemical services to the three amenity pools.

Security

The District may incur expenses to hire security or pool attendants if needed.

Internet

Estimated annual cost for Internet at the amenity center.

Pest Control

Monthly pest elimination provided by Apex Pest Control Inc.

Contingency

Estimated annual revenue for various miscellaneous charges billed and collected by the District.

**Chapel Creek
Community Development District
Capital Reserve Fund**

	Adopted Budget FY 2021	Approved Budget FY 2022
<u>Revenues</u>		
Transfer In- General Fund	\$ 10,000	\$ 10,000
Total Revenues	\$ 10,000	\$ 10,000
<u>Expenditures</u>		
Capital Outlay	\$ 10,000	\$ 10,000
Total Expenditures	\$ 10,000	\$ 10,000
Excess Revenues/(Expenditures)	\$ -	\$ -

Chapel Creek
Community Development District
 Debt Service- Series 2006

	Adopted Budget FY 2021	Approved Budget FY 2022
Revenues		
Special Assessments	\$ 402,803	\$ 400,900
Total Revenues	\$ 402,803	\$ 400,900
Expenditures		
Interest Expense 11/1	\$ 46,402	\$ 120,450
Principal Expense 5/1	\$ 310,000	\$ 160,000
Interest Expense 5/1	\$ 46,402	\$ 120,450
Total Expenditures	\$ 402,803	\$ 400,900
Excess Revenues/(Expenditures)	\$ -	\$ -

**Chapel Creek
Community Development District
Special Assessment Bonds, Series 2006**

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
05/01/21	\$4,530,000	\$150,000	5.50%	\$124,575.00	
11/01/21				\$120,450.00	\$395,025.00
05/01/22	\$4,380,000	\$160,000	5.50%	\$120,450.00	
11/01/22				\$116,050.00	\$396,500.00
05/01/23	\$4,220,000	\$170,000	5.50%	\$116,050.00	
11/01/23				\$111,375.00	\$397,425.00
05/01/24	\$4,050,000	\$180,000	5.50%	\$111,375.00	
11/01/24				\$106,425.00	\$397,800.00
05/01/25	\$3,870,000	\$190,000	5.50%	\$106,425.00	
11/01/25				\$101,200.00	\$397,625.00
05/01/26	\$3,680,000	\$200,000	5.50%	\$101,200.00	
11/01/26				\$95,700.00	\$396,900.00
05/01/27	\$3,480,000	\$210,000	5.50%	\$95,700.00	
11/01/27				\$89,925.00	\$395,625.00
05/01/28	\$3,270,000	\$225,000	5.50%	\$89,925.00	
11/01/28				\$83,737.50	\$398,662.50
05/01/29	\$3,045,000	\$235,000	5.50%	\$83,737.50	
11/01/29				\$77,275.00	\$396,012.50
05/01/30	\$2,810,000	\$250,000	5.50%	\$77,275.00	
11/01/30				\$70,400.00	\$397,675.00
05/01/31	\$2,560,000	\$260,000	5.50%	\$70,400.00	
11/01/31				\$63,250.00	\$393,650.00
05/01/32	\$2,300,000	\$275,000	5.50%	\$63,250.00	
11/01/32				\$55,687.50	\$393,937.50
05/01/33	\$2,025,000	\$295,000	5.50%	\$55,687.50	
11/01/33				\$47,575.00	\$398,262.50
05/01/34	\$1,730,000	\$310,000	5.50%	\$47,575.00	
11/01/34				\$39,050.00	\$396,625.00
05/01/35	\$1,420,000	\$325,000	5.50%	\$39,050.00	
11/01/35				\$30,112.50	\$394,162.50
05/01/36	\$1,095,000	\$345,000	5.50%	\$30,112.50	
11/01/36				\$20,625.00	\$395,737.50
05/01/37	\$750,000	\$365,000	5.50%	\$20,625.00	
11/01/37				\$10,587.50	\$396,212.50
05/01/38	\$385,000	\$385,000	5.50%	\$10,587.50	
11/01/38					\$395,587.50
Total		\$4,530,000		\$2,603,425.00	\$7,133,425.00

Chapel Creek
Community Development District
 Debt Service- Series 2021

	Proposed Budget FY 2021	Proposed Budget FY 2022
Revenues		
Special Assessments	\$ -	\$ 155,669
Bond Proceeds	\$ 515,245	\$ -
Interest Income	\$ -	\$ -
Carry Forward Surplus (2)	\$ -	\$ 271,555
Total Revenues	\$ 515,245	\$ 427,224
Expenditures		
Interest Expense 11/1	\$ -	\$ 115,887
Interest Expense 5/1	\$ -	\$ 155,669
Total Expenditures	\$ -	\$ 271,555
Excess Revenues/(Expenditures)	\$ 515,245	\$ 155,669
	11/1/22 Interest	\$ 155,669

**Chapel Creek
Community Development District
Special Assessment Bonds, Series 2021**

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/21				\$115,886.74	\$115,886.74
05/01/22	\$8,730,000	\$0	2.50%	\$155,668.75	
11/01/22				\$155,668.75	\$311,337.50
05/01/23	\$8,730,000	\$175,000	2.50%	\$155,668.75	
11/01/23				\$153,481.25	\$484,150.00
05/01/24	\$8,555,000	\$180,000	2.50%	\$153,481.25	
11/01/24				\$151,231.25	\$484,712.50
05/01/25	\$8,375,000	\$185,000	2.50%	\$151,231.25	
11/01/25				\$148,918.75	\$485,150.00
05/01/26	\$8,190,000	\$190,000	2.50%	\$148,918.75	
11/01/26				\$146,543.75	\$485,462.50
05/01/27	\$8,000,000	\$195,000	3.00%	\$146,543.75	
11/01/27				\$143,618.75	\$485,162.50
05/01/28	\$7,805,000	\$200,000	3.00%	\$143,618.75	
11/01/28				\$140,618.75	\$484,237.50
05/01/29	\$7,605,000	\$205,000	3.00%	\$140,618.75	
11/01/29				\$137,543.75	\$483,162.50
05/01/30	\$7,400,000	\$215,000	3.00%	\$137,543.75	
11/01/30				\$134,318.75	\$486,862.50
05/01/31	\$7,185,000	\$220,000	3.00%	\$134,318.75	
11/01/31				\$131,018.75	\$485,337.50
05/01/32	\$6,965,000	\$225,000	3.38%	\$131,018.75	
11/01/32				\$127,221.88	\$483,240.63
05/01/33	\$6,740,000	\$235,000	3.38%	\$127,221.88	
11/01/33				\$123,256.25	\$485,478.13
05/01/34	\$6,505,000	\$245,000	3.38%	\$123,256.25	
11/01/34				\$119,121.88	\$487,378.13
05/01/35	\$6,260,000	\$250,000	3.38%	\$119,121.88	
11/01/35				\$114,903.13	\$484,025.01
05/01/36	\$6,010,000	\$260,000	3.38%	\$114,903.13	
11/01/36				\$110,515.63	\$485,418.76
05/01/37	\$5,750,000	\$270,000	3.38%	\$110,515.63	
11/01/37				\$105,959.38	\$486,475.01
05/01/38	\$5,480,000	\$280,000	3.38%	\$105,959.38	
11/01/38				\$101,234.38	\$487,193.76
05/01/39	\$5,200,000	\$285,000	3.38%	\$101,234.38	
11/01/39				\$96,425.00	\$482,659.38
05/01/40	\$4,915,000	\$295,000	3.38%	\$96,425.00	
11/01/40				\$91,446.88	\$482,871.88
05/01/41	\$4,620,000	\$305,000	3.38%	\$91,446.88	
11/01/41				\$86,300.00	\$482,746.88
05/01/42	\$4,315,000	\$320,000	4.00%	\$86,300.00	
11/01/42				\$79,900.00	\$486,200.00
05/01/43	\$3,995,000	\$330,000	4.00%	\$79,900.00	
11/01/43				\$73,300.00	\$483,200.00
05/01/44	\$3,665,000	\$345,000	4.00%	\$73,300.00	
11/01/44				\$66,400.00	\$484,700.00
05/01/45	\$3,320,000	\$360,000	4.00%	\$66,400.00	

**Chapel Creek
Community Development District
Special Assessment Bonds, Series 2021**

Period Ending	Principal	Annual Principal	Interst Rate	Interest	Annual Debt
11/01/45				\$59,200.00	\$485,600.00
05/01/46	\$2,960,000	\$375,000	4.00%	\$59,200.00	
11/01/46				\$51,700.00	\$485,900.00
05/01/47	\$2,585,000	\$390,000	4.00%	\$51,700.00	
11/01/47				\$43,900.00	\$485,600.00
05/01/48	\$2,195,000	\$405,000	4.00%	\$43,900.00	
11/01/48				\$35,800.00	\$484,700.00
05/01/49	\$1,790,000	\$420,000	4.00%	\$35,800.00	
11/01/49				\$27,400.00	\$483,200.00
05/01/50	\$1,370,000	\$440,000	4.00%	\$27,400.00	
11/01/50				\$18,600.00	\$486,000.00
05/01/51	\$930,000	\$455,000	4.00%	\$18,600.00	
11/01/51				\$9,500.00	\$483,100.00
05/01/52	\$475,000	\$475,000	4.00%	\$9,500.00	
Total		\$8,730,000		\$6,241,649.31	\$14,487,149.31

**Chapel Creek Community Development District
FY 2022 Operations and Maintenance Methodology
Equivalent Residential Unit Allocation
Assessments per Unit - Net and Gross**

ADMINISTRATIVE											
Land Use / Product Type	ERU per Unit	Current Platted Units	Future Planned Units	Total Platted Units	Total ERU's	%	FY 2022 Budget Allocation	FY 2022 Per Unit Net Assessment	FY 2022 Per Unit Gross Assessment	FY 2021 Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Commercial	0.85	0	0	20	20	3%	\$2,368	\$118.42	\$125.98	\$127.80	(\$1.82)
Single Family - 50' Lot	0.95	0	390	390	390	51%	\$46,185	\$118.42	\$125.98	\$127.80	(\$1.82)
Single Family - 52.5' Lot	1.00	170	0	170	170	22%	\$20,132	\$118.42	\$125.98	\$127.80	(\$1.82)
Single Family - 62.5' Lot	1.14	91	0	91	91	12%	\$10,777	\$118.42	\$125.98	\$127.80	(\$1.82)
Single Family - 65' Lot	1.16	95	0	95	95	12%	\$11,250	\$118.42	\$125.98	\$127.80	(\$1.82)
Total		<u>356</u>	<u>390</u>	<u>766</u>	<u>766</u>	<u>100%</u>	<u>\$90,713</u>				

FIELD											
Land Use / Product Type	ERU per Unit	Current Platted Units	Future Planned Units	Total Platted Units	Total ERU's	%	FY 2022 Budget Allocation	FY 2022 Per Unit Net Assessment	FY 2022 Per Unit Gross Assessment	FY 2021 Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Single Family - 52.5' Lot	1.00	170	0	170	170	44%	\$95,663	\$562.73	\$598.64	\$552.78	\$45.86
Single Family - 62.5' Lot	1.14	91	0	91	103.74	27%	\$58,377	\$641.51	\$682.45	\$630.17	\$52.28
Single Family - 65' Lot	1.16	95	0	95	110.2	29%	\$62,012	\$652.76	\$694.43	\$641.23	\$53.20
Total		<u>356</u>	<u>0</u>	<u>356</u>	<u>384</u>	<u>100%</u>	<u>\$216,053</u>				

COMBINED											
Land Use / Product Type	ERU per Unit	Current Platted Units	Future Planned Units	Total Platted Units	Total ERU's	%	FY 2022 Budget Allocation	FY 2022 Per Unit Net Assessment	FY 2022 Per Unit Gross Assessment	FY 2021 Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Commercial	0.85	0	0	20	17	2%	\$2,368	\$118.42	\$125.98	\$127.80	(\$1.82)
Single Family - 50' Lot	0.95	0	390	390	370.5	48%	\$46,185	\$118.42	\$125.98	\$127.80	(\$1.82)
Single Family - 52.5' Lot	1.00	170	0	170	170	22%	\$115,796	\$681.15	\$724.63	\$680.58	\$44.05
Single Family - 62.5' Lot	1.14	91	0	91	103.74	14%	\$69,154	\$759.93	\$808.44	\$757.97	\$50.47
Single Family - 65' Lot	1.16	95	0	95	110.2	14%	\$73,263	\$771.19	\$820.41	\$769.03	\$51.38
Total		<u>356</u>	<u>390</u>	<u>766</u>	<u>771</u>	<u>100%</u>	<u>\$306,766</u>				

FY 2022 Budget:

Administrative	\$90,713
Field and Grounds	\$272,953
Amenity Center	\$73,100
Capital Reserve	\$10,000
Less: Dev Funding	-\$140,000
	<u>\$306,766</u>

SECTION B

SECTION 1

RESOLUTION 2021-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

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

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

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2021-2022 attached hereto as **Exhibit A (“FY 2021-2022 Budget”)** and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2021-2022 Budget;

WHEREAS, the provision of the activities described in the FY 2021-2022 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2021-2022 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2021-2022 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes;

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

WHEREAS, Clayton Properties Group, Inc. d/b/a Highland Homes ("**Developer**"), as the developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) up to \$ _____ of the FY 2021-2022 Budget as shown in the revenues line item of the FY 2021-2022 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2021-2022 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2021-2022 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2021-2022 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in

accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. Direct Bill for Certain Debt Assessments.

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. Debt Assessments directly collected by the District are due in full on December 1, 2021; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than December 1, 2021
 2. 25% due no later than February 1, 2022
 3. 25% due no later than May 1, 2022
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2021-2022 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. Direct Bill for Certain O&M Assessments.

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2021; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
 1. 50% due no later than December 1, 2021
 2. 25% due no later than February 1, 2022
 3. 25% due no later than April 1, 2022
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected

pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- d. **Future Collection Methods.** 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. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

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. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. The Secretary or any Assistant Secretary of the Board are hereby authorized to attest such execution. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 9. 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 10. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 3, 2021.

Attested By:

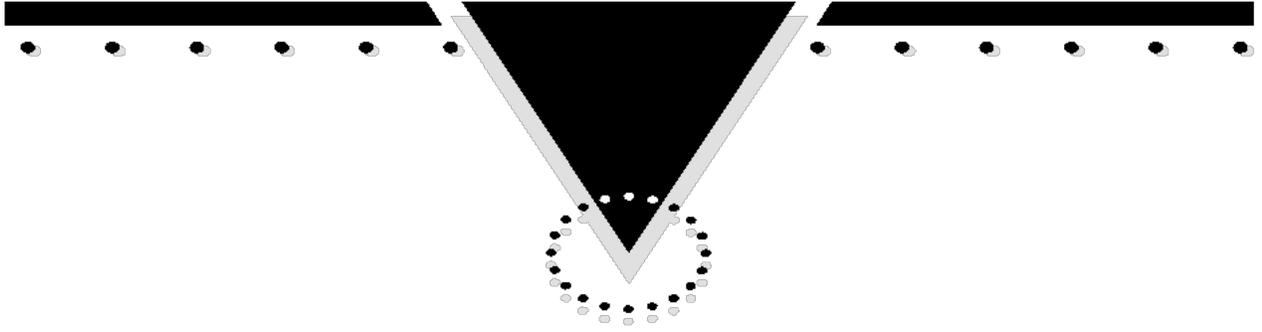
**Chapel Creek
Community Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2021-2022 Budget

Exhibit B: Form of Budget Funding Agreement with Developer



Chapel Creek

Community Development District

Approved Budget

FY 2022



**Chapel Creek
Community Development District
General Fund
Operating Budget**

	Adopted Budget FY 2021	Actual thru 6/30/21	Projected Next 3 Months	Total Projected @ 9/30/21	Approved Budget FY 2022
Revenues					
Operations and Maintenance Assessments	\$ 287,437	\$ 282,225	\$ -	\$ 282,225	\$ 306,766
Developer Funding	\$ 68,041	\$ -	\$ 16,536	\$ 16,536	\$ 140,000
Operations and Maintenance Assessments- Lot Closings	\$ -	\$ 6,760	\$ -	\$ 6,760	\$ -
Total Revenues	\$ 355,478	\$ 288,985	\$ 16,536	\$ 305,521	\$ 446,766
Expenditures					
Administrative					
Supervisors Fees	\$ 7,000	\$ 6,800	\$ 3,000	\$ 9,800	\$ 12,000
Administrative Services	\$ 4,500	\$ 750	\$ -	\$ 750	\$ -
District Management	\$ 17,500	\$ 22,863	\$ 8,750	\$ 31,613	\$ 35,000
District Engineer	\$ 3,500	\$ 2,706	\$ 1,000	\$ 3,706	\$ 3,500
Disclosure Report	\$ 5,000	\$ 5,790	\$ -	\$ 5,790	\$ 5,000
Trustee Fees	\$ 3,000	\$ -	\$ 3,000	\$ 3,000	\$ 3,000
Property Appraiser Fee	\$ 150	\$ 150	\$ -	\$ 150	\$ 150
Assessment Roll	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Financial & Revenue Collections	\$ 3,600	\$ 600	\$ -	\$ 600	\$ -
Accounting Services	\$ 14,400	\$ 2,400	\$ -	\$ 2,400	\$ -
Auditing Services	\$ 4,900	\$ -	\$ 4,900	\$ 4,900	\$ 4,900
Arbitrage Rebate Calculation	\$ 650	\$ -	\$ 600	\$ 600	\$ 650
Public Officials Liability Insurance	\$ 2,537	\$ 2,601	\$ -	\$ 2,601	\$ 2,663
Legal Advertising	\$ 800	\$ 1,453	\$ 450	\$ 1,903	\$ 2,000
Dues, License, & Subscriptions	\$ 200	\$ 175	\$ -	\$ 175	\$ 175
Postage & Delivery	\$ -	\$ 434	\$ 100	\$ 534	\$ 500
Printing & Binding	\$ -	\$ 30	\$ 20	\$ 50	\$ 150
Office Supplies	\$ -	\$ 17	\$ 20	\$ 37	\$ 150
ADA Website Compliance	\$ 2,000	\$ 1,538	\$ -	\$ 1,538	\$ 2,000
Information Technology	\$ -	\$ -	\$ -	\$ -	\$ 1,265
Website Hosting, Maintenance, Backup (Email)	\$ 2,100	\$ 200	\$ -	\$ 200	\$ 610
District Counsel	\$ 12,000	\$ 13,945	\$ 2,500	\$ 16,445	\$ 12,000
Administration Subtotal	\$ 88,837	\$ 67,452	\$ 24,340	\$ 91,792	\$ 90,713
Field					
Field Management	\$ -	\$ 8,549	\$ 3,750	\$ 12,299	\$ 15,000
Security Services and Patrols	\$ 12,000	\$ -	\$ -	\$ -	\$ -
Gate Facility Maintenance	\$ 500	\$ -	\$ -	\$ -	\$ -
Gate Facility Access Cards	\$ 200	\$ -	\$ -	\$ -	\$ -
Heat A/C System Maintenance	\$ 1,000	\$ -	\$ -	\$ -	\$ -
Utility Services- Electric	\$ 20,000	\$ 7,255	\$ 2,418	\$ 9,673	\$ 12,000
Utility Services- Streetlights	\$ -	\$ 22,357	\$ 7,452	\$ 29,809	\$ 40,000
Street Light Repair	\$ 3,000	\$ 2,168	\$ 150	\$ 2,318	\$ 14,000
Aquatic Maintenance	\$ 9,800	\$ 6,975	\$ 2,325	\$ 9,300	\$ 9,300
Aquatic Plant Replacement	\$ 3,500	\$ -	\$ -	\$ -	\$ -
Dry Retention Pond Maintenance- Bush Hog	\$ 2,500	\$ -	\$ -	\$ -	\$ -
General Liability Insurance	\$ 2,578	\$ 2,461	\$ -	\$ 2,461	\$ 2,707
Property Insurance	\$ 6,971	\$ 3,769	\$ -	\$ 3,769	\$ 4,446
Entry & Walls Maintenance	\$ 2,000	\$ 5,155	\$ -	\$ 5,155	\$ -
Landscape Maintenance	\$ 92,360	\$ 80,091	\$ 20,250	\$ 100,341	\$ 110,000
Field Repairs & Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Holiday Decorations	\$ 5,000	\$ 987	\$ -	\$ 987	\$ 3,000
Irrigation Maintenance	\$ 6,000	\$ -	\$ 1,000	\$ 1,000	\$ 6,000
Irrigation Repairs	\$ 1,500	\$ 1,420	\$ -	\$ 1,420	\$ -
Landscape-Mulch	\$ 2,500	\$ -	\$ -	\$ -	\$ -
Landscape Enhancements & Replacement	\$ 1,000	\$ -	\$ 500	\$ 500	\$ 35,000
Sidewalk & Pavement Management	\$ -	\$ -	\$ -	\$ -	\$ 1,500
Fire Ant Treatment	\$ 500	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ -	\$ -	\$ -	\$ -	\$ 10,000
Field Subtotal	\$ 172,909	\$ 141,187	\$ 37,846	\$ 179,033	\$ 272,953

**Chapel Creek
Community Development District
General Fund
Operating Budget**

	Adopted Budget FY 2021	Actual thru 6/30/21	Projected Next 3 Months	Total Projected @ 9/30/21	Approved Budget FY 2022
<u>Amenity Center</u>					
Utility Services- Electric	\$ 2,000	\$ 5,942	\$ 1,981	\$ 7,922	\$ 10,000
Utility Services- Water & Sewer	\$ -	\$ 1,606	\$ 535	\$ 2,141	\$ 3,000
Garbage- Recreation Facility	\$ 3,000	\$ -	\$ -	\$ -	\$ -
Amenity Access Management	\$ 35,293	\$ -	\$ -	\$ -	\$ 5,000
Pool Permits	\$ 500	\$ 280	\$ -	\$ 280	\$ -
Amenity Maintenance & Repair	\$ 1,500	\$ -	\$ 750	\$ 750	\$ 20,000
Janitorial Services	\$ 9,100	\$ 6,080	\$ 2,100	\$ 8,180	\$ 8,400
Pool Service Contract	\$ 10,200	\$ 7,650	\$ 2,550	\$ 10,200	\$ 10,200
Security	\$ 5,604	\$ -	\$ 500	\$ 500	\$ 7,500
Internet	\$ 960	\$ -	\$ 500	\$ 500	\$ 3,000
Pest Control Services	\$ 500	\$ 100	\$ -	\$ 100	\$ 1,000
Lighting Replacement	\$ 500	\$ -	\$ -	\$ -	\$ -
Dog Park Maintenance	\$ 3,600	\$ 2,444	\$ -	\$ 2,444	\$ -
Dog Waste Station Supplies	\$ 1,125	\$ -	\$ -	\$ -	\$ -
Miscellaneous Contingency	\$ 9,850	\$ 1,179	\$ 500	\$ 1,679	\$ 5,000
Amenity Subtotal	\$ 83,732	\$ 25,281	\$ 9,416	\$ 34,697	\$ 73,100
Total Expenditures	\$ 345,478	\$ 233,919	\$ 71,602	\$ 305,521	\$ 436,766
Operating Income (Loss)	\$ 10,000	\$ 55,066	\$ (55,066)	\$ -	\$ 10,000
<u>Other Sources/(Uses)</u>					
Transfer Out Capital Reserve	\$ (10,000)	\$ -	\$ -	\$ -	\$ (10,000)
Total Other Sources/(Uses)	\$ (10,000)	\$ -	\$ -	\$ -	\$ (10,000)
Excess Revenues/ (Expenditures)	\$ -	\$ 55,066	\$ (55,066)	\$ -	\$ -

Development	Units	ERU	Gross Per Unit	Gross Assessments
Single Family 50' (Direct)	390	0.95	\$ 126	\$ 49,133
Single Family 52.5'	170	1.00	\$ 725	\$ 123,187
Single Family 62.5'	91	1.14	\$ 808	\$ 73,568
Single Family 65'	95	1.16	\$ 820	\$ 77,939
Commercial	20	0.85	\$ 126	\$ 2,520
Subtotal: Gross Assessments				\$ 326,347
Less Discounts (6%)				\$ (19,581)
Net Annual Assessment	766			\$ 306,766

Chapel Creek

Community Development District

General Fund Budget

Revenues:

Operations and Maintenance Assessments- Tax Roll

The District will levy a Non-Ad Valorem Assessment on all the assessable property within the District in order to pay for its operating and maintenance expenditures incurred during the Fiscal Year.

Developer Funding

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

Administrative Expenditures:

Supervisors Fees

The amount paid to each supervisor for the time devoted to District business and meetings is determined by Chapter 190, Florida Statutes, at \$200 per meeting. Amount is based on five supervisors receiving fees for one meeting per month with allowance for additional meetings, if needed.

District Management

The District has contracted with GMS-Central Florida, LLC to provide Accounting and Administrative Services for the District in accordance with the Management Agreement. The services include, but are not limited to, attendance of monthly board meetings, recording and transcription of board meetings, administrative services, budget preparation, financial reporting, annual audits, etc.

District Engineer

The District's engineer, Stantech Consulting Services, will be providing general engineering services to the District, which includes preparation and attendance of monthly board meetings.

Disclosure Report

The District is required by the Securities and Exchange Commission to comply the Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues. In the event of an Optional Redemption, an additional \$100 is incurred for the creation of a new revised amortization schedule. The fee is per schedule, per bond issue.

Trustee Fees

The District will pay annual trustee fees to US Bank, N.A. for the Series 2006 Special Assessment Bonds.

Chapel Creek

Community Development District

General Fund Budget

Property Appraiser Fee

Fees incurred for the Pasco County Property Appraiser performing work in support of processing and distributing non-ad valorem assessment information.

Assessment Roll

The District contracts with GMS-Central Florida, LLC for calculating, levying and certification of the District's Annual Non-Ad valorem Maintenance Assessments with the Pasco County Tax Collector and maintenance of the lien book.

Auditing Services

The District is required to annually conduct an audit of its financial records by an Independent Certified Public Accounting Firm. The District hired McDirmit Davis to prepare the audit of the financials records.

Arbitrage Rebate Calculation

The District is required to have an arbitrage rebate calculation on the District's Series 2006 Special Assessment Bonds.

Public Officials Liability Insurance

Annual insurance policy for public officials liability provided by EGIS Risk Advisors.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings, etc. in a newspaper of general circulation.

Dues, License, & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity of \$175. This is the only expense under this category for the District.

Postage & Delivery

Mailing of Board Meeting agendas, checks for vendors, overnight deliveries and any other required correspondence. Amount is based on prior years cost.

Printing & Binding

Printing and binding agenda packages for board meetings, printing of computerized checks, stationary, envelopes, etc.

Office Supplies

Any supplies that may need to be purchased during the Fiscal Year, e.g., paper, minute books, file folders, labels, paper clips, etc.

ADA Website Compliance

Represents cost to keep the website compliant with The Americans with Disabilities Act.

Chapel Creek

Community Development District

General Fund Budget

Information Technology

Represents costs related to the District's information systems, which include but are not limited to video conferencing services, cloud storage services, and servers, security, accounting software, etc.

Website Hosting, Maintenance, Backup (Email)

Represents the costs associated with monitoring and maintaining the District's website created in accordance with Chapter 189, Florida Statutes. These services include site performance assessments, security and firewall maintenance, updates, document uploads, hosting and domain renewals, website backups, etc.

District Counsel

The District's legal counsel, Straley Robin Vericker, will be providing general services, which include attendance and preparation for monthly board meetings. Also, services include reviewing contracts, agreements, resolutions, rule amendments, etc.

Field Expenditures:

Field Management

The District has contracted with GMS-Central Florida, LLC to provide Field Services for the District in accordance with the Management Agreement. The services include, but are not limited to, managing all maintenance contracts, site visits to the District, monthly operations reports of the District, and administration of all maintenance and operations.

Chapel Creek

Community Development District

General Fund Budget

Utility Services- Electric

The District has accounts with Duke Energy to provide electricity.

Vendor	Account	Address	Monthly	Annually
Duke Energy	01534-56396	6336 Clifton Down Dr Pump	\$ 76	\$ 908
Duke Energy	21599-97316	6601 Clifton Down Dr	\$ 163	\$ 1,961
Duke Energy	23858-38391	34882 Arley Rd	\$ 168	\$ 2,021
Duke Energy	29296-35283	6351 Clifton Down Dr	\$ 58	\$ 699
Duke Energy	32817-61272	6724 Clifton Down Dr	\$ 119	\$ 1,430
Duke Energy	67727-91158	35019 Long Island CT	\$ 115	\$ 1,376
Duke Energy	89497-76450	6506 Clifton Down Dr	\$ 119	\$ 1,427
Contingency				\$ 2,177
Total				\$ 12,000

Utility Services- Streetlights

The District has accounts with Duke Energy to provide electricity to the streetlights.

Vendor	Account	Address	Monthly	Annually
Duke Energy	71229-00151	000 Gideon Circle LITE	\$ 544	\$ 6,526
Duke Energy	04719-47047	000 Clifton Down Dr LITE	\$ 2,442	\$ 29,302
Contingency				\$ 4,171
Total				\$ 40,000

Streetlight Repair

The District may incur expenses to provide general maintenance or replacement of the streetlight fixtures.

Aquatic Maintenance

The District is in contract with Aquagenix to provide monthly pond maintenance. The contract covers maintenance for waterways within the District and monthly inspection reports.

General Liability Insurance

Annual insurance policy for general liability provided by EGIS Risk Advisors.

Chapel Creek

Community Development District

General Fund Budget

Property Insurance

Annual insurance policy for property insurance provided by EGIS Risk Advisors.

Landscape Maintenance

The District is in contract with Cardinal Landscaping to provide landscape maintenance. The services include but are not limited to basic landscaping services, fertilization, mulching, tree planting.

Field Repairs & Maintenance

Estimated expenditures for all field repairs and maintenance. These expenses include but are not limited to entry & walls maintenance gate facility maintenance, gate access cards, and A/C repairs.

Holiday Lighting

Any costs related to props used to decorate the District for the holiday seasons.

Irrigation Maintenance & Repairs

Estimated expenditures to inspect the irrigation system and provide any necessary repairs.

Landscape Enhancements & Replacement

Estimated expenditures for miscellaneous plant materials outside of the landscaping contract to provide annuals and mulch.

Field Contingency

Estimated annual revenue for various miscellaneous charges billed and collected by the District.

Amenity Expenditures:

Utility Services- Electric

The District has accounts with Duke Energy to provide electricity for the Amenity Center.

Vendor	Account	Address	Monthly	Annually
Duke Energy	22497-28285	6405 Clifton Down Dr Mail Kiosk	\$ 20	\$ 242
Duke Energy	34542-93525	6405 Clifton Down Dr Cabana	\$ 633	\$ 7,602
Contingency				\$ 2,156
Total				\$ 10,000

Chapel Creek

Community Development District

General Fund Budget

Utility Services- Water & Sewer

The District has accounts with Pasco County Water Department to provide water and wastewater services.

Vendor	Account	Address	Monthly	Annually
Pasco County	0990555	6405 Clifton Down Dr	\$ 180	\$ 2,160
Contingency				\$ 840
Total				\$ 3,000

Amenity Access Management

Represents the cost of managing and monitoring access to the District’s amenity facilities.

Amenity Repairs & Maintenance

Any costs related to miscellaneous repairs and maintenance that occur during the fiscal year at the Amenity Center. These repairs include but are not limited to lighting replacement, dog park maintenance, dog waste station supplies, etc.

Janitorial Services

The District is in contract with Jayman Enterprises, LLC to provide monthly janitorial services at the amenity center and trash pick up of the grounds.

Pool Service

The District is in contract with Suncoast Pool to perform monthly cleaning and chemical services to the three amenity pools.

Security

The District may incur expenses to hire security or pool attendants if needed.

Internet

Estimated annual cost for Internet at the amenity center.

Pest Control

Monthly pest elimination provided by Apex Pest Control Inc.

Contingency

Estimated annual revenue for various miscellaneous charges billed and collected by the District.

**Chapel Creek
Community Development District
Capital Reserve Fund**

	Adopted Budget FY 2021	Approved Budget FY 2022
<u>Revenues</u>		
Transfer In- General Fund	\$ 10,000	\$ 10,000
Total Revenues	\$ 10,000	\$ 10,000
<u>Expenditures</u>		
Capital Outlay	\$ 10,000	\$ 10,000
Total Expenditures	\$ 10,000	\$ 10,000
Excess Revenues/(Expenditures)	\$ -	\$ -

Chapel Creek
Community Development District
 Debt Service- Series 2006

	Adopted Budget FY 2021	Approved Budget FY 2022
Revenues		
Special Assessments	\$ 402,803	\$ 400,900
Total Revenues	\$ 402,803	\$ 400,900
Expenditures		
Interest Expense 11/1	\$ 46,402	\$ 120,450
Principal Expense 5/1	\$ 310,000	\$ 160,000
Interest Expense 5/1	\$ 46,402	\$ 120,450
Total Expenditures	\$ 402,803	\$ 400,900
Excess Revenues/(Expenditures)	\$ -	\$ -

**Chapel Creek
Community Development District
Special Assessment Bonds, Series 2006**

Period Ending	Principal	Annual Principal	Interst Rate	Interest	Annual Debt
05/01/21	\$4,530,000	\$150,000	5.50%	\$124,575.00	
11/01/21				\$120,450.00	\$395,025.00
05/01/22	\$4,380,000	\$160,000	5.50%	\$120,450.00	
11/01/22				\$116,050.00	\$396,500.00
05/01/23	\$4,220,000	\$170,000	5.50%	\$116,050.00	
11/01/23				\$111,375.00	\$397,425.00
05/01/24	\$4,050,000	\$180,000	5.50%	\$111,375.00	
11/01/24				\$106,425.00	\$397,800.00
05/01/25	\$3,870,000	\$190,000	5.50%	\$106,425.00	
11/01/25				\$101,200.00	\$397,625.00
05/01/26	\$3,680,000	\$200,000	5.50%	\$101,200.00	
11/01/26				\$95,700.00	\$396,900.00
05/01/27	\$3,480,000	\$210,000	5.50%	\$95,700.00	
11/01/27				\$89,925.00	\$395,625.00
05/01/28	\$3,270,000	\$225,000	5.50%	\$89,925.00	
11/01/28				\$83,737.50	\$398,662.50
05/01/29	\$3,045,000	\$235,000	5.50%	\$83,737.50	
11/01/29				\$77,275.00	\$396,012.50
05/01/30	\$2,810,000	\$250,000	5.50%	\$77,275.00	
11/01/30				\$70,400.00	\$397,675.00
05/01/31	\$2,560,000	\$260,000	5.50%	\$70,400.00	
11/01/31				\$63,250.00	\$393,650.00
05/01/32	\$2,300,000	\$275,000	5.50%	\$63,250.00	
11/01/32				\$55,687.50	\$393,937.50
05/01/33	\$2,025,000	\$295,000	5.50%	\$55,687.50	
11/01/33				\$47,575.00	\$398,262.50
05/01/34	\$1,730,000	\$310,000	5.50%	\$47,575.00	
11/01/34				\$39,050.00	\$396,625.00
05/01/35	\$1,420,000	\$325,000	5.50%	\$39,050.00	
11/01/35				\$30,112.50	\$394,162.50
05/01/36	\$1,095,000	\$345,000	5.50%	\$30,112.50	
11/01/36				\$20,625.00	\$395,737.50
05/01/37	\$750,000	\$365,000	5.50%	\$20,625.00	
11/01/37				\$10,587.50	\$396,212.50
05/01/38	\$385,000	\$385,000	5.50%	\$10,587.50	
11/01/38					\$395,587.50
Total		\$4,530,000		\$2,603,425.00	\$7,133,425.00

Chapel Creek
Community Development District
Debt Service- Series 2021

	Proposed Budget FY 2021	Proposed Budget FY 2022
Revenues		
Special Assessments	\$ -	\$ 155,669
Bond Proceeds	\$ 515,245	\$ -
Interest Income	\$ -	\$ -
Carry Forward Surplus (2)	\$ -	\$ 271,555
Total Revenues	\$ 515,245	\$ 427,224
Expenditures		
Interest Expense 11/1	\$ -	\$ 115,887
Interest Expense 5/1	\$ -	\$ 155,669
Total Expenditures	\$ -	\$ 271,555
Excess Revenues/(Expenditures)	\$ 515,245	\$ 155,669
	11/1/22 Interest	\$ 155,669

**Chapel Creek
Community Development District
Special Assessment Bonds, Series 2021**

Period Ending	Principal	Annual Principal	Interst Rate	Interest	Annual Debt
11/01/21				\$115,886.74	\$115,886.74
05/01/22	\$8,730,000	\$0	2.50%	\$155,668.75	
11/01/22				\$155,668.75	\$311,337.50
05/01/23	\$8,730,000	\$175,000	2.50%	\$155,668.75	
11/01/23				\$153,481.25	\$484,150.00
05/01/24	\$8,555,000	\$180,000	2.50%	\$153,481.25	
11/01/24				\$151,231.25	\$484,712.50
05/01/25	\$8,375,000	\$185,000	2.50%	\$151,231.25	
11/01/25				\$148,918.75	\$485,150.00
05/01/26	\$8,190,000	\$190,000	2.50%	\$148,918.75	
11/01/26				\$146,543.75	\$485,462.50
05/01/27	\$8,000,000	\$195,000	3.00%	\$146,543.75	
11/01/27				\$143,618.75	\$485,162.50
05/01/28	\$7,805,000	\$200,000	3.00%	\$143,618.75	
11/01/28				\$140,618.75	\$484,237.50
05/01/29	\$7,605,000	\$205,000	3.00%	\$140,618.75	
11/01/29				\$137,543.75	\$483,162.50
05/01/30	\$7,400,000	\$215,000	3.00%	\$137,543.75	
11/01/30				\$134,318.75	\$486,862.50
05/01/31	\$7,185,000	\$220,000	3.00%	\$134,318.75	
11/01/31				\$131,018.75	\$485,337.50
05/01/32	\$6,965,000	\$225,000	3.38%	\$131,018.75	
11/01/32				\$127,221.88	\$483,240.63
05/01/33	\$6,740,000	\$235,000	3.38%	\$127,221.88	
11/01/33				\$123,256.25	\$485,478.13
05/01/34	\$6,505,000	\$245,000	3.38%	\$123,256.25	
11/01/34				\$119,121.88	\$487,378.13
05/01/35	\$6,260,000	\$250,000	3.38%	\$119,121.88	
11/01/35				\$114,903.13	\$484,025.01
05/01/36	\$6,010,000	\$260,000	3.38%	\$114,903.13	
11/01/36				\$110,515.63	\$485,418.76
05/01/37	\$5,750,000	\$270,000	3.38%	\$110,515.63	
11/01/37				\$105,959.38	\$486,475.01
05/01/38	\$5,480,000	\$280,000	3.38%	\$105,959.38	
11/01/38				\$101,234.38	\$487,193.76
05/01/39	\$5,200,000	\$285,000	3.38%	\$101,234.38	
11/01/39				\$96,425.00	\$482,659.38
05/01/40	\$4,915,000	\$295,000	3.38%	\$96,425.00	
11/01/40				\$91,446.88	\$482,871.88
05/01/41	\$4,620,000	\$305,000	3.38%	\$91,446.88	
11/01/41				\$86,300.00	\$482,746.88
05/01/42	\$4,315,000	\$320,000	4.00%	\$86,300.00	
11/01/42				\$79,900.00	\$486,200.00
05/01/43	\$3,995,000	\$330,000	4.00%	\$79,900.00	
11/01/43				\$73,300.00	\$483,200.00
05/01/44	\$3,665,000	\$345,000	4.00%	\$73,300.00	
11/01/44				\$66,400.00	\$484,700.00
05/01/45	\$3,320,000	\$360,000	4.00%	\$66,400.00	

**Chapel Creek
Community Development District
Special Assessment Bonds, Series 2021**

Period Ending	Principal	Annual Principal	Interst Rate	Interest	Annual Debt
11/01/45				\$59,200.00	\$485,600.00
05/01/46	\$2,960,000	\$375,000	4.00%	\$59,200.00	
11/01/46				\$51,700.00	\$485,900.00
05/01/47	\$2,585,000	\$390,000	4.00%	\$51,700.00	
11/01/47				\$43,900.00	\$485,600.00
05/01/48	\$2,195,000	\$405,000	4.00%	\$43,900.00	
11/01/48				\$35,800.00	\$484,700.00
05/01/49	\$1,790,000	\$420,000	4.00%	\$35,800.00	
11/01/49				\$27,400.00	\$483,200.00
05/01/50	\$1,370,000	\$440,000	4.00%	\$27,400.00	
11/01/50				\$18,600.00	\$486,000.00
05/01/51	\$930,000	\$455,000	4.00%	\$18,600.00	
11/01/51				\$9,500.00	\$483,100.00
05/01/52	\$475,000	\$475,000	4.00%	\$9,500.00	
Total		\$8,730,000		\$6,241,649.31	\$14,487,149.31

**Chapel Creek Community Development District
FY 2022 Operations and Maintenance Methodology
Equivalent Residential Unit Allocation
Assessments per Unit - Net and Gross**

ADMINISTRATIVE											
Land Use / Product Type	ERU per Unit	Current Platted Units	Future Planned Units	Total Platted Units	Total ERU's	%	FY 2022 Budget Allocation	FY 2022 Per Unit Net Assessment	FY 2022 Per Unit Gross Assessment	FY 2021 Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Commercial	0.85	0	0	20	20	3%	\$2,368	\$118.42	\$125.98	\$127.80	(\$1.82)
Single Family - 50' Lot	0.95	0	390	390	390	51%	\$46,185	\$118.42	\$125.98	\$127.80	(\$1.82)
Single Family - 52.5' Lot	1.00	170	0	170	170	22%	\$20,132	\$118.42	\$125.98	\$127.80	(\$1.82)
Single Family - 62.5' Lot	1.14	91	0	91	91	12%	\$10,777	\$118.42	\$125.98	\$127.80	(\$1.82)
Single Family - 65' Lot	1.16	95	0	95	95	12%	\$11,250	\$118.42	\$125.98	\$127.80	(\$1.82)
Total		<u>356</u>	<u>390</u>	<u>766</u>	<u>766</u>	<u>100%</u>	<u>\$90,713</u>				

FIELD											
Land Use / Product Type	ERU per Unit	Current Platted Units	Future Planned Units	Total Platted Units	Total ERU's	%	FY 2022 Budget Allocation	FY 2022 Per Unit Net Assessment	FY 2022 Per Unit Gross Assessment	FY 2021 Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Single Family - 52.5' Lot	1.00	170	0	170	170	44%	\$95,663	\$562.73	\$598.64	\$552.78	\$45.86
Single Family - 62.5' Lot	1.14	91	0	91	103.74	27%	\$58,377	\$641.51	\$682.45	\$630.17	\$52.28
Single Family - 65' Lot	1.16	95	0	95	110.2	29%	\$62,012	\$652.76	\$694.43	\$641.23	\$53.20
Total		<u>356</u>	<u>0</u>	<u>356</u>	<u>384</u>	<u>100%</u>	<u>\$216,053</u>				

COMBINED											
Land Use / Product Type	ERU per Unit	Current Platted Units	Future Planned Units	Total Platted Units	Total ERU's	%	FY 2022 Budget Allocation	FY 2022 Per Unit Net Assessment	FY 2022 Per Unit Gross Assessment	FY 2021 Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Commercial	0.85	0	0	20	17	2%	\$2,368	\$118.42	\$125.98	\$127.80	(\$1.82)
Single Family - 50' Lot	0.95	0	390	390	370.5	48%	\$46,185	\$118.42	\$125.98	\$127.80	(\$1.82)
Single Family - 52.5' Lot	1.00	170	0	170	170	22%	\$115,796	\$681.15	\$724.63	\$680.58	\$44.05
Single Family - 62.5' Lot	1.14	91	0	91	103.74	14%	\$69,154	\$759.93	\$808.44	\$757.97	\$50.47
Single Family - 65' Lot	1.16	95	0	95	110.2	14%	\$73,263	\$771.19	\$820.41	\$769.03	\$51.38
Total		<u>356</u>	<u>390</u>	<u>766</u>	<u>771</u>	<u>100%</u>	<u>\$306,766</u>				

FY 2022 Budget:

Administrative	\$90,713
Field and Grounds	\$272,953
Amenity Center	\$73,100
Capital Reserve	\$10,000
Less: Dev Funding	-\$140,000
	<u>\$306,766</u>

PARCELID	Type	Series 2006 Debt	Series 2021 Debt	O&M	Total
06-26-21-0060-00800-0230	65P	\$660.00		\$820.41	\$1,480.41
06-26-21-0060-01000-0160	65P	\$660.00		\$820.41	\$1,480.41
06-26-21-0060-01000-0170	65P	\$660.00		\$820.41	\$1,480.41
06-26-21-0060-01000-0180	65P	\$660.00		\$820.41	\$1,480.41
06-26-21-0060-01000-0190	65P	\$660.00		\$820.41	\$1,480.41
Total Gross Onroll Assessments		\$212,868.00		\$274,694.09	\$487,562.09
Total Net Onroll Assessments		\$200,095.92		\$258,212.44	\$458,308.36
Direct Billing					
05-26-21-0010-00100-0000		\$0.00	\$165,605.05	\$49,132.20	\$214,737.25
06-26-21-0060-00S00-0000		\$0.00	\$0.00	\$2,519.60	\$2,519.60
Total Gross Direct Billing		\$0.00	\$165,605.05	\$51,651.80	\$217,256.85
Total Net Direct Billing		\$0.00	\$155,668.75	\$48,552.69	\$204,221.44
Total Gross Assessments		\$212,868.00	\$165,605.05	\$326,345.89	\$704,818.94
Total Net Assessments		\$200,095.92	\$155,668.75	\$306,765.14	\$662,529.81

SECTION V

RESOLUTION 2021-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2021-2022; AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

WHEREAS, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

WHEREAS, the Board desires to adopt the Fiscal Year 2021-2022 annual meeting schedule attached as **Exhibit A**.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The Fiscal Year 2021-2022 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and also provided to applicable governing authorities.

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

PASSED AND ADOPTED this 3rd day of August 2021

ATTEST:

**CHAPEL CREEK COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chairperson, Board of Supervisors

Exhibit A: Fiscal Year 2021-2022 Annual Meeting Schedule

Exhibit A

**BOARD OF SUPERVISORS MEETING DATES
CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021-2022**

The Board of Supervisors of the Chapel Creek Community Development District will hold their regular meetings for Fiscal Year 2021-2022 at 11:00 a.m. on the 1st Tuesday of each month, unless otherwise indicated as follows:

**October 5, 2021
November 2, 2021
December 7, 2021 at 5:00 PM
January 4, 2022
February 1, 2022
March 1, 2022 at 5:00 PM
April 5, 2022
May 3, 2022
June 7, 2022
July 5, 2022 at 5:00 PM
August 2, 2022 at 5:00 PM
September 6, 2022**

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services – Central Florida, LLC, 219 E. Livingston Street, Orlando, Florida 32801 or by calling (407) 841-5524.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 841-5524 at least 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 Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting 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 such appeal is to be based.

District Manager

SECTION VII

SECTION C

Chapel Creek CDD

Field Management Report



August 3rd 2021

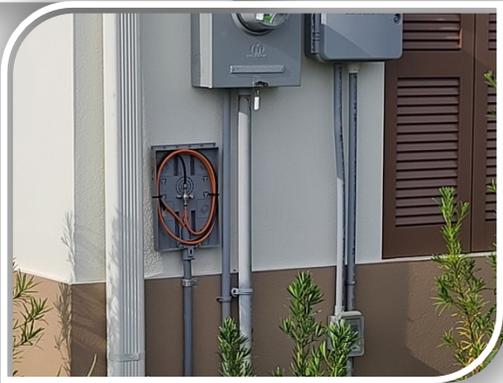
Clayton Smith

Field Manager

GMS

Completed

Internet Installation



- ✚ Spectrum has made connection to the club house.
- ✚ As of July 28th internet is set up. There is CDD password internet service for CDD gate controls, cameras, etc.
- ✚ There is also a Spectrum WiFi hotspot, free for spectrum customers.

Gate Access Control system

- ✚ With the installation of the internet, we can now hook up the gate access system.
- ✚ Coordinating with contractor to ensure we have cards and all needed items on hand.



In Progress

Palm Replacement



- ✚ 2 dead palm trees at the entrance median were replaced.

Palm Replacement

- ✚ Replaced 3 street light bulbs on Long Island Ct.



In Progress

Adding Irrigation

- Approved Irrigation repairs have begun.
- Irrigation between sidewalk and curb and on the back of the sidewalk are being added.



Pruning of Trees along Clifton Downs



- Pruning and thinning of trees along Clifton Downs was approved.
- Work to begin within the next 30 days.

In Progress

Additional Entrance Planting



- ✚ Approved entrance plantings in progress.
- ✚ Enhancements will span to the entry to the amenity area for this phase.
- ✚ Expected to begin after irrigation installation, and within 30 days.

In Progress

Street Light Replacement

- ✚ Approval has been sent for replacing both streetlights.
- ✚ There is a lengthy lead time on these poles.
- ✚ Roughly 8-10 weeks before receiving them.



Playground Mulch/Shade



- ✚ Approved Playground mulch will be added to the playground at contractors first opportunity.
- ✚ Looking into options for Playground Shade structures.

In Progress

Wier Repair

- ✚ Heavily damaged weir area.
- ✚ Repair approved and set to begin within 30 days.
- ✚ Area will be backfilled and filled with Rip-rap.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-201-1514, or by email at csmith@gmscfl.com. Thank you.

Respectfully,
Clayton Smith

SECTION D

SECTION 1

**Chapel Creek
Community Development District**
Check Register Summary & ACH Debit Summary
June 1, 2021 through June 30, 2021

Fund	Date	Check #'s/Vendor	Amount
------	------	------------------	--------

Check Register

General Fund- Regions (GMS Operating)

6/7/21	58-64	\$	14,579.50
6/25/21	65-66	\$	4,983.53
6/30/21	67	\$	800.00

Total Check Register	\$ 20,363.03
-----------------------------	---------------------

ACH Debit

General Fund- Regions (GMS Operating)

6/3/21	Duke Energy	\$	2,442.20
6/15/21	Duke Energy	\$	543.95
6/24/21	Duke Energy	\$	1,460.39
6/30/21	Pasco County Utilities	\$	236.81
6/30/21	Pasco County Utilities	\$	266.40

Total ACH Debit	\$ 4,949.75
------------------------	--------------------

Total Check Register & ACH Debit	\$ 25,312.78
---	---------------------

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/07/21	00015	5/01/21	4109166	202105	320-53800-47000			POND MAINTENANCE	*	775.00		
		6/01/21	4111212	202106	320-53800-47000			POND MAINT JUN2021	*	775.00		
AQUAGENIX											1,550.00	000058
6/07/21	00031	4/15/21	13236	202104	320-53800-47300			2" MAIN LINE REPAIR	*	275.00		
		5/13/21	13293	202105	320-53800-46200			MTHLY LANDSCAPE MAY2021	*	6,750.00		
CARDINAL LANDSCAPING SERVICES											7,025.00	000059
6/07/21	00020	6/02/21	1580	202105	330-53800-48100			MAY2021 JANITORIAL CLEANI	*	700.00		
JAYMAN ENTERPRISES, LLC											700.00	000060
6/07/21	00019	5/28/21	19915	202105	310-51300-31500			ATTORNEY FEES	*	640.00		
STRALEY ROBIN VERICKER											640.00	000061
6/07/21	00022	3/05/21	7014	202103	330-53800-48400			SWIMMING POOL SVC MAR2021	*	850.00		
		4/02/21	7121	202104	330-53800-48400			SWIMMING POOL SVC APR2021	*	850.00		
		5/03/21	7204	202105	330-53800-48400			SWIMMING POOL SVC MAY2021	*	850.00		
		6/01/21	7289	202106	330-53800-48400			SWIMMING POOL SVC JUN2021	*	850.00		
SUNCOAST POOL SERVICE											3,400.00	000062
6/07/21	00011	5/23/21	00001612	202105	310-51300-48000			NOTICE BOS MEETING	*	264.50		
TIMES PUBLISHING COMPANY											264.50	000063
6/07/21	00005	12/01/20	BW120120	202012	310-51300-11000			BOARD MEETING 12/01/20	*	200.00		
		1/05/21	BW010520	202101	310-51300-11000			BOS MEETING 1/5/21	*	200.00		
		2/02/21	BW020220	202102	310-51300-11000			BOS MEETING 2/2/21	*	200.00		
		4/06/21	BW040620	202104	310-51300-11000			BOS MEETING 4/6/21	*	200.00		
		5/11/21	BW051120	202105	310-51300-11000			BOS MEETING 5/11/21	*	200.00		
BRIAN WALSH											1,000.00	000064

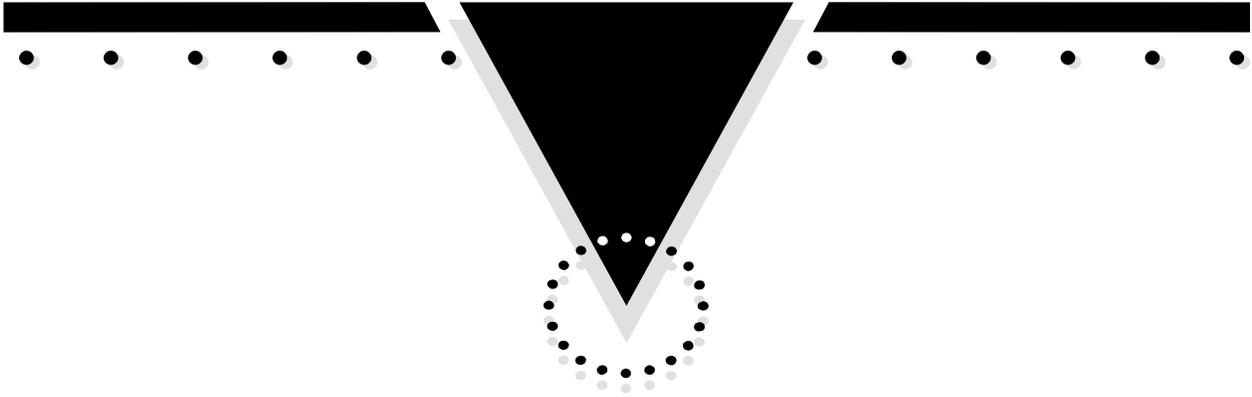
CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
6/23/21	00008	6/01/21	39	202106	310	51300	34000		MANAGEMENT FEES JUN2021	*	2,916.67			
		6/01/21	39	202106	310	51300	51000		OFFICE SUPPLIES	*	5.66			
		6/01/21	39	202106	310	51300	42000		POSTAGE	*	17.30			
		6/01/21	39	202106	310	51300	42500		COPIES	*	3.90			
		6/01/21	40	202106	320	53800	12000		FIELD MANAGEMENT JUN2021	*	1,250.00			
												GMS-CENTRAL FLORIDA, LLC		
											4,193.53	000065		

6/23/21	00025	6/09/21	1796801	202106	310	51300	31300		ENGINEERING SVCS	*	790.00			
												STANTEC CONSULTING SERVICES INC.		
											790.00	000066		

6/30/21	00001	12/01/20	MA120120	202012	310	51300	11000		BOARD MEETING 12/01/20	*	200.00			
		1/05/21	MA010520	202101	310	51300	11000		BOS MEETING 1/5/21	*	200.00			
		2/02/21	MA020220	202102	310	51300	11000		BOS MEETING 2/2/21	*	200.00			
		4/06/21	MA040620	202104	310	51300	11000		BOS MEETING 4/6/21	*	200.00			
												MILTON ANDRADE		
											800.00	000067		

											TOTAL FOR BANK A		20,363.03	
											TOTAL FOR REGISTER		20,363.03	

SECTION 2



Chapel Creek

Community Development District

Unaudited Financial Reporting
June 30, 2021



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7	<u>Capital Project Statement Series 2006A and 2021</u>
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10	<u>Assessment Receipts Schedule</u>

Chapel Creek
Community Development District
 Combined Balance Sheet
 June 30, 2021

Governmental Fund Types

	<u>General</u>	<u>Capital Reserve</u>	<u>2006 Debt Service</u>	<u>2021 Debt Service</u>	<u>2006 Capital Projects</u>	<u>2021 Capital Projects</u>	<u>Totals (memorandum only)</u>
<i>Assets</i>							
Cash- Suntrust	\$104,660	\$0	---	---	---	---	\$104,660
Accounts Receivable	\$2,424	---	---	---	---	---	\$2,424
Due from General Fund	---	---	\$54,331	---	---	---	\$54,331
Investments:							
Reserve	---	---	\$235,267	\$243,689	---	---	\$478,956
Revenue	---	---	\$2,840,021	---	---	---	\$2,840,021
Prepayment	---	---	\$4,920,142	---	---	---	\$4,920,142
Interest	---	---	---	\$271,555	---	---	\$271,555
Acquisition and Construction	---	---	---	---	\$3,429	\$8,020,676	\$8,024,105
Suntrust CD- Utilities	\$21,523	---	---	---	---	---	\$21,523
Suntrust CD- Streets/Draining	\$43,271	---	---	---	---	---	\$43,271
Deposits	\$1,470	---	---	---	---	---	\$1,470
Prepaid Expenses	\$0	---	---	---	---	---	\$0
Total Assets	\$173,348	\$0	\$8,049,761	\$515,245	\$3,429	\$8,020,676	\$16,762,458
<i>Liabilities</i>							
Accounts Payable	---	---	---	---	---	---	\$0
Accrued Expenses	\$5,007	---	---	---	---	---	\$5,007
Due to General Fund	---	---	---	---	---	---	\$0
Due to Debt Service	\$54,331	---	---	---	---	---	\$54,331
Due to Other	\$64,794	---	---	---	---	---	\$64,794
Debt Service Obligation	---	---	\$4,609,843	---	---	---	\$4,609,843
<i>Fund Equity</i>							
Net Assets	---	---	---	---	---	---	\$0
<i>Fund Balances</i>							
Unassigned	\$49,216	---	---	---	---	---	\$49,216
Assigned for Capital Reserve Fund	---	\$0	---	---	---	---	\$0
Nonspendable- Deposits	---	---	---	---	---	---	\$0
Restricted for Capital Projects	---	---	---	---	\$3,429	\$8,020,676	\$8,024,105
Restricted for Debt Service	---	---	\$3,439,918	\$515,245	---	---	\$3,955,163
Total Liabilities, Fund Equity, Other	\$173,348	\$0	\$8,049,761	\$515,245	\$3,429	\$8,020,676	\$16,762,458

**Chapel Creek
Community Development District**
General Fund
Statement of Revenues & Expenditures
For Period Ending June 30, 2021

	Adopted Budget	Prorated Budget 6/30/21	Actual 6/30/21	Variance
<i>Revenues</i>				
Operations and Maintenance Assessments- Tax Roll	\$145,388	\$145,388	\$155,990	\$10,602
Operations and Maintenance Assessments- Off Roll	\$132,049	\$132,049	\$126,235	(\$5,814)
Operations and Maintenance Assessments- Lot Closings	\$0	\$0	\$6,760	\$6,760
Developer Funding	\$68,041	\$0	\$0	\$0
Total Revenues	\$345,478	\$277,437	\$288,985	\$11,548
<i>Administrative Expenditures</i>				
Supervisors Fees	\$7,000	\$5,250	\$6,800	(\$1,550)
Administrative Services	\$4,500	\$3,375	\$750	\$2,625
District Management	\$17,500	\$13,125	\$22,863	(\$9,738)
District Engineer	\$3,500	\$2,625	\$2,706	(\$81)
Disclosure Report	\$5,000	\$5,000	\$5,790	(\$790)
Trustee Fees	\$3,000	\$0	\$0	\$0
Property Appraiser Fee	\$150	\$113	\$150	(\$38)
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Financial & Revenue Collections	\$3,600	\$2,700	\$600	\$2,100
Accounting Services	\$14,400	\$10,800	\$2,400	\$8,400
Auditing Services	\$4,900	\$3,675	\$0	\$3,675
Arbitrage Rebate Calculation	\$650	\$488	\$0	\$488
Public Officials Liability Insurance	\$2,537	\$2,537	\$2,601	(\$64)
Legal Advertising	\$800	\$600	\$1,453	(\$853)
Dues, License, & Fees	\$200	\$150	\$175	(\$25)
Postage & Delivery	\$0	\$0	\$434	(\$434)
Printing & Binding	\$0	\$0	\$30	(\$30)
Office Supplies	\$0	\$0	\$17	(\$17)
ADA Website Compliance	\$2,000	\$1,500	\$1,538	(\$38)
Website Hosting, Maintenance, Backup (Email)	\$2,100	\$1,575	\$200	\$1,375
District Counsel	\$12,000	\$9,000	\$13,945	(\$4,945)
Total Administrative	\$88,837	\$67,512	\$67,452	\$60
<i>Field Expenditures</i>				
Field Management	\$0	\$0	\$8,549	(\$8,549)
Security Services and Patrols	\$12,000	\$9,000	\$0	\$9,000
Gate Facility Maintenance	\$500	\$375	\$0	\$375
Gate Facility Access Cards	\$200	\$150	\$0	\$150
Heat A/C System Maintenance	\$1,000	\$750	\$0	\$750
Utility Services	\$20,000	\$15,000	\$27,296	(\$12,296)
Street Light Repair	\$3,000	\$2,250	\$2,168	\$82
Aquatic Maintenance	\$9,800	\$7,350	\$6,975	\$375
Aquatic Plant Replacement	\$3,500	\$2,625	\$0	\$2,625
Dry Retention Pond Maintenance- Bush Hog	\$2,500	\$1,875	\$0	\$1,875
General Liability Insurance	\$2,578	\$2,578	\$2,461	\$117
Property Insurance	\$6,971	\$6,971	\$3,769	\$3,202
Entry & Walls Maintenance	\$2,000	\$2,000	\$5,155	(\$3,155)
Landscape Maintenance	\$92,360	\$69,270	\$80,091	(\$10,821)

**Chapel Creek
Community Development District**
General Fund
Statement of Revenues & Expenditures
For Period Ending June 30, 2021

	Adopted Budget	Prorated Budget 6/30/21	Actual 6/30/21	Variance
<i>Field Expenditures Continued</i>				
Holiday Decorations	\$5,000	\$3,750	\$987	\$2,764
Irrigation Maintenance	\$6,000	\$4,500	\$0	\$4,500
Irrigation Repairs	\$1,500	\$1,125	\$1,420	(\$295)
Landscape-Mulch	\$2,500	\$1,875	\$0	\$1,875
Landscape Replacement	\$1,000	\$750	\$0	\$750
Fire Ant Treatment	\$500	\$375	\$0	\$375
Total Field	\$172,909	\$132,569	\$138,871	(\$6,302)
<i>Amenity Center</i>				
Utility- Recreation Facilities	\$2,000	\$1,500	\$9,863	(\$8,363)
Garbage- Recreation Facility	\$3,000	\$2,250	\$0	\$2,250
Amenity Management Contract	\$35,293	\$26,470	\$0	\$26,470
Pool Permits	\$500	\$375	\$280	\$95
Maintenance & Repair	\$1,500	\$1,125	\$0	\$1,125
Clubhouse- Facility Janitorial Service	\$9,100	\$6,825	\$6,080	\$745
Pool Service Contract	\$10,200	\$7,650	\$7,650	\$0
Security System Monitoring & Maintenance	\$5,604	\$4,203	\$0	\$4,203
Telephone Fax, Internet	\$960	\$720	\$0	\$720
Pest Control & Termite Bond	\$500	\$375	\$100	\$275
Lighting Replacement	\$500	\$375	\$0	\$375
Dog Park Maintenance	\$3,600	\$2,444	\$2,444	\$0
Dog Waste Station Supplies	\$1,125	\$844	\$0	\$844
Miscellaneous Contingency	\$9,850	\$1,179	\$1,179	\$0
Total Amenity Center	\$83,732	\$56,335	\$27,597	\$28,738
Total Expenditures	\$345,478	\$256,416	\$233,919	\$22,497
Excess Revenue/(Expenditures)	\$0		\$55,066	
Beginning Fund Balance	\$0		(\$5,850)	
Ending Fund Balance	\$0		\$49,216	

Chapel Creek
Community Development District
 Capital Reserve Fund
 Statement of Revenues & Expenditures
 For Period Ending June 30, 2021

	Adopted Budget	Prorated Budget 6/30/21	Actual 6/30/21	Variance
<u>Revenues</u>				
Special Assessments- Tax Roll	\$10,000	\$0	\$0	\$0
Total Revenues	\$10,000	\$0	\$0	\$0
<u>Expenditures</u>				
Capital Outlay	\$10,000	\$0	\$0	\$0
Total Expenditures	\$10,000	\$0	\$0	\$0
Excess Revenues/(Expenditures)	\$0		\$0	
Beginning Fund Balance	\$0		\$0	
Ending Fund Balance	\$0		\$0	

Chapel Creek

Community Development District

Debt Service Fund Series 2006A
Statement of Revenues & Expenditures
For Period Ending June 30, 2021

	Adopted Budget	Prorated Budget 6/30/21	Actual 6/30/21	Variance
Revenues				
Special Assessments- Tax Roll	\$218,082	\$218,082	\$129,387	(\$88,695)
Special Assessments- Off Roll	\$184,721	\$184,721	\$184,721	\$0
Special Assessments- Lot Closings	\$0	\$0	\$2,080,987	\$2,080,987
Interest Income	\$0	\$0	\$408	\$408
Total Revenues	\$402,803	\$402,803	\$2,395,503	\$1,992,700
Expenditures				
SPE Costs	\$0	\$0	\$17,084	(\$17,084)
Tax Collector	\$0	\$0	\$23,055	(\$23,055)
Interfund Transfer Out	\$0	\$0	\$16	(\$16)
Series 2006A				
Interest-11/1	\$46,402	\$46,402	\$234,300	(\$187,899)
Principal-5/1	\$310,000	\$0	\$0	\$0
Interest-5/1	\$46,402	\$0	\$0	\$0
Total Expenditures	\$402,803	\$46,402	\$274,455	(\$228,053)
Excess Revenues/(Expenditures)	\$0		\$2,121,048	
Beginning Fund Balance	\$0		\$1,318,870	
Ending Fund Balance	\$0		\$3,439,918	

Chapel Creek

Community Development District

Debt Service Fund Series 2021
Statement of Revenues & Expenditures
For Period Ending June 30, 2021

	Adopted Budget	Prorated Budget 6/30/21	Actual 6/30/21	Variance
Revenues				
Bond Proceeds	\$0	\$0	\$515,245	\$515,245
Interfund Transfer In	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$0	\$515,245	\$515,245
Expenditures				
Interfund Transfer Out	\$0	\$0	\$0	\$0
Total Expenditures	\$0	\$0	\$0	\$0
Excess Revenues/(Expenditures)	\$0		\$515,245	
Beginning Fund Balance	\$0		\$0	
Ending Fund Balance	\$0		\$515,245	

Chapel Creek

Community Development District

Capital Projects Fund
Statement of Revenues & Expenditures
For Period Ending May 31, 2021

	Series 2006	Series 2021
<u>Revenues</u>		
Interest Income	\$0	\$0
Bond Proceeds	\$0	\$8,214,755
Interfund Transfer In	\$16	\$0
Total Revenues	\$16	\$8,214,755
<u>Expenditures</u>		
Cost of Issuance	\$0	\$179,825
Underwriters Discount	\$0	\$14,255
Interfund Transfer Out	\$0	\$0
Total Expenditures	\$0	\$194,080
Excess Revenues/(Expenditures)	\$16	\$8,020,676
Beginning Fund Balance	\$3,413	\$0
Ending Fund Balance	\$3,429	\$8,020,676

Chapel Creek CDD- General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Revenues</i>													
Operations and Maintenance Assessments- Tax Roll	\$0	\$10,204	\$140,199	\$0	\$3,449	\$720	\$660	\$0	\$758	\$0	\$0	\$0	\$155,990
Operations and Maintenance Assessments- Off Roll	\$0	\$66,026	\$0	\$0	\$33,519	\$0	\$0	\$0	\$26,690	\$0	\$0	\$0	\$126,235
Operations and Maintenance Assessments- Lot Closings	\$0	\$0	\$0	\$0	\$0	\$3,282	\$3,478	\$0	\$0	\$0	\$0	\$0	\$6,760
Developer Funding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Revenues	\$0	\$76,230	\$140,199	\$0	\$36,968	\$4,002	\$4,139	\$0	\$27,448	\$0	\$0	\$0	\$288,985
<i>Administrative Expenditures</i>													
Supervisors Fees	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$0	\$1,000	\$800	\$0	\$0	\$0	\$0	\$6,800
Administrative Services	\$375	\$375	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$750
District Management	\$1,458	\$1,458	\$2,446	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$22,863
District Engineer	\$2,432	\$275	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,706
Disclosure Report	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$790	\$0	\$0	\$0	\$5,790
Trustee Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Property Appraiser Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$150	\$0	\$0	\$0	\$0	\$0	\$150
Assessment Roll	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,000
Financial & Revenue Collections	\$300	\$300	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$600
Accounting Services	\$1,200	\$1,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,400
Auditing Services	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Arbitrage Rebate Calculation	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Public Officials Liability Insurance	\$2,421	\$0	\$0	\$0	\$180	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,601
Legal Advertising	\$369	\$167	\$148	\$240	\$0	\$0	\$0	\$529	\$0	\$0	\$0	\$0	\$1,453
Dues, License, & Fees	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Postage & Delivery	\$0	\$338	\$0	\$0	\$0	\$33	\$9	\$37	\$17	\$0	\$0	\$0	\$434
Printing & Binding	\$0	\$0	\$0	\$0	\$8	\$8	\$0	\$9	\$4	\$0	\$0	\$0	\$30
Office Supplies	\$0	\$0	\$0	\$3	\$3	\$4	\$0	\$3	\$6	\$0	\$0	\$0	\$17
ADA Website Compliance	\$1,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,538
Website Hosting, Maintenance, Backup (Email)	\$100	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
District Counsel	\$0	\$2,799	\$2,927	\$0	\$6,534	\$0	\$1,044	\$640	\$0	\$0	\$0	\$0	\$13,945
Total Administrative	\$21,367	\$8,012	\$6,522	\$4,160	\$10,641	\$2,961	\$5,120	\$4,935	\$3,734	\$0	\$0	\$0	\$67,452
<i>Field Expenditures</i>													
Field Management	\$0	\$0	\$1,049	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$0	\$8,549
Security Services and Patrols	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gate Facility Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gate Facility Access Cards	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Heat A/C System Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Utility Services	\$741	\$3,291	\$3,214	\$3,462	\$3,841	\$3,790	\$2,986	\$2,986	\$2,986	\$0	\$0	\$0	\$27,296
Street Light Repair	\$703	\$0	\$0	\$0	\$0	\$1,466	\$0	\$0	\$0	\$0	\$0	\$0	\$2,168
Aquatic Maintenance	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$0	\$0	\$0	\$6,975
Aquatic Plant Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dry Retention Pond Maintenance- Bush Hog	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
General Liability Insurance	\$2,461	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,461
Property Insurance	\$3,769	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,769
Entry & Walls Maintenance	\$0	\$0	\$2,578	\$0	\$0	\$2,578	\$0	\$0	\$0	\$0	\$0	\$0	\$5,155
Landscape Maintenance	\$22,244	\$7,163	\$7,163	\$7,163	\$7,163	\$8,541	\$6,750	\$7,156	\$6,750	\$0	\$0	\$0	\$80,091

Chapel Creek CDD- General Fund
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Field Expenditures Continued</i>													
Holiday Decorations	\$0	\$0	\$987	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$987
Irrigation Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Irrigation Repairs	\$0	\$0	\$0	\$685	\$0	\$230	\$505	\$0	\$0	\$0	\$0	\$0	\$1,420
Landscape-Mulch	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Landscape Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Ant Treatment	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Field	\$30,693	\$11,228	\$15,764	\$13,334	\$13,029	\$18,629	\$12,266	\$12,167	\$11,761	\$0	\$0	\$0	\$138,871
<i>Amenity Center</i>													
Utility- Recreation Facilities	\$589	\$696	\$1,013	\$872	\$815	\$817	\$1,777	\$1,700	\$1,585	\$0	\$0	\$0	\$9,863
Garbage- Recreation Facility	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Amenity Management Contract	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pool Permits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$280	\$0	\$0	\$0	\$0	\$280
Maintenance & Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Clubhouse- Facility Janitorial Service	\$480	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$0	\$0	\$0	\$6,080
Pool Service Contract	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$0	\$0	\$0	\$7,650
Security System Monitoring & Maintenance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Telephone Fax, Internet	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Pest Control & Termite Bond	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$100
Lighting Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Dog Park Maintenance	\$0	\$0	\$0	\$919	\$1,525	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,444
Dog Waste Station Supplies	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Miscellaneous Contingency	\$0	\$0	\$0	\$268	\$211	\$371	\$323	\$0	\$8	\$0	\$0	\$0	\$1,179
Total Amenity Center	\$2,019	\$2,246	\$2,563	\$3,608	\$4,100	\$2,738	\$3,650	\$3,530	\$3,143	\$0	\$0	\$0	\$27,597
Total Revenues	\$0	\$76,230	\$140,199	\$0	\$36,968	\$4,002	\$4,139	\$0	\$27,448	\$0	\$0	\$0	\$288,985
Total Expenditures	\$54,078	\$21,486	\$24,850	\$21,102	\$27,771	\$24,328	\$21,036	\$20,632	\$18,637	\$0	\$0	\$0	\$233,919
Excess Revenue/(Expenditures)	(\$54,078)	\$54,744	\$115,349	(\$21,102)	\$9,197	(\$20,326)	(\$16,897)	(\$20,632)	\$8,810	\$0	\$0	\$0	\$55,066

**Chapel Creek
Community Development District
Long Term Debt Report**

Series 2006A Special Assessment Bonds	
Interest Rate:	5.500%
Maturity Date:	5/1/2038
Reserve Fund Definition:	MADS
Reserve Fund Requirement:	\$0
Reserve Fund Balance:	\$235,267
Bonds outstanding -09/30/2019	\$17,664,667
Current Bonds Outstanding	\$17,664,667

Series 2021 Special Assessment Bonds	
Interest Rate:	2.5-3.550%
Maturity Date:	5/1/2052
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$243,689
Reserve Fund Balance:	\$243,689
Bonds outstanding -06/30/21	\$8,730,000
Current Bonds Outstanding	\$8,730,000

Chapel Creek
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts

Gross Assessments \$ 165,303.09 \$ 137,112.00 \$ 302,415.09
 Net Assessments \$ 155,384.90 \$ 128,885.28 \$ 284,270.18

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	54.66%	45.34%	100.00%
							O&M Portion	2016 Debt Service	Total
11/03/20	ck#016782	\$631.78	\$0.00	\$0.00	\$0.00	\$631.78	\$345.34	\$286.44	\$631.78
11/16/20	ACH	\$6,706.40	\$0.00	\$0.00	\$0.00	\$6,706.40	\$3,665.78	\$3,040.62	\$6,706.40
11/25/20	ACH	\$11,329.12	\$0.00	\$0.00	\$0.00	\$11,329.12	\$6,192.61	\$5,136.51	\$11,329.12
12/11/20	ck#047185	\$257,780.03	(\$4,949.38)	(\$10,311.14)	\$0.00	\$242,519.51	\$132,563.57	\$109,955.94	\$242,519.51
12/15/20	11/24/20-11/30/20	\$9,779.25	(\$187.76)	(\$391.16)	\$0.00	\$9,200.33	\$5,028.99	\$4,171.34	\$9,200.33
12/23/20	12/01/20-12/07/20	\$5,055.71	(\$97.32)	(\$189.90)	\$0.00	\$4,768.49	\$2,606.50	\$2,161.99	\$4,768.49
01/29/21	12/08/20-12/22/20	\$1,232.58	(\$23.91)	(\$36.98)	\$0.00	\$1,171.69	\$640.46	\$531.23	\$1,171.69
01/29/21	12/23/20-12/31/20	\$2,787.00	(\$54.07)	(\$83.61)	\$0.00	\$2,649.32	\$1,448.14	\$1,201.18	\$2,649.32
02/17/21	01/01/21-01/31/21	\$2,590.55	(\$50.77)	(\$51.81)	\$0.00	\$2,487.97	\$1,359.95	\$1,128.02	\$2,487.97
03/08/21	02/01/21-02/28/21	\$1,357.97	(\$26.89)	(\$13.58)	\$0.00	\$1,317.50	\$720.16	\$597.34	\$1,317.50
04/07/21	03/01/21-03/31/21	\$1,232.58	(\$24.65)	\$0.00	\$0.00	\$1,207.93	\$660.27	\$547.66	\$1,207.93
06/09/21	Tax Certificate Sale	\$1,429.03	(\$29.44)	(\$55.70)	\$42.87	\$1,386.76	\$758.02	\$628.74	\$1,386.76
TOTAL		\$ 301,912.00	\$ (5,444.19)	\$ (11,133.88)	\$ 42.87	\$ 285,376.80	\$ 155,989.79	\$ 129,387.01	\$ 285,376.80

100% Net Percent Collected

DIRECT BILL

New Chapel Creek LLC						
				\$2,402.64	\$2,402.64	\$0.00
Date Received	Due Date	Check Number	Net Assessed	Amount Received	O&M	Series 2006A Debt
10/9/20		1298	\$1,201.30	\$1,201.30	\$1,201.30	
2/26/21		1301	\$1,106.97	\$1,106.97	\$1,106.97	
				\$2,308.27	\$2,308.27	\$0.00
Clayton Properties Group Inc						
				\$314,370.62	\$129,649.34	\$184,721.28
Date Received	Due Date	Check Number	Net Assessed	Amount Received	O&M	Series 2006A Debt
11/18/20		27936	\$157,185.31		\$64,824.67	\$92,360.64
2/5/21		30735	\$78,592.66		\$32,412.34	\$46,180.32
6/2/21		33812	\$15,998.23		\$15,998.23	\$0.00
6/22/21		35387	\$46,180.32		\$0.00	\$46,180.32
6/23/21		35386	\$10,691.57		\$10,691.57	\$0.00
				\$308,648.09	\$0.00	\$123,926.81
					\$184,721.28	

SECTION 3



QGS Development, Inc.
 1450 S. Park Road, Plant City, FL 33566
 (813) 634-3326 ■ Fax (813) 634-1733

Deductive Material CO

Proposal Submitted To:

Work To Be Performed At

To: Chapel Creek CDD
 c/o Governmental Mgmt. Services
 Central Fla., LLC
 219 E. Livingston St.
 Orlando, FL 32801
 Attn: Jill Burns

Chapel Creek Villages 7 & 8 Phase 1 - 3
 Eiland Blvd.
 Wesley Chapel, FL (Pasco County)
 (QGS Job #21-7235)

Date: May 13, 2021

Deductive Material CO No.: 1

We hereby provide the following for Owner Direct Material Purchases:

1) Fortiline – Per Attached Invoices. (\$208,035.74)

Total Deductive Material CO (\$208,035.74)

The above and attached work to be completed for:

***** As Indicated Above *****

With payments made as follows:

Per Contract

Any alteration or deviation from the above specifications involving extra costs will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control.
 The Purchaser: Hereby agrees that the contractor shall, at any time after ten (10) days of Purchaser's default in payment as hereby above provided, have the right to place liens and hire attorneys for the collection of the past due amount. All costs in collection and the additional cost of 10% APR interest will be due.

Note this proposal may be withdrawn by us if not accepted within 10 days.

ACCEPTANCE

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specific. Payment will be made as outlined above.

Signature: Jill Burns
Owner or Representative

Date: May 14, 2021

Signature: Greg Deak
QGS Development, Inc.

Date: May 13, 2021



QGS Development, Inc.
 1450 S. Park Road, Plant City, FL 33566
 (813) 634-3326 ■ Fax (813) 634-1733

Deductive Material CO

Proposal Submitted To:

Work To Be Performed At

To: Chapel Creek CDD
 c/o Governmental Mgmt. Services
 Central Fla., LLC
 219 E. Livingston St.
 Orlando, FL 32801
 Attn: Jill Burns

Chapel Creek Villages 7 & 8 Phase 1 - 3
 Eiland Blvd.
 Wesley Chapel, FL (Pasco County)
 (QGS Job #21-7235)

Date: June 11, 2021

Deductive Material CO No.: 3

We hereby provide the following for Owner Direct Material Purchases:

1) Fortiline – Per Attached Invoices. (\$75,627.00)

Total Deductive Material CO (\$75,627.00)

The above and attached work to be completed for:

*****As Indicated Above*****

With payments made as follows: _____ Per Contract

Any alteration or deviation from the above specifications involving extra costs will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control.

The Purchaser: Hereby agrees that the contractor shall, at any time after ten (10) days of Purchaser's default in payment as hereby above provided, have the right to place liens and hire attorneys for the collection of the past due amount. All costs in collection and the additional cost of 10% APR interest will be due.

Note this proposal may be withdrawn by us if not accepted within 10 days.

ACCEPTANCE

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specific. Payment will be made as outlined above.

Signature: Jill Burns
Owner or Representative

Date: June 11, 2021

Signature: George Ashm
QGS Development, Inc.

Date: June 11, 2021



QGS Development, Inc.
 1450 S. Park Road, Plant City, FL 33566
 (813) 634-3326 ■ Fax (813) 634-1733

Deductive Material CO

<u>Proposal Submitted To:</u>	<u>Work To Be Performed At</u>
<p>To: Chapel Creek CDD c/o Governmental Mgmt. Services Central Fla., LLC 219 E. Livingston St. Orlando, FL 32801 Attn: Jill Burns</p>	<p>Chapel Creek Villages 7 & 8 Phase 1 - 3 Eiland Blvd. Wesley Chapel, FL (Pasco County) (QGS Job #21-7235)</p>

Date: June 28, 2021

Deductive Material CO No.: 4

We hereby provide the following for Owner Direct Material Purchases:

1) Fortiline – Per Attached Invoices. (\$23,595.00)

Total Deductive Material CO (\$23,595.00)

The above and attached work to be completed for:

*****As Indicated Above*****

With payments made as follows: _____ Per Contract _____

Any alteration or deviation from the above specifications involving extra costs will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control.

The Purchaser: Hereby agrees that the contractor shall, at any time after ten (10) days of Purchaser's default in payment as hereby above provided, have the right to place liens and hire attorneys for the collection of the past due amount. All costs in collection and the additional cost of 10% APR interest will be due.

Note this proposal may be withdrawn by us if not accepted within 10 days.

ACCEPTANCE

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specific. Payment will be made as outlined above.

Signature: Jill Burns
Owner or Representative

Date: 7-1-21

Signature: Jorge Sal
QGS Development, Inc.

Date: June 28, 2021



QGS Development, Inc.
 1450 S. Park Road, Plant City, FL 33566
 (813) 634-3326 ■ Fax (813) 634-1733

Deductive Material CO

Proposal Submitted To:	Work To Be Performed At
To: Chapel Creek CDD c/o Governmental Mgmt. Services Central Fla., LLC 219 E. Livingston St. Orlando, FL 32801 Attn: Jill Burns	Chapel Creek Villages 7 & 8 Phase 1 - 3 Eiland Blvd. Wesley Chapel, FL (Pasco County) (QGS Job #21-7235)

Date: July 23, 2021 **Deductive Material CO No.:** 10

We hereby provide the following for Owner Direct Material Purchases:

- 1) Atlantic TNG – Per Attached Invoices..... (\$19,802.00)
- Total Deductive Material CO (\$19,802.00)**

The above and attached work to be completed for:

***** As Indicated Above *****

With payments made as follows: _____ Per Contract _____

Any alteration or deviation from the above specifications involving extra costs will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control.
 The Purchaser: Hereby agrees that the contractor shall, at any time after ten (10) days of Purchaser's default in payment as hereby above provided, have the right to place liens and hire attorneys for the collection of the past due amount. All costs in collection and the additional cost of 10% APR interest will be due.

Note this proposal may be withdrawn by us if not accepted within 10 days.

ACCEPTANCE

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specific. Payment will be made as outlined above.

Signature: Jill Burns
Owner or Representative

Date: 7-23-21

Signature: Jorge Sash
QGS Development, Inc.

Date: July 23, 2021



QGS Development, Inc.
1450 S. Park Road, Plant City, FL 33566
(813) 634-3326 ■ Fax (813) 634-1733

Deductive Material CO

Proposal Submitted To:

Work To Be Performed At:

To: Chapel Creek CDD
c/o Governmental Mgmt. Services
Central Fla., LLC
219 E. Livingston St.
Orlando, FL 32801
Attn: Jill Burns

Chapel Creek Villages 7 & 8 Phase 1 - 3
Eiland Blvd.
Wesley Chapel, FL (Pasco County)
(QGS Job #21-7235)

Date: July 23, 2021

Deductive Material CO No.: 11

We hereby provide the following for Owner Direct Material Purchases:

1) County Materials – Per Attached Invoices. (\$44,181.08)

Total Deductive Material CO (\$44,181.08)

The above and attached work to be completed for:

*****As Indicated Above*****

With payments made as follows: Per Contract

Any alteration or deviation from the above specifications involving extra costs will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control.

The Purchaser: Hereby agrees that the contractor shall, at any time after ten (10) days of Purchaser's default in payment as hereby above provided, have the right to place liens and hire attorneys for the collection of the past due amount. All costs in collection and the additional cost of 10% APR interest will be due.

Note this proposal may be withdrawn by us if not accepted within 10 days.

ACCEPTANCE

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specific. Payment will be made as outlined above.

Signature: Jill Burns
Owner or Representative

Date: 7-23-21

Signature: [Signature]
QGS Development, Inc.

Date: July 23, 2021