

*Chapel Creek  
Community Development District*

*Meeting Agenda*

*August 2, 2022*

# AGENDA

# *Chapel Creek*

## *Community Development District*

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

July 26, 2022

**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 2, 2022**, at **5:00 PM** at the **Quality Inn Zephyrhills-Dade City, 6815 Gall Blvd, Zephyrhills, FL 33542**.

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/84951889785>

**Zoom Call-In Information:** 1-646-876-9923

**Meeting ID:** 849 5188 9785

Following is the advance agenda for the meeting:

### **Board of Supervisors Meeting**

1. Roll Call
2. Public Comment Period (<sup>1</sup>Speakers 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 June 7, 2022 Board of Supervisors Meeting
4. Public Hearings
  - A. Public Hearing on the Adoption of the Fiscal Year 2023 Budget
    - i. Consideration of Resolution 2022-07 Adopting the District's Fiscal Year 2023 Budget and Appropriating Funds
  - B. Public Hearing on the Imposition of Operations and Maintenance Special Assessments
    - i. Consideration of Resolution 2022-08 Imposing Special Assessments and Certifying an Assessment Roll

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<sup>1</sup> Comments will be limited to three (3) minutes

5. Resolution 2022-09 Designation of a Regular Monthly Meeting Date, Time, and Location for Fiscal Year 2023
6. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Field Manager's Report
    - i. Consideration of Landscaping Proposals from Cardinal Landscaping Services of Tampa
      - a) Proposal for Amenity Landscape Enhancement
      - b) Proposal for Clifton Down Drive Median Enhancements
      - c) Proposal for Adding St. Augustine Sod Along Clifton Down Drive
  - D. District Manager's Report
    - i. Approval of Check Register
    - ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. 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, **June 7, 2022** at 11:00 a.m. at the Quality Inn Zephyrhills-Dade City, 6815 Gall Blvd, Zephyrhills, Florida and by Zoom webinar.

Present and constituting a quorum were:

Brian Walsh	Chairman
Steve Johnson	Assistant Secretary
Garret Parkinson	Assistant Secretary

Also, present were:

Tricia Adams	District Manager, GMS
Vanessa Steinerts <i>via Zoom</i>	District Counsel, Straley Robin Vericker
Clayton Smith	Field Management Services, GMS
Residents <i>via Zoom</i>	

*The following is a summary of the discussions and actions taken at the June 7, 2022 Chapel Creek Community Development District's Regular Board of Supervisor's Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

Ms. Adams called the meeting to order. There were three Supervisors present at the meeting constituting a quorum.

**SECOND ORDER OF BUSINESS**

**Public Comment Period**

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

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the May 3, 2022 Board of Supervisors Meeting**

Ms. Adams presented the minutes from the May 3, 2022 Board of Supervisor’s meeting and asked for questions, comments, or corrections. She did state that there were few, non-substantive changes that staff had reviewed and changed prior to the meeting. The Board had no changes to the minutes.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Minutes of the May 3, 2022 Board of Supervisors Meeting, were approved.

**FOURTH ORDER OF BUSINESS**

**Staff Reports**

**A. Attorney**

Ms. Steinerts had no updates for the Board and offered to answer any questions. It was asked what the progress was on the annexation of the additional properties and Ms. Steinerts noted that there is an agreement that the landowner would like the District to enter into between the landowner and the developer and counsel is working out the details on that currently. She will be sure to clarify the agreement and bring it back to the Board at a later time.

**B. Engineer**

There being none, the next item followed.

**C. Field Manager’s Report**

Mr. Smith presented the field manager’s report to the Board. Completed items include:

- 10 yards of gravel added to the parking lot.
- Weir repair – 18 yards of dirt and 7 yards of rip rap were used to repair washout.
- Amenity maintenance – locks at the amenity center were replaced, damaged exit sign replaced, and the fencing around the dog park was pressure washed and treated.

In progress items include:

- Camera install – parts have been ordered and they are waiting on an exact install date after which 5 cameras will be installed at the amenity center.

- Landscape enhancements – proposals provided by the landscaper and frost damage replacements are in progress.

**i. Consideration of Proposal for Landscape Maintenance of Additional Areas**

Mr. Smith reported that the new areas look really great, and the ponds are in really good shape. He has instructed the landscapers to start maintaining the new areas and they have a proposal to add on all the new 7 and 8 areas and he provided a map. The landscaper’s quote was for \$3,500 a month and Mr. Smith believes that will get the CDD to buildout. Mr. Smith also noted that this amount is within the CDD’s budget.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Proposal from Cardinal Landscaping for \$3,500 a month for Landscape Maintenance of Additional Areas, was approved.

**ii. Consideration of Proposal for Aquatic Maintenance (to be provided under separate cover)**

Mr. Smith presented a proposal for aquatic maintenance to add all the ponds in 7 and 8. There are 12 ponds, and this new contract is for all existing ponds. The previous price was \$775 a month and the new proposal is \$1,864 and the vendor is Aqagenix.

Staff was directed to try to negotiate a lower cost and get additional proposals if needed. The Board agreed to approve the proposal with the contingency of terminating the contract if they can find a better deal.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Proposal for Aquatic Maintenance from Aqagenix for \$1,864, was approved.

**D. District Manager’s Report**

**i. Approval of Check Register**

Ms. Adams presented the check register which was included in the agenda package. The amount totaled \$1,102,953.79. There being no questions from the Board, Ms. Adams asked for a motion of approval.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, the Check Register, was approved.

**ii. Balance Sheet & Income Statement**

Ms. Adams noted that the financial statements were included in the package and there was no action required.

**iii. Reminder for Board Members to File Form 1s**

Ms. Adams reminded the Board that they may have received correspondence from the Supervisor of Elections office regarding filing Form 1 and they are due on July 1<sup>st</sup>. There is a fee that is imposed with the form and the fee will go to the elected official and not to the District.

**FIFTH ORDER OF BUSINESS**

**Other Business**

There are still some issues with things happening at the amenity center and they will get the cameras up as soon as they can. There is no estimated arrival on parts for camera install. The Board directed staff to send out an email to residents reminding them of the pool rules and asking them to comply appropriately.

**SIXTH ORDER OF BUSINESS**

**Supervisors Requests and Audience Comments**

There were no Supervisors requests. Ms. Adams opened the floor to audience comments. There being none,

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

The motion was made to adjourn the meeting.

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

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Secretary/Assistant Secretary

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Chairman/Vice Chairman

# SECTION IV

# SECTION A

# SECTION 1

**RESOLUTION 2022-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE  
CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT  
ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING  
OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023; AND  
PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, 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 2021-2022 and/or revised projections for fiscal year 2022-2023.
- 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, 2022, and Ending September 30, 2023.”

- 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, 2022, and ending September 30, 2023, 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	\$ _____
Total Reserve Fund [if Applicable]	\$ _____
Total Debt Service Funds	\$ _____
<b>Total All Funds*</b>	<b>\$ _____</b>

\*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 2, 2022.**

Attested By:

**Chapel Creek Community  
Development District**

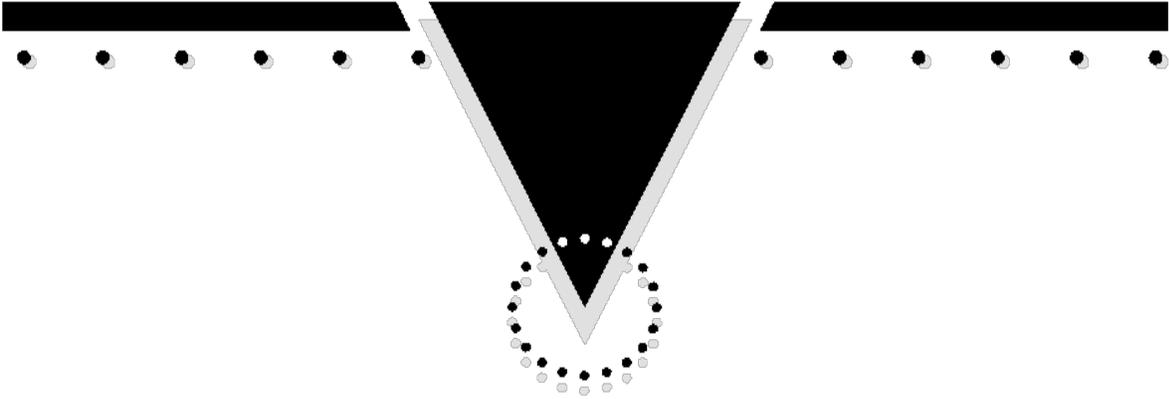
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\_\_\_\_\_

Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2022-2023 Adopted Budget**



# Chapel Creek Community Development District

Approved Budget

FY 2023



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

Adopted Budget FY 2022	Actual thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
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**Revenues**

Operations and Maintenance Assessments- Tax Roll	\$ 306,766	\$ 304,975	\$ 1,184	\$ 306,159	\$ 516,471
Operations and Maintenance Assessments- Direct	\$ -	\$ -	\$ -	\$ -	\$ 19,788
Developer Funding	\$ 140,000	\$ -	\$ 32,705	\$ 32,705	\$ -
<b>Total Revenues</b>	<b>\$ 446,766</b>	<b>\$ 304,975</b>	<b>\$ 33,889</b>	<b>\$ 338,864</b>	<b>\$ 536,259</b>

**Expenditures**

**Administrative**

Supervisors Fees	\$ 12,000	\$ 3,600	\$ 3,000	\$ 6,600	\$ 12,000
District Management	\$ 35,000	\$ 26,250	\$ 8,750	\$ 35,000	\$ 40,000
District Engineer	\$ 3,500	\$ 6,165	\$ 1,500	\$ 7,665	\$ 10,000
Disclosure Report	\$ 5,000	\$ 4,750	\$ 1,500	\$ 6,250	\$ 6,500
Trustee Fees	\$ 3,000	\$ -	\$ 2,500	\$ 2,500	\$ 3,000
Property Appraiser Fee	\$ 150	\$ 150	\$ -	\$ 150	\$ 150
Assessment Roll	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Auditing Services	\$ 4,900	\$ -	\$ 4,900	\$ 4,900	\$ 4,900
Arbitrage Rebate Calculation	\$ 650	\$ -	\$ 650	\$ 650	\$ 650
Public Officials Liability Insurance	\$ 2,663	\$ 2,506	\$ -	\$ 2,506	\$ 3,007
Legal Advertising	\$ 2,000	\$ 944	\$ 315	\$ 1,258	\$ 3,000
Dues, License, & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Postage & Delivery	\$ 500	\$ 153	\$ 51	\$ 204	\$ 500
Printing & Binding	\$ 150	\$ 23	\$ 8	\$ 31	\$ 150
Office Supplies	\$ 150	\$ 80	\$ 27	\$ 107	\$ 150
ADA Website Compliance	\$ 2,000	\$ 1,538	\$ -	\$ 1,538	\$ 2,000
Information Technology	\$ 1,265	\$ 949	\$ 316	\$ 1,265	\$ 1,350
Website Hosting, Maintenance, Backup (Email)	\$ 610	\$ 457	\$ 152	\$ 610	\$ 650
District Counsel	\$ 12,000	\$ 1,286	\$ 429	\$ 1,715	\$ 15,000
<b>Administration Subtotal</b>	<b>\$ 90,713</b>	<b>\$ 54,025</b>	<b>\$ 24,097</b>	<b>\$ 78,123</b>	<b>\$ 108,182</b>

**Field**

Field Management	\$ 15,000	\$ 11,250	\$ 3,750	\$ 15,000	\$ 15,750
Utility Services- Electric	\$ 12,000	\$ 8,658	\$ 2,886	\$ 11,543	\$ 20,000
Utility Services- Streetlights	\$ 40,000	\$ 23,773	\$ 7,924	\$ 31,697	\$ 60,000
Street Light Repair	\$ 14,000	\$ 13,155	\$ -	\$ 13,155	\$ 14,000
Aquatic Maintenance	\$ 9,300	\$ 6,975	\$ 2,325	\$ 9,300	\$ 15,000
General Liability Insurance	\$ 2,707	\$ 2,547	\$ -	\$ 2,547	\$ 3,056
Property Insurance	\$ 4,446	\$ 4,184	\$ -	\$ 4,184	\$ 5,021
Landscape Maintenance	\$ 110,000	\$ 64,250	\$ 30,750	\$ 95,000	\$ 125,000
Field Repairs & Maintenance	\$ 10,000	\$ 19,595	\$ 3,000	\$ 22,595	\$ 12,500
Holiday Decorations	\$ 3,000	\$ 2,201	\$ -	\$ 2,201	\$ 3,000
Irrigation Maintenance	\$ 6,000	\$ 1,979	\$ 660	\$ 2,639	\$ 6,000
Landscape Enhancements & Replacement	\$ 35,000	\$ 7,514	\$ -	\$ 7,514	\$ 35,000
Sidewalk & Pavement Management	\$ 1,500	\$ -	\$ 500	\$ 500	\$ 1,500
Field Contingency	\$ 10,000	\$ -	\$ 2,500	\$ 2,500	\$ 10,000
<b>Field Subtotal</b>	<b>\$ 272,953</b>	<b>\$ 166,080</b>	<b>\$ 54,295</b>	<b>\$ 220,375</b>	<b>\$ 325,827</b>

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

	<b>Adopted Budget FY 2022</b>	<b>Actual thru 6/30/22</b>	<b>Projected Next 3 Months</b>	<b>Total Projected 9/30/22</b>	<b>Approved Budget FY 2023</b>
<i>Amenity Center</i>					
Utility Services- Electric	\$ 10,000	\$ 6,602	\$ 2,201	\$ 8,803	\$ 11,000
Utility Services- Water & Sewer	\$ 3,000	\$ 2,197	\$ 732	\$ 2,930	\$ 3,000
Amenity Access Management	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Amenity Maintenance & Repair	\$ 20,000	\$ -	\$ -	\$ -	\$ 10,000
Janitorial Services	\$ 8,400	\$ 7,375	\$ 2,100	\$ 9,475	\$ 10,000
Pool Service Contract	\$ 10,200	\$ 7,650	\$ 2,550	\$ 10,200	\$ 10,200
Security	\$ 7,500	\$ 2,379	\$ 3,500	\$ 5,879	\$ 7,500
Internet	\$ 3,000	\$ 1,107	\$ 369	\$ 1,476	\$ 3,000
Pest Control Services	\$ 1,000	\$ 168	\$ 56	\$ 224	\$ 1,000
Miscellaneous Contingency	\$ 5,000	\$ 1,035	\$ 345	\$ 1,380	\$ 12,500
<b>Amenity Subtotal</b>	<b>\$ 73,100</b>	<b>\$ 28,514</b>	<b>\$ 11,853</b>	<b>\$ 40,367</b>	<b>\$ 73,200</b>
<b>Total Expenditures</b>	<b>\$ 436,766</b>	<b>\$ 248,619</b>	<b>\$ 90,245</b>	<b>\$ 338,864</b>	<b>\$ 507,209</b>
<b>Operating Income (Loss)</b>	<b>\$ 10,000</b>	<b>\$ 56,356</b>	<b>\$ (56,356)</b>	<b>\$ -</b>	<b>\$ 29,050</b>
<i>Other Sources/(Uses)</i>					
Transfer Out Capital Reserve	\$ (10,000)	\$ -	\$ -	\$ -	\$ (29,050)
<b>Total Other Sources/(Uses)</b>	<b>\$ (10,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (29,050)</b>
<b>Excess Revenues/ (Expenditures)</b>	<b>\$ -</b>	<b>\$ 56,356</b>	<b>\$ (56,356)</b>	<b>\$ -</b>	<b>\$ -</b>

Net Assessments	\$ 536,709
Discounts and Collections (6%)	\$ (34,258)
Gross Assessments	\$ 570,967

<b>Development</b>	<b>Units</b>	<b>Net Assessments</b>	<b>Net Per Unit</b>	<b>Gross Per Unit</b>
Single Family 50'	390	\$ 256,436.87	\$ 657.53	\$ 699.50
Single Family 52.5'	170	\$ 116,603.16	\$ 685.90	\$ 729.68
Single Family 62.5'	91	\$ 69,645.79	\$ 765.34	\$ 814.19
Single Family 65'	95	\$ 73,785.23	\$ 776.69	\$ 826.26
Commercial (Direct)	20	\$ 2,369.81	\$ 118.49	\$ 126.05
Single Family 50' (BA- Direct)	147	\$ 17,418.13	\$ 118.49	\$ 126.05
<b>Total</b>	<b>913</b>	<b>\$ 536,259.00</b>		

# 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.

##### Operations and Maintenance Assessments- Direct

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. The District levies these assessments directly to the property owners.

#### ***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 2021 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.

#### Arbitrage Rebate Calculation

The District is required to have an arbitrage rebate calculation on the District's Series 2021 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.

Utility Services- Electric

The District has accounts with Duke Energy to provide electricity.

<b>Vendor</b>	<b>Account</b>	<b>Address</b>	<b>Monthly</b>	<b>Annually</b>
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
New accounts for Area 7/8				\$ 9,177
Contingency				\$ 1,000
<b>Total</b>				<b>\$ 20,000</b>

# Chapel Creek

## Community Development District

### General Fund Budget

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	\$ 2,181	\$ 26,177
New accounts for Area 7/8				\$ 25,296
Contingency				\$ 2,000
<b>Total</b>				<b>\$ 60,000</b>

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.

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.

# Chapel Creek

## Community Development District

### General Fund Budget

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.

<b>Vendor</b>	<b>Account</b>	<b>Address</b>	<b>Monthly</b>	<b>Annually</b>
Duke Energy	22497-28285	6405 Clifton Down Dr Mail Kiosk	\$ 30	\$ 360
Duke Energy	34542-93525	6405 Clifton Down Dr Cabana	\$ 850	\$ 10,200
Contingency				\$ 440
<b>Total</b>				<b>\$ 11,000</b>

Utility Services- Water & Sewer

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

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

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.

# Chapel Creek

## Community Development District

### General Fund Budget

#### 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**  
Debt Service- Series 2006

	<b>Adopted Budget FY 2022</b>	<b>Approved Budget FY 2023</b>
<b>Revenues</b>		
Special Assessments/Other	\$ 400,900	\$ 403,000
<b>Total Revenues</b>	<b>\$ 400,900</b>	<b>\$ 403,000</b>
<b>Expenditures</b>		
Interest Expense 11/1	\$ 120,450	\$ 116,500
Principal Expense 5/1	\$ 160,000	\$ 170,000
Interest Expense 5/1	\$ 120,450	\$ 116,500
<b>Total Expenditures</b>	<b>\$ 400,900</b>	<b>\$ 403,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>

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

<b>Period Ending</b>	<b>Principal</b>	<b>Annual Principal</b>	<b>Interst Rate</b>	<b>Interest</b>	<b>Annual Debt</b>
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
<b>Total</b>		<b>\$4,530,000</b>		<b>\$2,603,425.00</b>	<b>\$7,133,425.00</b>

**Chapel Creek**  
**Community Development District**  
Debt Service- Series 2021

Adopted Budget FY 2022	Actual thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
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**Revenues**

Special Assessments	\$ 155,669	\$ 155,669	\$ -	\$ 155,669	\$ 487,211
Interest Income	\$ -	\$ 64	\$ 20	\$ 84	\$ -
Carry Forward Surplus (2)	\$ 271,555	\$ 271,562	\$ -	\$ 271,562	\$ 155,759
<b>Total Revenues</b>	<b>\$ 427,224</b>	<b>\$ 427,294</b>	<b>\$ 20</b>	<b>\$ 427,314</b>	<b>\$ 642,970</b>

**Expenditures**

Interest Expense 11/1	\$ 115,887	\$ 115,887	\$ -	\$ 115,887	\$ 155,669
Interest Expense 5/1	\$ 155,669	\$ 155,669	\$ -	\$ 155,669	\$ 155,669
Principal Expense 5/1	\$ -	\$ -	\$ -	\$ -	\$ 175,000
<b>Total Expenditures</b>	<b>\$ 271,556</b>	<b>\$ 271,556</b>	<b>\$ -</b>	<b>\$ 271,556</b>	<b>\$ 486,338</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 155,669</b>	<b>\$ 155,739</b>	<b>\$ 20</b>	<b>\$ 155,759</b>	<b>\$ 156,633</b>

11/1/23 Interest \$ 153,481

Development	Units	Gross Per Unit	Gross Assessments
Single Family 50'	390	\$ 1,329	\$ 518,310
Subtotal: Gross Assessments			\$ 518,310
Less Discounts (6%)			\$ (31,099)
<b>Net Annual Assessment</b>	<b>390</b>		<b>\$ 487,211</b>

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

<b>Period Ending</b>	<b>Principal</b>	<b>Annual Principal</b>	<b>Interst Rate</b>	<b>Interest</b>	<b>Annual Debt</b>
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**

<b>Period Ending</b>	<b>Principal</b>	<b>Annual Principal</b>	<b>Interst Rate</b>	<b>Interest</b>	<b>Annual Debt</b>
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	
<b>Total</b>		<b>\$8,730,000</b>		<b>\$6,241,649.31</b>	<b>\$14,487,149.31</b>

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

	<b>Adopted Budget FY 2022</b>	<b>Approved Budget FY 2023</b>
<b><u>Revenues</u></b>		
Transfer In- General Fund	\$ 10,000	\$ 29,050
<b>Total Revenues</b>	<b>\$ 10,000</b>	<b>\$ 29,050</b>
<b><u>Expenditures</u></b>		
Capital Outlay	\$ 10,000	\$ 10,000
<b>Total Expenditures</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 19,050</b>

**Chapel Creek Community Development District  
FY 2023 Operations and Maintenance Methodology  
Equivalent Residential Unit Allocation  
Assessments per Unit - Net and Gross**

ADMINISTRATIVE										
Land Use / Product Type	Current Platted Units	Future Planned Units	Total Platted Units	Total ERU's	%	FY 2023 Budget Allocation	FY 2023 Per Unit Net Assessment	FY 2023 Per Unit Gross Assessment	FY 2022 Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Commercial	0	0	20	20	2%	\$2,370	\$118.49	\$126.05	\$131.83	(\$5.78)
Single Family - 50' Lot (BA)	0	147	147	147	16%	\$17,418	\$118.49	\$126.05	\$0.00	\$126.05
Single Family - 50' Lot	390	0	390	390	43%	\$46,211	\$118.49	\$126.05	\$131.83	(\$5.78)
Single Family - 52.5' Lot	170	0	170	170	19%	\$20,143	\$118.49	\$126.05	\$131.83	(\$5.78)
Single Family - 62.5' Lot	91	0	91	91	10%	\$10,783	\$118.49	\$126.05	\$131.83	(\$5.78)
Single Family - 65' Lot	95	0	95	95	10%	\$11,257	\$118.49	\$126.05	\$131.83	(\$5.78)
<b>Total</b>	<b>746</b>	<b>147</b>	<b>913</b>	<b>913</b>	<b>100%</b>	<b>\$108,182</b>				

FIELD											
Land Use / Product Type	ERU per Unit	Current Platted Units	Future Planned Units	Total Platted Units	Total ERU's	%	FY 2023 Budget Allocation	FY 2023 Per Unit Net Assessment	FY 2023 Per Unit Gross Assessment	FY 2022 Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Single Family - 50' Lot	0.95	390	0	390	370.5	49%	\$210,226	\$539.04	\$573.45	\$0.00	\$573.45
Single Family - 52.5' Lot	1.00	170	0	170	170	23%	\$96,460	\$567.41	\$603.63	\$598.64	\$4.99
Single Family - 62.5' Lot	1.14	91	0	91	103.74	14%	\$58,863	\$646.85	\$688.14	\$682.45	\$5.69
Single Family - 65' Lot	1.16	95	0	95	110.2	15%	\$62,529	\$658.20	\$700.21	\$694.43	\$5.78
<b>Total</b>		<b>746</b>	<b>0</b>	<b>746</b>	<b>754</b>	<b>100%</b>	<b>\$428,077</b>				

COMBINED											
Land Use / Product Type	ERU per Unit	Current Platted Units	Future Planned Units	Total Platted Units	Total ERU's	%	FY 2023 Budget Allocation	FY 2023 Per Unit Net Assessment	FY 2023 Per Unit Gross Assessment	FY 2022 Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Commercial		0	0	20	20	2%	\$2,370	\$118.49	\$126.05	\$131.83	(\$5.78)
Single Family - 50' Lot (BA)		0	147	147	147	16%	\$17,418	\$118.49	\$126.05	\$0.00	\$126.05
Single Family - 50' Lot	0.95	390	0	390	370.5	40%	\$256,437	\$657.53	\$699.50	\$131.83	\$567.67
Single Family - 52.5' Lot	1.00	170	0	170	170	18%	\$116,603	\$685.90	\$729.68	\$730.47	(\$0.79)
Single Family - 62.5' Lot	1.14	91	0	91	103.74	11%	\$69,646	\$765.34	\$814.19	\$814.28	(\$0.09)
Single Family - 65' Lot	1.16	95	0	95	110.2	12%	\$73,785	\$776.69	\$826.26	\$826.26	\$0.00
<b>Total</b>		<b>746</b>	<b>147</b>	<b>913</b>	<b>921</b>	<b>100%</b>	<b>\$536,259</b>				

**FY 2023 Budget:**

Administrative	\$108,182
Field and Grounds	\$325,827
Amenity Center	\$73,200
Capital Reserve	\$29,050
Less: Dev Funding	\$0
	<u>\$536,259</u>

# SECTION B

# SECTION 1

## RESOLUTION 2022-08

**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; 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 2022-2023 attached hereto as **Exhibit A (“FY 2022-2023 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 2022-2023 Budget;

**WHEREAS**, the provision of the activities described in the FY 2022-2023 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 2022-2023 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 2022-2023 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; and

**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.

**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 2022-2023 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 2022-2023 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 2022-2023 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. 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 October 1, 2022

2. 25% due no later than February 1, 2023
  3. 25% due no later than April 1, 2023
- 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 2022-2023 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 October 1, 2022; 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 October 1, 2022
    2. 25% due no later than February 1, 2023
    3. 25% due no later than April 1, 2023
  - 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. 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 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on August 2, 2022.**

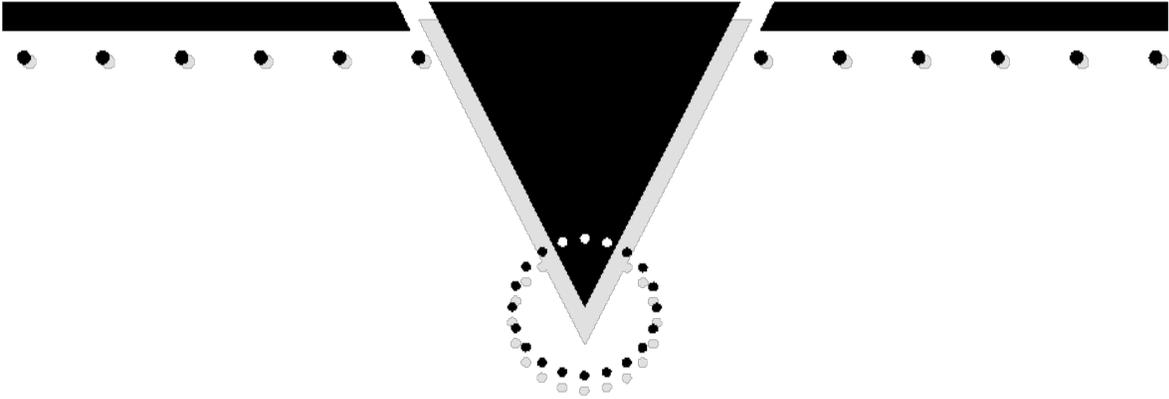
Attested By:

**Chapel Creek Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: FY 2022-2023 Budget**



# Chapel Creek Community Development District

Approved Budget

FY 2023



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

	<b>Adopted Budget FY 2022</b>	<b>Actual thru 6/30/22</b>	<b>Projected Next 3 Months</b>	<b>Total Projected 9/30/22</b>	<b>Approved Budget FY 2023</b>
<b>Revenues</b>					
Operations and Maintenance Assessments- Tax Roll	\$ 306,766	\$ 304,975	\$ 1,184	\$ 306,159	\$ 516,471
Operations and Maintenance Assessments- Direct	\$ -	\$ -	\$ -	\$ -	\$ 19,788
Developer Funding	\$ 140,000	\$ -	\$ 32,705	\$ 32,705	\$ -
<b>Total Revenues</b>	<b>\$ 446,766</b>	<b>\$ 304,975</b>	<b>\$ 33,889</b>	<b>\$ 338,864</b>	<b>\$ 536,259</b>
<b>Expenditures</b>					
<b>Administrative</b>					
Supervisors Fees	\$ 12,000	\$ 3,600	\$ 3,000	\$ 6,600	\$ 12,000
District Management	\$ 35,000	\$ 26,250	\$ 8,750	\$ 35,000	\$ 40,000
District Engineer	\$ 3,500	\$ 6,165	\$ 1,500	\$ 7,665	\$ 10,000
Disclosure Report	\$ 5,000	\$ 4,750	\$ 1,500	\$ 6,250	\$ 6,500
Trustee Fees	\$ 3,000	\$ -	\$ 2,500	\$ 2,500	\$ 3,000
Property Appraiser Fee	\$ 150	\$ 150	\$ -	\$ 150	\$ 150
Assessment Roll	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ 5,000
Auditing Services	\$ 4,900	\$ -	\$ 4,900	\$ 4,900	\$ 4,900
Arbitrage Rebate Calculation	\$ 650	\$ -	\$ 650	\$ 650	\$ 650
Public Officials Liability Insurance	\$ 2,663	\$ 2,506	\$ -	\$ 2,506	\$ 3,007
Legal Advertising	\$ 2,000	\$ 944	\$ 315	\$ 1,258	\$ 3,000
Dues, License, & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Postage & Delivery	\$ 500	\$ 153	\$ 51	\$ 204	\$ 500
Printing & Binding	\$ 150	\$ 23	\$ 8	\$ 31	\$ 150
Office Supplies	\$ 150	\$ 80	\$ 27	\$ 107	\$ 150
ADA Website Compliance	\$ 2,000	\$ 1,538	\$ -	\$ 1,538	\$ 2,000
Information Technology	\$ 1,265	\$ 949	\$ 316	\$ 1,265	\$ 1,350
Website Hosting, Maintenance, Backup (Email)	\$ 610	\$ 457	\$ 152	\$ 610	\$ 650
District Counsel	\$ 12,000	\$ 1,286	\$ 429	\$ 1,715	\$ 15,000
<b>Administration Subtotal</b>	<b>\$ 90,713</b>	<b>\$ 54,025</b>	<b>\$ 24,097</b>	<b>\$ 78,123</b>	<b>\$ 108,182</b>
<b>Field</b>					
Field Management	\$ 15,000	\$ 11,250	\$ 3,750	\$ 15,000	\$ 15,750
Utility Services- Electric	\$ 12,000	\$ 8,658	\$ 2,886	\$ 11,543	\$ 20,000
Utility Services- Streetlights	\$ 40,000	\$ 23,773	\$ 7,924	\$ 31,697	\$ 60,000
Street Light Repair	\$ 14,000	\$ 13,155	\$ -	\$ 13,155	\$ 14,000
Aquatic Maintenance	\$ 9,300	\$ 6,975	\$ 2,325	\$ 9,300	\$ 15,000
General Liability Insurance	\$ 2,707	\$ 2,547	\$ -	\$ 2,547	\$ 3,056
Property Insurance	\$ 4,446	\$ 4,184	\$ -	\$ 4,184	\$ 5,021
Landscape Maintenance	\$ 110,000	\$ 64,250	\$ 30,750	\$ 95,000	\$ 125,000
Field Repairs & Maintenance	\$ 10,000	\$ 19,595	\$ 3,000	\$ 22,595	\$ 12,500
Holiday Decorations	\$ 3,000	\$ 2,201	\$ -	\$ 2,201	\$ 3,000
Irrigation Maintenance	\$ 6,000	\$ 1,979	\$ 660	\$ 2,639	\$ 6,000
Landscape Enhancements & Replacement	\$ 35,000	\$ 7,514	\$ -	\$ 7,514	\$ 35,000
Sidewalk & Pavement Management	\$ 1,500	\$ -	\$ 500	\$ 500	\$ 1,500
Field Contingency	\$ 10,000	\$ -	\$ 2,500	\$ 2,500	\$ 10,000
<b>Field Subtotal</b>	<b>\$ 272,953</b>	<b>\$ 166,080</b>	<b>\$ 54,295</b>	<b>\$ 220,375</b>	<b>\$ 325,827</b>

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

	<b>Adopted Budget FY 2022</b>	<b>Actual thru 6/30/22</b>	<b>Projected Next 3 Months</b>	<b>Total Projected 9/30/22</b>	<b>Approved Budget FY 2023</b>
<i>Amenity Center</i>					
Utility Services- Electric	\$ 10,000	\$ 6,602	\$ 2,201	\$ 8,803	\$ 11,000
Utility Services- Water & Sewer	\$ 3,000	\$ 2,197	\$ 732	\$ 2,930	\$ 3,000
Amenity Access Management	\$ 5,000	\$ -	\$ -	\$ -	\$ 5,000
Amenity Maintenance & Repair	\$ 20,000	\$ -	\$ -	\$ -	\$ 10,000
Janitorial Services	\$ 8,400	\$ 7,375	\$ 2,100	\$ 9,475	\$ 10,000
Pool Service Contract	\$ 10,200	\$ 7,650	\$ 2,550	\$ 10,200	\$ 10,200
Security	\$ 7,500	\$ 2,379	\$ 3,500	\$ 5,879	\$ 7,500
Internet	\$ 3,000	\$ 1,107	\$ 369	\$ 1,476	\$ 3,000
Pest Control Services	\$ 1,000	\$ 168	\$ 56	\$ 224	\$ 1,000
Miscellaneous Contingency	\$ 5,000	\$ 1,035	\$ 345	\$ 1,380	\$ 12,500
<b>Amenity Subtotal</b>	<b>\$ 73,100</b>	<b>\$ 28,514</b>	<b>\$ 11,853</b>	<b>\$ 40,367</b>	<b>\$ 73,200</b>
<b>Total Expenditures</b>	<b>\$ 436,766</b>	<b>\$ 248,619</b>	<b>\$ 90,245</b>	<b>\$ 338,864</b>	<b>\$ 507,209</b>
<b>Operating Income (Loss)</b>	<b>\$ 10,000</b>	<b>\$ 56,356</b>	<b>\$ (56,356)</b>	<b>\$ -</b>	<b>\$ 29,050</b>
<i>Other Sources/(Uses)</i>					
Transfer Out Capital Reserve	\$ (10,000)	\$ -	\$ -	\$ -	\$ (29,050)
<b>Total Other Sources/(Uses)</b>	<b>\$ (10,000)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (29,050)</b>
<b>Excess Revenues/ (Expenditures)</b>	<b>\$ -</b>	<b>\$ 56,356</b>	<b>\$ (56,356)</b>	<b>\$ -</b>	<b>\$ -</b>

Net Assessments	\$ 536,709
Discounts and Collections (6%)	\$ (34,258)
Gross Assessments	\$ 570,967

<b>Development</b>	<b>Units</b>	<b>Net Assessments</b>	<b>Net Per Unit</b>	<b>Gross Per Unit</b>
Single Family 50'	390	\$ 256,436.87	\$ 657.53	\$ 699.50
Single Family 52.5'	170	\$ 116,603.16	\$ 685.90	\$ 729.68
Single Family 62.5'	91	\$ 69,645.79	\$ 765.34	\$ 814.19
Single Family 65'	95	\$ 73,785.23	\$ 776.69	\$ 826.26
Commercial (Direct)	20	\$ 2,369.81	\$ 118.49	\$ 126.05
Single Family 50' (BA- Direct)	147	\$ 17,418.13	\$ 118.49	\$ 126.05
<b>Total</b>	<b>913</b>	<b>\$ 536,259.00</b>		

# 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.

##### Operations and Maintenance Assessments- Direct

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. The District levies these assessments directly to the property owners.

#### ***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 2021 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.

#### Arbitrage Rebate Calculation

The District is required to have an arbitrage rebate calculation on the District's Series 2021 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.

Utility Services- Electric

The District has accounts with Duke Energy to provide electricity.

<b>Vendor</b>	<b>Account</b>	<b>Address</b>	<b>Monthly</b>	<b>Annually</b>
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
New accounts for Area 7/8				\$ 9,177
Contingency				\$ 1,000
<b>Total</b>				<b>\$ 20,000</b>

# Chapel Creek

## Community Development District

### General Fund Budget

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	\$ 2,181	\$ 26,177
New accounts for Area 7/8				\$ 25,296
Contingency				\$ 2,000
<b>Total</b>				<b>\$ 60,000</b>

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.

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.

# Chapel Creek

## Community Development District

### General Fund Budget

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	\$ 30	\$ 360
Duke Energy	34542-93525	6405 Clifton Down Dr Cabana	\$ 850	\$ 10,200
Contingency				\$ 440
<b>Total</b>				<b>\$ 11,000</b>

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
<b>Total</b>				<b>\$ 3,000</b>

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.

# Chapel Creek

## Community Development District

### General Fund Budget

#### 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**  
Debt Service- Series 2006

	<b>Adopted Budget FY 2022</b>	<b>Approved Budget FY 2023</b>
<b>Revenues</b>		
Special Assessments/Other	\$ 400,900	\$ 403,000
<b>Total Revenues</b>	<b>\$ 400,900</b>	<b>\$ 403,000</b>
<b>Expenditures</b>		
Interest Expense 11/1	\$ 120,450	\$ 116,500
Principal Expense 5/1	\$ 160,000	\$ 170,000
Interest Expense 5/1	\$ 120,450	\$ 116,500
<b>Total Expenditures</b>	<b>\$ 400,900</b>	<b>\$ 403,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ -</b>

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

<b>Period Ending</b>	<b>Principal</b>	<b>Annual Principal</b>	<b>Interst Rate</b>	<b>Interest</b>	<b>Annual Debt</b>
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
<b>Total</b>		<b>\$4,530,000</b>		<b>\$2,603,425.00</b>	<b>\$7,133,425.00</b>

**Chapel Creek**  
**Community Development District**  
Debt Service- Series 2021

Adopted Budget FY 2022	Actual thru 6/30/22	Projected Next 3 Months	Total Projected 9/30/22	Approved Budget FY 2023
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**Revenues**

Special Assessments	\$ 155,669	\$ 155,669	\$ -	\$ 155,669	\$ 487,211
Interest Income	\$ -	\$ 64	\$ 20	\$ 84	\$ -
Carry Forward Surplus (2)	\$ 271,555	\$ 271,562	\$ -	\$ 271,562	\$ 155,759
<b>Total Revenues</b>	<b>\$ 427,224</b>	<b>\$ 427,294</b>	<b>\$ 20</b>	<b>\$ 427,314</b>	<b>\$ 642,970</b>

**Expenditures**

Interest Expense 11/1	\$ 115,887	\$ 115,887	\$ -	\$ 115,887	\$ 155,669
Interest Expense 5/1	\$ 155,669	\$ 155,669	\$ -	\$ 155,669	\$ 155,669
Principal Expense 5/1	\$ -	\$ -	\$ -	\$ -	\$ 175,000
<b>Total Expenditures</b>	<b>\$ 271,556</b>	<b>\$ 271,556</b>	<b>\$ -</b>	<b>\$ 271,556</b>	<b>\$ 486,338</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ 155,669</b>	<b>\$ 155,739</b>	<b>\$ 20</b>	<b>\$ 155,759</b>	<b>\$ 156,633</b>

11/1/23 Interest \$ 153,481

Development	Units	Gross Per Unit	Gross Assessments
Single Family 50'	390	\$ 1,329	\$ 518,310
Subtotal: Gross Assessments			\$ 518,310
Less Discounts (6%)			\$ (31,099)
Net Annual Assessment	390		\$ 487,211

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

<b>Period Ending</b>	<b>Principal</b>	<b>Annual Principal</b>	<b>Interst Rate</b>	<b>Interest</b>	<b>Annual Debt</b>
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**

<b>Period Ending</b>	<b>Principal</b>	<b>Annual Principal</b>	<b>Interst Rate</b>	<b>Interest</b>	<b>Annual Debt</b>
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	
<b>Total</b>		<b>\$8,730,000</b>		<b>\$6,241,649.31</b>	<b>\$14,487,149.31</b>

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

	<b>Adopted Budget FY 2022</b>	<b>Approved Budget FY 2023</b>
<b><u>Revenues</u></b>		
Transfer In- General Fund	\$ 10,000	\$ 29,050
<b>Total Revenues</b>	<b>\$ 10,000</b>	<b>\$ 29,050</b>
<b><u>Expenditures</u></b>		
Capital Outlay	\$ 10,000	\$ 10,000
<b>Total Expenditures</b>	<b>\$ 10,000</b>	<b>\$ 10,000</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$ -</b>	<b>\$ 19,050</b>

**Chapel Creek Community Development District  
FY 2023 Operations and Maintenance Methodology  
Equivalent Residential Unit Allocation  
Assessments per Unit - Net and Gross**

ADMINISTRATIVE										
Land Use / Product Type	Current Platted Units	Future Planned Units	Total Platted Units	Total ERU's	%	FY 2023 Budget Allocation	FY 2023 Per Unit Net Assessment	FY 2023 Per Unit Gross Assessment	FY 2022 Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Commercial	0	0	20	20	2%	\$2,370	\$118.49	\$126.05	\$131.83	(\$5.78)
Single Family - 50' Lot (BA)	0	147	147	147	16%	\$17,418	\$118.49	\$126.05	\$0.00	\$126.05
Single Family - 50' Lot	390	0	390	390	43%	\$46,211	\$118.49	\$126.05	\$131.83	(\$5.78)
Single Family - 52.5' Lot	170	0	170	170	19%	\$20,143	\$118.49	\$126.05	\$131.83	(\$5.78)
Single Family - 62.5' Lot	91	0	91	91	10%	\$10,783	\$118.49	\$126.05	\$131.83	(\$5.78)
Single Family - 65' Lot	95	0	95	95	10%	\$11,257	\$118.49	\$126.05	\$131.83	(\$5.78)
<b>Total</b>	<b>746</b>	<b>147</b>	<b>913</b>	<b>913</b>	<b>100%</b>	<b>\$108,182</b>				

FIELD											
Land Use / Product Type	ERU per Unit	Current Platted Units	Future Planned Units	Total Platted Units	Total ERU's	%	FY 2023 Budget Allocation	FY 2023 Per Unit Net Assessment	FY 2023 Per Unit Gross Assessment	FY 2022 Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Single Family - 50' Lot	0.95	390	0	390	370.5	49%	\$210,226	\$539.04	\$573.45	\$0.00	\$573.45
Single Family - 52.5' Lot	1.00	170	0	170	170	23%	\$96,460	\$567.41	\$603.63	\$598.64	\$4.99
Single Family - 62.5' Lot	1.14	91	0	91	103.74	14%	\$58,863	\$646.85	\$688.14	\$682.45	\$5.69
Single Family - 65' Lot	1.16	95	0	95	110.2	15%	\$62,529	\$658.20	\$700.21	\$694.43	\$5.78
<b>Total</b>		<b>746</b>	<b>0</b>	<b>746</b>	<b>754</b>	<b>100%</b>	<b>\$428,077</b>				

COMBINED											
Land Use / Product Type	ERU per Unit	Current Platted Units	Future Planned Units	Total Platted Units	Total ERU's	%	FY 2023 Budget Allocation	FY 2023 Per Unit Net Assessment	FY 2023 Per Unit Gross Assessment	FY 2022 Per Unit Gross Assessment	Increase Per Unit Gross Assessment
Commercial		0	0	20	20	2%	\$2,370	\$118.49	\$126.05	\$131.83	(\$5.78)
Single Family - 50' Lot (BA)		0	147	147	147	16%	\$17,418	\$118.49	\$126.05	\$0.00	\$126.05
Single Family - 50' Lot	0.95	390	0	390	370.5	40%	\$256,437	\$657.53	\$699.50	\$131.83	\$567.67
Single Family - 52.5' Lot	1.00	170	0	170	170	18%	\$116,603	\$685.90	\$729.68	\$730.47	(\$0.79)
Single Family - 62.5' Lot	1.14	91	0	91	103.74	11%	\$69,646	\$765.34	\$814.19	\$814.28	(\$0.09)
Single Family - 65' Lot	1.16	95	0	95	110.2	12%	\$73,785	\$776.69	\$826.26	\$826.26	\$0.00
<b>Total</b>		<b>746</b>	<b>147</b>	<b>913</b>	<b>921</b>	<b>100%</b>	<b>\$536,259</b>				

**FY 2023 Budget:**

Administrative	\$108,182
Field and Grounds	\$325,827
Amenity Center	\$73,200
Capital Reserve	\$29,050
Less: Dev Funding	\$0
	<u>\$536,259</u>























PARCELID	Units	Type	O&M	2006 Debt	2021 Debt	Total
06-26-21-0060-00600-0010	1	52.5P	\$729.68	\$552.00		\$1,281.68
06-26-21-0060-00600-0020	1	52.5P	\$729.68	\$552.00		\$1,281.68
06-26-21-0060-00600-0030	1	52.5P	\$729.68	\$552.00		\$1,281.68
06-26-21-0060-00600-0040	1	52.5P	\$729.68	\$552.00		\$1,281.68
06-26-21-0060-00600-0050	1	52.5P	\$729.68	\$552.00		\$1,281.68
06-26-21-0060-00600-0060	1	52.5P	\$729.68	\$552.00		\$1,281.68
06-26-21-0060-00600-0070	1	52.5P	\$729.68	\$552.00		\$1,281.68
06-26-21-0060-00600-0080	1	52.5T	\$729.68	\$800.00		\$1,529.68
06-26-21-0060-00600-0090	1	52.5T	\$729.68	\$800.00		\$1,529.68
06-26-21-0060-00600-0100	1	52.5T	\$729.68	\$800.00		\$1,529.68
06-26-21-0060-00600-0110	1	52.5T	\$729.68	\$800.00		\$1,529.68
06-26-21-0060-00600-0120	1	52.5T	\$729.68	\$800.00		\$1,529.68
06-26-21-0060-00700-0010	1	65P	\$826.26	\$660.00		\$1,486.26
06-26-21-0060-00700-0020	1	65P	\$826.26	\$660.00		\$1,486.26
06-26-21-0060-00700-0030	1	65P	\$826.26	\$660.00		\$1,486.26
06-26-21-0060-00700-0040	1	65P	\$826.26	\$660.00		\$1,486.26
06-26-21-0060-00700-0050	1	65P	\$826.26	\$660.00		\$1,486.26
06-26-21-0060-00700-0060	1	65P	\$826.26	\$660.00		\$1,486.26
06-26-21-0060-00700-0070	1	65P	\$826.26	\$660.00		\$1,486.26
06-26-21-0060-00700-0080	1	65P	\$826.26	\$660.00		\$1,486.26
06-26-21-0060-00700-0090	1	65P	\$826.26	\$660.00		\$1,486.26
06-26-21-0060-00700-0100	1	65P	\$826.26	\$660.00		\$1,486.26
06-26-21-0060-00700-0110	1	65P	\$826.26	\$660.00		\$1,486.26
06-26-21-0060-00800-0140	1	65P	\$826.26	\$660.00		\$1,486.26
06-26-21-0060-00800-0150	1	65P	\$826.26	\$660.00		\$1,486.26
06-26-21-0060-00800-0160	1	65P	\$826.26	\$660.00		\$1,486.26
06-26-21-0060-00800-0170	1	65P	\$826.26	\$660.00		\$1,486.26
06-26-21-0060-00800-0180	1	65P	\$826.26	\$660.00		\$1,486.26
06-26-21-0060-00800-0190	1	65P	\$826.26	\$660.00		\$1,486.26
06-26-21-0060-00800-0200	1	65P	\$826.26	\$660.00		\$1,486.26
06-26-21-0060-00800-0210	1	65P	\$826.26	\$660.00		\$1,486.26
06-26-21-0060-00800-0220	1	65P	\$826.26	\$660.00		\$1,486.26
06-26-21-0060-00800-0230	1	65P	\$826.26	\$660.00		\$1,486.26
06-26-21-0060-00A00-0000						
06-26-21-0060-00B00-0000						
06-26-21-0060-00C00-0000						
06-26-21-0060-00D00-0000						
06-26-21-0060-00E00-0000						
06-26-21-0060-00F00-0000						
06-26-21-0060-00G00-0000						
06-26-21-0060-00H00-0000						
06-26-21-0060-00J00-0000						
06-26-21-0060-00K00-0000						
06-26-21-0060-00L00-0000						
06-26-21-0060-00N00-0000						
06-26-21-0060-00P00-0000						
06-26-21-0060-00Q00-0000						
06-26-21-0060-00R00-0000						
06-26-21-0060-00R00-0020						
06-26-21-0060-00R00-0030						
06-26-21-0060-00S00-0000						
06-26-21-0060-00T00-0000						
06-26-21-0060-00U00-0000						
06-26-21-0060-00V00-0000						
06-26-21-0060-00W00-0000						
06-26-21-0060-00Y00-0000						
06-26-21-0060-01000-0160	1	65P	\$826.26	\$660.00		\$1,486.26
06-26-21-0060-01000-0170	1	65P	\$826.26	\$660.00		\$1,486.26
06-26-21-0060-01000-0180	1	65P	\$826.26	\$660.00		\$1,486.26
06-26-21-0060-01000-0190	1	65P	\$826.26	\$660.00		\$1,486.26
06-26-21-0060-49900-0000						
06-26-21-0060-49900-0010						
06-26-21-0060-49900-0020						
<b>Total Gross Onroll Assessments</b>	<b>746</b>		<b>\$549,429.09</b>	<b>\$211,764.00</b>	<b>\$518,485.50</b>	<b>\$1,279,678.59</b>
<b>Total Net Onroll Assessments</b>			<b>\$516,463.34</b>	<b>\$199,058.16</b>	<b>\$487,376.37</b>	<b>\$1,202,897.87</b>

**Direct Billing**

PARCELID	Units	Type	O&M	2006 Debt	2021 Debt	Total
06-26-21-0060-00500-0000	20	Comm.	\$2,521.00	\$0.00	\$0.00	\$2,521.00
Total Gross Assessments			\$2,521.00	\$0.00	\$0.00	\$2,521.00
Total Net Assessments			\$2,369.74	\$0.00	\$0.00	\$2,369.74
Total Gross Assessments			\$551,950.09	\$211,764.00	\$518,485.50	\$1,282,199.59
Total Net Assessments			\$518,833.08	\$199,058.16	\$487,376.37	\$1,205,267.61

# SECTION V

**RESOLUTION 2022-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2022-2023; 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 2022-2023 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 2022-2023 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 2nd day of August 2022

ATTEST:

**CHAPEL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

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

\_\_\_\_\_  
Chairperson, Board of Supervisors

**Exhibit A:** Fiscal Year 2022-2023 Annual Meeting Schedule

## Exhibit A

### **BOARD OF SUPERVISORS MEETING DATES CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2022-2023**

The Board of Supervisors of the Chapel Creek Community Development District will hold their regular meetings for Fiscal Year 2022-2023 at the New River Branch Library, 34043 State Road 54, Wesley Chapel, FL 33543 at 11:30 a.m. on the 1<sup>st</sup> Wednesday of each month, unless otherwise indicated as follows:

**October 5, 2022**  
**November 2, 2022**  
**December 7, 2022 at 5:00 PM**  
**January 4, 2023**  
**February 1, 2023**  
**March 1, 2023 at 5:00 PM**  
**April 5, 2023**  
**May 3, 2023**  
**June 7, 2023**  
**July 5, 2023 at 5:00 PM**  
**August 2, 2023 at 5:00 PM**  
**September 6, 2023**

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 VI

# SECTION C

# Chapel Creek CDD

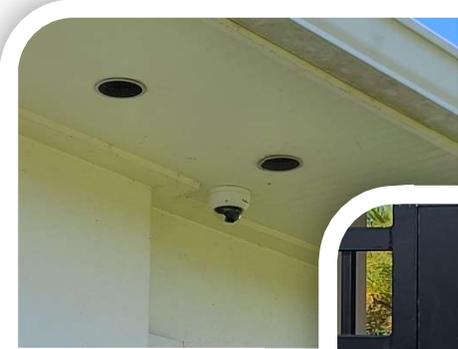
## Field Management Report



June 7, 2022  
Clayton Smith  
Field Manager  
GMS

# Completed

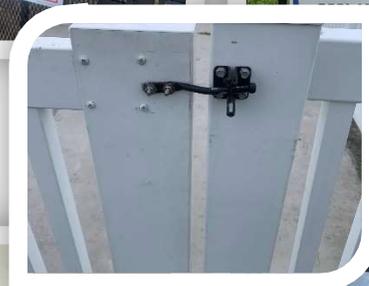
## Camera Install



- ✚ Cameras have been installed onsite.
- ✚ Our office has the information and can monitor and access the cameras remotely when needed.
- ✚ We also installed security signage informing them cameras are present.

## General Amenity Repairs

- ✚ Several amenity repairs were carried out.
- ✚ Life guard signage was added.
- ✚ New pool rules signs that are made of steel were added.
- ✚ Shower was repaired, and Bathroom signs were replaced.
- ✚ Dog park latch was repaired.



# Complete

## Light Review

- + Lights were reviewed onsite and lights that are out were marked.
- + Will schedule repairs.
- + Working on getting information on damaged smaller fixtures to replace them.



## Warranty Palm Replacement



- + Palm that was previously replaced and had died again was replaced via warranty at no cost to district.
- + The other palm replaced previously is thriving.

# In Progress

## Landscape Enhancements

- + Consider revised quotes for landscape enhancements.
- + Have not received quotes from second vendor.
- + Current vendor has revised quotes to save district money.
- + Areas that need it onsite and current vendor is ready to proceed.



# 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](mailto:csmith@gmscfl.com). Thank you.

Respectfully,  
Clayton Smith

# SECTION 1

# SECTION (a)

# Cardinal Landscaping Services of Tampa

# Estimate

817 E. Okaloosa Ave.  
Tampa, FL 33604

Date	Estimate #
4/25/2022	11483

Name / Address
Chapel Creek CDD c/o Clayton Smith 219 E. Livingston St. Orlando, FL 32801

Property Serviced
Chapel Creek CDD c/o Clayton Smith 219 E. Livingston St. Orlando, FL 32801

Item	Description	Qty	Rate	Total
Copper Leaf	3g. Installed (Pool Planters)	12	25.00	300.00
Gold Mound Duranta	3g. Installed (replace in Parking lot due to freeze)	6	25.00	150.00
Copper Leaf	3g. Installed (replace in Parking Lot due to freeze)	6	25.00	150.00
Pine Bark Installed	Per Yard (around exterior Restrooms etc)	12	65.00	780.00
Irrigation Adjustments	Move irrigation heads so that all new plant material is properly watered.	1	250.00	250.00
Clubhouse Enhancements			<b>Total</b>	\$1,630.00

Phone #	Fax #
813-915-9696	813-915-9695

Web Site
<a href="http://www.cardinallandscape.com">www.cardinallandscape.com</a>

**SECTION (b)**

# Cardinal Landscaping Services of Tampa

# Estimate

817 E. Okaloosa Ave.  
Tampa, FL 33604

Date	Estimate #
4/25/2022	11485

Name / Address
Chapel Creek CDD c/o Clayton Smith 219 E. Livingston St. Orlando, FL 32801

Property Served
Chapel Creek CDD c/o Clayton Smith 219 E. Livingston St. Orlando, FL 32801

Item	Description	Qty	Rate	Total
Gold Mound Duranta	Highbury Island #1 3g. Installed	90	25.00	2,250.00
Loropetalum-Chocolate	3g. Installed	78	25.00	1,950.00
Pine Bark Installed	Per Yard	10	65.00	650.00
Irrigation Adjustments	Move irrigation heads so that all new plant material is properly watered.	1	500.00	500.00
Site prep-work	Site Prep Work	1	250.00	250.00
Gold Mound Duranta	Abley Road South Island #2 3g. Installed	46	25.00	1,150.00
Loropetalum-Chocolate	3g. Installed	46	25.00	1,150.00
Pine Bark Installed	Per Yard	7	55.00	385.00
Irrigation Adjustments	Move irrigation heads so that all new plant material is properly watered.	1	500.00	500.00
Site prep-work	Site Prep Work	1	200.00	200.00
Gold Mound Duranta	Abley Road North Island #3 3g. Installed	58	25.00	1,450.00
Pine Bark Installed	Per Yard	7	65.00	455.00
Irrigation Adjustments	Move irrigation heads so that all new plant material is properly watered.	1	500.00	500.00
Site prep-work	Site Prep Work	1	150.00	150.00
Landscape Enhancements		<b>Total</b>		\$11,540.00

Phone #	Fax #
813-915-9696	813-915-9695

Web Site
<a href="http://www.cardinallandscape.com">www.cardinallandscape.com</a>

# SECTION (c)

# Cardinal Landscaping Services of Tampa

# Estimate

817 E. Okaloosa Ave.  
Tampa, FL 33604

Date	Estimate #
4/25/2022	11487

Name / Address
Chapel Creek CDD c/o Clayton Smith 219 E. Livingston St. Orlando, FL 32801

Property Served
Chapel Creek CDD c/o Clayton Smith 219 E. Livingston St. Orlando, FL 32801

Item	Description	Qty	Rate	Total
St. Augustine Re-sod	Install St. Augustine sod along Clifton Down Dr. from clubhouse entrance towards Lift station, sidewalk to street (Both sides of Clifton Dr., to include North side of clubhouse entrance street)	9,000	1.15	10,350.00
Irrigation System	Install Five zones of two wire irrigation system controlled by main timer along Clifton Dr. Blvd. Area for new irrigation is between sidewalk and street and same area on opposite side of sidewalk. (From Clubhouse entrance towards Lift station and North side of Clubhouse entrance)	5	2,100.00	10,500.00
Irrigation and Sod		<b>Total</b>		\$20,850.00

Phone #	Fax #
813-915-9696	813-915-9695

Web Site
<a href="http://www.cardinallandscape.com">www.cardinallandscape.com</a>

# SECTION D

# SECTION 1

**Chapel Creek  
Community Development District**  
Check Register Summary & ACH Debit Summary  
May 1, 2022 through May 31, 2022

Fund	Date	Check #'s/Vendor	Amount
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**Check Register**

*General Fund- Regions (GMS Operating)*

	5/16/22	161-169	\$	10,961.74
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<b>Total Check Register</b>	<b>\$</b>	<b>10,961.74</b>
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**ACH Debit**

*General Fund- Regions (GMS Operating)*

	5/4/22	Duke Energy	\$	1,891.80
	5/11/22	Duke Energy	\$	2,181.44
	5/17/22	Spectrum	\$	122.97
	5/18/22	Duke Energy	\$	486.07
	5/31/22	Duke Energy	\$	1,546.67

<b>Total ACH Debit</b>	<b>\$</b>	<b>6,228.95</b>
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<b>Total Check Register &amp; ACH Debit</b>	<b>\$</b>	<b>17,190.69</b>
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CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	TO DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
5/16/22	00043	4/27/22	15386	202204	330-53800-49100			PEST CONTROL	*	168.25		
ALL AMERICAN LAWN & TREE SPECIALIST											168.25	000161
5/16/22	00001	5/03/22	MA050320	202205	310-51300-11000			BOS MEETING 5/3/22	*	200.00		
MILTON ANDRADE											200.00	000162
5/16/22	00008	4/30/22	85	202202	320-53800-46000			GENERAL MAINT FEB22	*	400.00		
		4/30/22	86	202203	320-53800-46000			GENERAL MAINT/PRESSURE WA	*	2,831.63		
		5/01/22	83	202205	310-51300-34000			MANAGEMENT FEE MAY22	*	2,916.67		
		5/01/22	83	202205	310-51300-35300			WEBSITE ADMIN MAY22	*	50.83		
		5/01/22	83	202205	310-51300-35100			INFORMATION TECH MAY22	*	105.42		
		5/01/22	83	202205	310-51300-31300			DISSEMINATION SVC MAY22	*	500.00		
		5/01/22	83	202205	310-51300-51000			OFFICE SUPPLIES	*	3.34		
		5/01/22	83	202205	310-51300-42000			POSTAGE	*	16.43		
		5/01/22	83	202205	310-51300-42500			COPIES	*	3.60		
		5/01/22	84	202205	320-53800-12000			FIELD MANAGEMENT MAY22	*	1,250.00		
		5/01/22	84	202205	320-53800-46000			MONTHLY MAINT MAT MAY22	*	355.82		
GMS-CENTRAL FLORIDA, LLC											8,433.74	000163
5/16/22	00020	4/29/22	1984	202204	330-53800-48100			APR22 JANITORIAL CLEANING	*	700.00		
JAYMAN ENTERPRISES, LLC											700.00	000164
5/16/22	00010	5/03/22	TJ050320	202205	310-51300-11000			BOS MEETING 5/3/22	*	200.00		
TIMOTHY D JONES											200.00	000165
5/16/22	00003	5/03/22	GP050320	202205	310-51300-11000			BOS MEETING 5/3/22	*	200.00		
GARRET PARKINSON											200.00	000166
5/16/22	00024	5/03/22	SJ050320	202205	310-51300-11000			BOS MEETING 5/3/22	*	200.00		
STEVEN JOHNSON											200.00	000167
CHCR CHAPEL CREEK HSMITH												

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #	
5/16/22	00011	4/03/22	00002191	202204	310	51300	48000		NOTICE OF AMENDED	*	135.00			
		4/06/22	00002191	202204	310	51300	48000		NOTICE OF AMENDED	*	524.75			
												TIMES PUBLISHING COMPANY	659.75	000168
-----														
5/16/22	00005	5/03/22	BW050320	202205	310	51300	11000		BOS MEETING 5/3/22	*	200.00			
												BRIAN WALSH	200.00	000169
-----														
											TOTAL FOR BANK A	10,961.74		
											TOTAL FOR REGISTER	10,961.74		

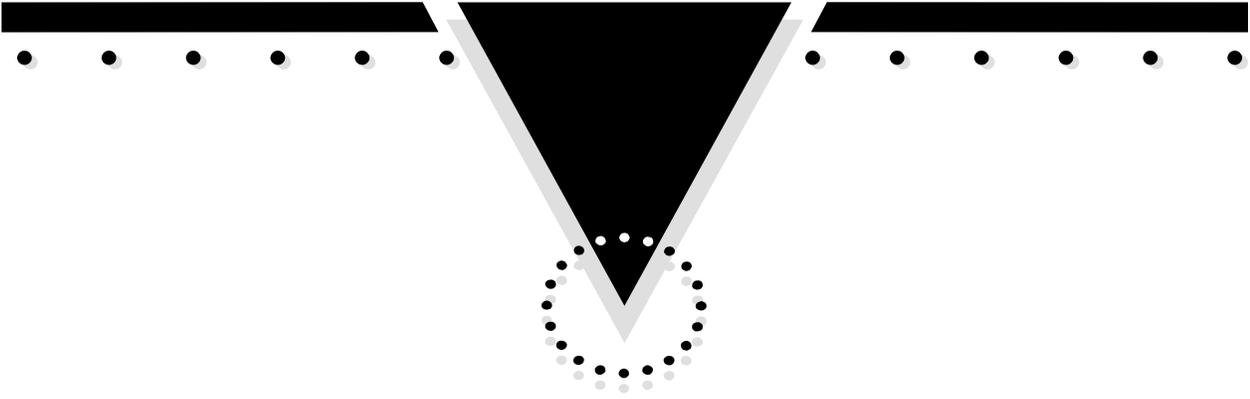
**Chapel Creek  
Community Development District**  
Check Register Summary & ACH Debit Summary  
June 1, 2022 through June 30, 2022

Fund	Date	Check #'s/Vendor	Amount
<b><u>Check Register</u></b>			
<i>General Fund- Regions (GMS Operating)</i>			
	6/1/22	170-174	\$ 2,172.50
	6/17/22	175-179	\$ 6,232.07
<b>Total Check Register</b>			<b>\$ 8,404.57</b>
<b><u>ACH Debit</u></b>			
<i>General Fund- Regions (GMS Operating)</i>			
	6/2/22	City of Pasco County	\$ 268.58
	6/6/22	Duke Energy	\$ 2,181.66
	6/16/22	Spectrum	\$ 122.97
	6/16/22	Duke Energy	\$ 486.11
	6/30/22	Duke Energy	\$ 1,575.33
<b>Total ACH Debit</b>			<b>\$ 4,634.65</b>
<b>Total Check Register &amp; ACH Debit</b>			<b>\$ 13,039.22</b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
6/01/22	00015	5/01/22	14158	202205	320	53800	47000		AQUATIC SVC MAY22	*	775.00	775.00	000170
AQUAGENIX													
6/01/22	00033	5/30/22	51-60-20	202205	330	53800	48450		POOL PERMIT 51-60-2015634	*	280.00	280.00	000171
FLORIDA DEPARTMENT OF HEALTH IN													
6/01/22	00032	4/29/22	04292022	202204	310	51300	43000		NON-AD VALOREM ROLL	*	150.00	150.00	000172
MIKE WELLS, PASCO COUNTY PROPERTY													
6/01/22	00022	5/02/22	8233	202205	330	53800	48400		POOL MAINT MAY22	*	850.00	850.00	000173
SUNCOAST POOL SERVICE													
6/01/22	00011	5/15/22	00002262	202205	310	51300	48000		QUAL PERIOD	*	117.50	117.50	000174
TIMES PUBLISHING COMPANY													
6/17/22	00008	6/01/22	88	202206	310	51300	34000		MANAGEMENT FEES JUN22	*	2,916.67		
		6/01/22	88	202206	310	51300	35200		WEBSITE ADMIN JUN22	*	50.83		
		6/01/22	88	202206	310	51300	35100		INFORMATION TECH JUN22	*	105.42		
		6/01/22	88	202206	310	51300	31300		DISSEMINATION SVC JUN22	*	500.00		
		6/01/22	88	202206	310	51300	51000		OFFICE SUPPLIES	*	3.43		
		6/01/22	88	202206	310	51300	42000		POSTAGE	*	16.63		
		6/01/22	88	202206	310	51300	42500		COPIES	*	4.80		
		6/01/22	89	202206	320	53800	12000		FIELD MANAGEMENT JUN22	*	1,250.00		
		6/01/22	89	202206	320	53800	46000		MONTHLY MAINT MAT JUN22	*	84.29		
GMS-CENTRAL FLORIDA, LLC												4,932.07	000175
6/17/22	00020	6/02/22	2035	202206	330	53800	48100		JANITORIAL MAY22	*	700.00	700.00	000176
JAYMAN ENTERPRISES, LLC													
6/17/22	00003	6/07/22	GP060720	202206	310	51300	11000		BOS MEETING 6/7/22	*	200.00	200.00	000177
GARRET PARKINSON													

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
6/17/22	00024	6/07/22 SJ060720	202206 310-51300-11000	BOS MEETING 6/7/22	*	200.00	
				STEVEN JOHNSON			200.00 000178
6/17/22	00005	6/07/22 BW060720	202206 310-51300-11000	BOS MEETING 6/7/22	*	200.00	
				BRIAN WALSH			200.00 000179
TOTAL FOR BANK A						8,404.57	
TOTAL FOR REGISTER						8,404.57	

# SECTION 2



# Chapel Creek

## Community Development District

Unaudited Financial Reporting  
June 30, 2022



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**Chapel Creek**  
**Community Development District**  
 Combined Balance Sheet  
 June 30, 2022

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	\$148,648	\$0	---	---	---	---	\$148,648
Accounts Receivable	\$2,424	---	---	---	---	---	\$2,424
Due from General Fund	---	---	\$3,055	\$77,834	---	---	\$80,889
<b>Investments:</b>							
Reserve	---	---	\$235,267	\$243,689	---	---	\$478,956
Revenue	---	---	\$0	\$77,904	---	---	\$77,904
Prepayment	---	---	\$3,845,996	---	---	---	\$3,845,996
Interest	---	---	\$0	\$0	---	---	\$0
Acquisition and Construction	---	---	---	---	\$3,449	\$1	\$3,450
Suntrust CD- Utilities	\$21,537	---	---	---	---	---	\$21,537
Suntrust CD- Streets/Draining	\$43,416	---	---	---	---	---	\$43,416
Deposits	\$1,470	---	---	---	---	---	\$1,470
<b>Total Assets</b>	<b>\$217,496</b>	<b>\$0</b>	<b>\$4,084,318</b>	<b>\$399,428</b>	<b>\$3,449</b>	<b>\$1</b>	<b>\$4,704,691</b>
<i>Liabilities</i>							
Accounts Payable	\$23,481	---	---	---	---	---	\$23,481
Accrued Expenses	\$11,622	---	---	---	---	---	\$11,622
Due to Debt Service	\$80,889	---	---	---	---	---	\$80,889
Due to Developer- Utilities	\$21,537	---	---	---	---	---	\$21,537
Due to Developer- Streets/Draining	\$43,416	---	---	---	---	---	\$43,416
Debt Service Obligation	---	---	\$1,150,000	---	---	---	\$1,150,000
<i>Fund Equity</i>							
Net Assets	---	---	---	---	---	---	\$0
<i>Fund Balances</i>							
Unassigned	\$35,080	---	---	---	---	---	\$35,080
Assigned for Capital Reserve Fund	---	\$0	---	---	---	---	\$0
Nonspendable- Deposits	\$1,470	---	---	---	---	---	\$1,470
Nonspendable- Prepaid	\$0	---	---	---	---	---	\$0
Restricted for Capital Projects	---	---	---	---	\$3,449	\$1	\$3,450
Restricted for Debt Service	---	---	\$2,934,318	\$399,428	---	---	\$3,333,745
<b>Total Liabilities, Fund Equity, Other</b>	<b>\$217,496</b>	<b>\$0</b>	<b>\$4,084,318</b>	<b>\$399,428</b>	<b>\$3,449</b>	<b>\$1</b>	<b>\$4,704,691</b>

**Chapel Creek  
Community Development District**  
General Fund  
Statement of Revenues & Expenditures  
For Period Ending June 30, 2022

	<b>Adopted Budget</b>	<b>Prorated Budget 6/30/22</b>	<b>Actual 6/30/22</b>	<b>Variance</b>
<i><u>Revenues</u></i>				
Operations and Maintenance Assessments- Tax Roll	\$258,213	\$258,213	\$257,606	(\$607)
Operations and Maintenance Assessments-Direct	\$48,553	\$48,553	\$47,368	(\$1,184)
Operations and Maintenance Assessments- Lot Closings	\$0	\$0	\$0	\$0
Developer Funding	\$140,000	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$446,766</b>	<b>\$306,766</b>	<b>\$304,975</b>	<b>(\$1,791)</b>
<i><u>Administrative Expenditures</u></i>				
Supervisors Fees	\$12,000	\$9,000	\$3,600	\$5,400
District Management	\$35,000	\$26,250	\$26,250	(\$0)
District Engineer	\$3,500	\$2,625	\$6,165	(\$3,540)
Disclosure Report	\$5,000	\$3,750	\$4,750	(\$1,000)
Trustee Fees	\$3,000	\$2,250	\$0	\$2,250
Property Appraiser Fee	\$150	\$113	\$150	(\$38)
Assessment Roll	\$5,000	\$5,000	\$5,000	\$0
Auditing Services	\$4,900	\$3,675	\$0	\$3,675
Arbitrage Rebate Calculation	\$650	\$488	\$0	\$488
Public Officials Liability Insurance	\$2,663	\$2,663	\$2,506	\$157
Legal Advertising	\$2,000	\$1,500	\$944	\$556
Dues, License, & Subscriptions	\$175	\$175	\$175	\$0
Postage & Delivery	\$500	\$375	\$153	\$222
Printing & Binding	\$150	\$113	\$23	\$90
Office Supplies	\$150	\$113	\$80	\$32
ADA Website Compliance	\$2,000	\$2,000	\$1,538	\$463
Information Technology	\$1,265	\$949	\$949	(\$0)
Website Hosting, Maintenance, Backup (Email)	\$610	\$458	\$457	\$0
District Counsel	\$12,000	\$9,000	\$1,286	\$7,714
<b>Total Administrative</b>	<b>\$90,713</b>	<b>\$70,494</b>	<b>\$54,025</b>	<b>\$16,469</b>
<i><u>Field Expenditures</u></i>				
Field Management	\$15,000	\$11,250	\$11,250	\$0
Utility Services- Electric	\$12,000	\$9,000	\$8,658	\$342
Utility Services- Streetlights	\$40,000	\$30,000	\$23,773	\$6,227
Street Light Repair	\$14,000	\$14,000	\$13,155	\$845
Aquatic Maintenance	\$9,300	\$6,975	\$6,975	\$0
General Liability Insurance	\$2,707	\$2,707	\$2,547	\$160
Property Insurance	\$4,446	\$4,446	\$4,184	\$262
Landscape Maintenance	\$110,000	\$82,500	\$64,250	\$18,250
Field Repairs & Maintenance	\$10,000	\$7,500	\$19,595	(\$12,095)
Holiday Decorations	\$3,000	\$2,250	\$2,201	\$49
Irrigation Maintenance	\$6,000	\$4,500	\$1,979	\$2,521
Landscape Enhancements & Replacement	\$35,000	\$26,250	\$7,514	\$18,736
Sidewalk & Pavement Management	\$1,500	\$1,125	\$0	\$1,125
Field Contingency	\$10,000	\$7,500	\$0	\$7,500
<b>Total Field</b>	<b>\$272,953</b>	<b>\$210,003</b>	<b>\$166,080</b>	<b>\$43,923</b>

**Chapel Creek  
Community Development District**  
General Fund  
Statement of Revenues & Expenditures  
For Period Ending June 30, 2022

	<b>Adopted Budget</b>	<b>Prorated Budget 6/30/22</b>	<b>Actual 6/30/22</b>	<b>Variance</b>
<i>Amenity Center</i>				
Utility Services- Electric	\$ 10,000	\$7,500	\$6,602	\$898
Utility Services- Water & Sewer	\$ 3,000	\$2,250	\$2,197	\$53
Amenity Access Management	\$ 5,000	\$3,750	\$0	\$3,750
Amenity Maintenance & Repair	\$ 20,000	\$15,000	\$0	\$15,000
Janitorial Services	\$ 8,400	\$6,300	\$7,375	(\$1,075)
Pool Service Contract	\$ 10,200	\$7,650	\$7,650	\$0
Security	\$ 7,500	\$5,625	\$2,379	\$3,246
Internet	\$ 3,000	\$2,250	\$1,107	\$1,143
Pest Control Services	\$ 1,000	\$750	\$168	\$582
Miscellaneous Contingency	\$ 5,000	\$3,750	\$1,035	\$2,715
<b>Total Amenity Center</b>	<b>\$73,100</b>	<b>\$54,825</b>	<b>\$28,514</b>	<b>\$26,311</b>
<b>Total Revenues</b>	<b>\$446,766</b>	<b>\$306,766</b>	<b>\$304,975</b>	<b>(\$1,791)</b>
<b>Total Expenditures</b>	<b>\$436,766</b>	<b>\$335,322</b>	<b>\$248,619</b>	<b>\$86,704</b>
<b>Operating Income (Loss)</b>	<b>\$10,000</b>	<b>(\$28,556)</b>	<b>\$56,356</b>	<b>\$84,912</b>
<b>Other Sources/(Uses)</b>				
Transfer Out- Capital Reserve	(\$10,000)	\$0	\$0	\$0
<b>Total Other Sources/(Uses)</b>	<b>(\$10,000)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenue/(Expenditures)</b>	<b>\$0</b>	<b>\$56,356</b>		
<b>Beginning Fund Balance</b>	<b>\$0</b>	<b>(\$19,806)</b>		
<b>Ending Fund Balance</b>	<b>\$0</b>	<b>\$36,550</b>		

**Chapel Creek**  
**Community Development District**  
 Capital Reserve Fund  
 Statement of Revenues & Expenditures  
 For Period Ending June 30, 2022

	<b>Adopted Budget</b>	<b>Prorated Budget 6/30/22</b>	<b>Actual 6/30/22</b>	<b>Variance</b>
<u>Revenues</u>				
Interfund Transfer In- General Fund	\$10,000	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$10,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<u>Expenditures</u>				
Capital Outlay	\$10,000	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$10,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>		<b>\$0</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$0</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$0</b>	

# Chapel Creek

## Community Development District

Debt Service Fund Series 2006A  
Statement of Revenues & Expenditures  
For Period Ending June 30, 2022

	Adopted Budget	Prorated Budget 6/30/22	Actual 6/30/22	Variance
<b>Revenues</b>				
Special Assessments	\$200,096	\$200,096	\$199,604	(\$492)
Other Revenue Sources	\$200,804	\$0	\$0	\$0
Special Assessments- Lot Closings	\$0	\$0	\$1,640	\$1,640
Interest Income	\$0	\$0	\$687	\$687
Interfund Transfer In	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$400,900</b>	<b>\$200,096</b>	<b>\$201,931</b>	<b>\$1,835</b>
<b>Expenditures</b>				
Legal Costs	\$0	\$0	\$348	(\$348)
Tax Collector	\$0	\$0	\$0	\$0
Interfund Transfer Out	\$0	\$0	\$10	(\$10)
<b>Series 2006A</b>				
Interest-11/1	\$120,450	\$120,450	\$101,885	\$18,565
Interest-5/1	\$120,450	\$120,450	\$101,885	\$18,565
Principal-5/1	\$160,000	\$0	\$0	\$0
<b>Total Expenditures</b>	<b>\$400,900</b>	<b>\$240,900</b>	<b>\$204,128</b>	<b>\$36,772</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$0</b>		<b>(\$2,197)</b>	
<b>Beginning Fund Balance</b>	<b>\$0</b>		<b>\$2,936,514</b>	
<b>Ending Fund Balance</b>	<b>\$0</b>		<b>\$2,934,318</b>	

# Chapel Creek

## Community Development District

Debt Service Fund Series 2021  
Statement of Revenues & Expenditures  
For Period Ending June 30, 2022

	Adopted Budget	Prorated Budget 6/30/22	Actual 6/30/22	Variance
<b>Revenues</b>				
Special Assessments- Direct	\$155,669	\$155,669	\$155,669	\$0
Interest Income	\$0	\$0	\$64	\$64
Interfund Transfer In	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$155,669</b>	<b>\$155,669</b>	<b>\$155,732</b>	<b>\$64</b>
<b>Expenditures</b>				
Interfund Transfer Out	\$0	\$0	\$0	\$0
<b>Series 2021</b>				
Interest Expense 11/1	\$115,887	\$115,887	\$115,887	\$0
Interest Expense 5/1	\$155,669	\$155,669	\$155,669	\$0
<b>Total Expenditures</b>	<b>\$271,556</b>	<b>\$271,556</b>	<b>\$271,556</b>	<b>\$0</b>
<b>Excess Revenues/(Expenditures)</b>	<b>(\$115,887)</b>		<b>(\$115,823)</b>	
<b>Beginning Fund Balance</b>	<b>\$271,555</b>		<b>\$515,251</b>	
<b>Ending Fund Balance</b>	<b>\$155,669</b>		<b>\$399,428</b>	

# Chapel Creek

## Community Development District

Capital Projects Fund  
Statement of Revenues & Expenditures  
For Period Ending June 30, 2022

	Series 2006	Series 2021
<b><u>Revenues</u></b>		
Interest Income	\$11	\$143
Bond Proceeds	\$0	\$0
Interfund Transfer In	\$10	\$0
<b>Total Revenues</b>	<b>\$20</b>	<b>\$143</b>
<b><u>Expenditures</u></b>		
Capital Outlay	\$0	\$6,518,535
Interfund Transfer Out	\$0	\$0
<b>Total Expenditures</b>	<b>\$0</b>	<b>\$6,518,535</b>
<b>Excess Revenues/(Expenditures)</b>	<b>\$20</b>	<b>(\$6,518,391)</b>
<b>Beginning Fund Balance</b>	<b>\$3,429</b>	<b>\$6,518,392</b>
<b>Ending Fund Balance</b>	<b>\$3,449</b>	<b>\$1</b>

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	\$35,447	\$214,798	\$2,516	\$691	\$698	\$1,179	\$29	\$2,248	\$0	\$0	\$0	\$257,606
Operations and Maintenance Assessments- Direct	\$24,276	\$0	\$0	\$0	\$0	\$0	\$23,092	\$0	\$0	\$0	\$0	\$0	\$47,368
Operations and Maintenance Assessments- Lot Closings	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developer Funding	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Revenues</b>	<b>\$24,276</b>	<b>\$35,447</b>	<b>\$214,798</b>	<b>\$2,516</b>	<b>\$691</b>	<b>\$698</b>	<b>\$24,272</b>	<b>\$29</b>	<b>\$2,248</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$304,975</b>
<i>Administrative Expenditures</i>													
Supervisors Fees	\$0	\$0	\$0	\$0	\$1,000	\$0	\$1,000	\$1,000	\$600	\$0	\$0	\$0	\$3,600
District Management	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$2,917	\$0	\$0	\$0	\$26,250
District Engineer	\$0	\$2,195	\$1,166	\$0	\$0	\$2,804	\$0	\$0	\$0	\$0	\$0	\$0	\$6,165
Disclosure Report	\$500	\$500	\$750	\$500	\$500	\$500	\$500	\$500	\$500	\$0	\$0	\$0	\$4,750
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
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	\$2,506	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,506
Legal Advertising	\$0	\$0	\$167	\$0	\$0	\$0	\$660	\$118	\$0	\$0	\$0	\$0	\$944
Dues, License, & Subscriptions	\$175	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$175
Postage & Delivery	\$4	\$29	\$12	\$42	\$11	\$8	\$14	\$16	\$17	\$0	\$0	\$0	\$153
Printing & Binding	\$0	\$0	\$5	\$0	\$5	\$6	\$0	\$4	\$5	\$0	\$0	\$0	\$23
Office Supplies	\$0	\$2	\$3	\$0	\$3	\$0	\$65	\$3	\$3	\$0	\$0	\$0	\$80
ADA Website Compliance	\$1,538	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,538
Information Technology	\$105	\$105	\$105	\$105	\$105	\$105	\$105	\$105	\$105	\$0	\$0	\$0	\$949
Website Hosting, Maintenance, Backup (Email)	\$51	\$51	\$51	\$51	\$51	\$51	\$51	\$51	\$51	\$0	\$0	\$0	\$457
District Counsel	\$0	\$561	\$725	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,286
<b>Total Administrative</b>	<b>\$12,796</b>	<b>\$6,359</b>	<b>\$5,900</b>	<b>\$3,616</b>	<b>\$4,592</b>	<b>\$6,391</b>	<b>\$5,461</b>	<b>\$4,714</b>	<b>\$4,198</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$54,025</b>
<i>Field Expenditures</i>													
Field Management	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$1,250	\$0	\$0	\$0	\$11,250
Utility Services- Electric	\$936	\$915	\$1,053	\$880	\$938	\$1,051	\$920	\$909	\$1,055	\$0	\$0	\$0	\$8,658
Utility Services- Streetlights	\$2,992	\$2,031	\$2,992	\$2,421	\$2,668	\$2,666	\$2,668	\$2,668	\$2,668	\$0	\$0	\$0	\$23,773
Street Light Repair	\$0	\$0	\$0	\$0	\$0	\$13,155	\$0	\$0	\$0	\$0	\$0	\$0	\$13,155
Aquatic Maintenance	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$775	\$0	\$0	\$0	\$6,975
General Liability Insurance	\$2,547	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,547
Property Insurance	\$4,184	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,184
Landscape Maintenance	\$6,750	\$6,750	\$6,750	\$6,750	\$6,750	\$6,750	\$6,750	\$6,750	\$10,250	\$0	\$0	\$0	\$64,250
Field Repairs & Maintenance	\$335	\$1,329	\$959	\$1,562	\$514	\$3,202	\$1,680	\$9,929	\$84	\$0	\$0	\$0	\$19,595
Holiday Decorations	\$0	\$0	\$2,201	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,201
Irrigation Maintenance	\$0	\$1,010	\$0	\$0	\$0	\$616	\$0	\$0	\$353	\$0	\$0	\$0	\$1,979
Landscape Enhancements & Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$7,514	\$0	\$0	\$0	\$0	\$0	\$7,514
Sidewalk & Pavement Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Field Contingency	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Field</b>	<b>\$19,770</b>	<b>\$14,060</b>	<b>\$15,980</b>	<b>\$13,638</b>	<b>\$12,894</b>	<b>\$29,465</b>	<b>\$21,556</b>	<b>\$22,281</b>	<b>\$16,435</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$166,080</b>

Chapel Creek CDD- General Fund  
Month to Month

	October	November	December	January	February	March	April	May	June	July	August	September	Total
<i>Amenity Center</i>													
Utility Services- Electric	\$739	\$743	\$847	\$703	\$765	\$841	\$627	\$666	\$672	\$0	\$0	\$0	\$6,602
Utility Services- Water & Sewer	\$219	\$211	\$169	\$178	\$429	\$194	\$269	\$269	\$260	\$0	\$0	\$0	\$2,197
Amenity Access Management	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Amenity Maintenance & Repair	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Janitorial Services	\$1,400	\$1,075	\$700	\$700	\$700	\$700	\$700	\$700	\$700	\$0	\$0	\$0	\$7,375
Pool Service Contract	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$850	\$0	\$0	\$0	\$7,650
Security	\$0	\$0	\$0	\$0	\$2,379	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,379
Internet	\$123	\$123	\$123	\$123	\$123	\$123	\$123	\$123	\$123	\$0	\$0	\$0	\$1,107
Pest Control Services	\$0	\$0	\$0	\$0	\$0	\$0	\$168	\$0	\$0	\$0	\$0	\$0	\$168
Miscellaneous Contingency	\$368	\$36	\$51	\$43	\$49	\$86	\$41	\$319	\$42	\$0	\$0	\$0	\$1,035
<b>Total Amenity Center</b>	<b>\$3,699</b>	<b>\$3,037</b>	<b>\$2,740</b>	<b>\$2,597</b>	<b>\$5,295</b>	<b>\$2,794</b>	<b>\$2,778</b>	<b>\$2,926</b>	<b>\$2,647</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$28,514</b>
<b>Total Revenues</b>	<b>\$24,276</b>	<b>\$35,447</b>	<b>\$214,798</b>	<b>\$2,516</b>	<b>\$691</b>	<b>\$698</b>	<b>\$24,272</b>	<b>\$29</b>	<b>\$2,248</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$304,975</b>
<b>Total Expenditures</b>	<b>\$36,264</b>	<b>\$23,456</b>	<b>\$24,620</b>	<b>\$19,851</b>	<b>\$22,781</b>	<b>\$38,650</b>	<b>\$29,796</b>	<b>\$29,921</b>	<b>\$23,280</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$248,619</b>
<b>Excess Revenue/(Expenditures)</b>	<b>(\$11,988)</b>	<b>\$11,991</b>	<b>\$190,178</b>	<b>(\$17,334)</b>	<b>(\$22,090)</b>	<b>(\$37,952)</b>	<b>(\$5,524)</b>	<b>(\$29,892)</b>	<b>(\$21,032)</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$56,356</b>

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

<b>Series 2006A Special Assessment Bonds</b>	
Interest Rate:	5.500%
Maturity Date:	5/1/2038
Reserve Fund Definition:	MADS
Reserve Fund Requirement:	\$235,267
Reserve Fund Balance:	\$235,267
Bonds outstanding -09/30/2019	\$9,065,000
<b>Current Bonds Outstanding</b>	<b>\$9,065,000</b>

<b>Series 2021 Special Assessment Bonds</b>	
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
<b>Current Bonds Outstanding</b>	<b>\$8,730,000</b>

**Chapel Creek**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**Special Assessment Receipts**

Gross Assessments \$ 274,694.09 \$ 212,868.00 \$ 487,562.09  
 Net Assessments \$ 258,212.44 \$ 200,095.92 \$ 458,308.36

**ON ROLL ASSESSMENTS**

56.34%                      43.66%                      100.00%

Date	Distribution	Gross Amount	Commissions	Discount/Penalty	Interest	Net Receipts	2006A Debt		Total
							O&M Portion	Service	
11/10/21	11/01/2021-11/05/2021	\$10,007.81	(\$192.16)	(\$400.32)	\$0.00	\$9,415.33	\$5,304.63	\$4,110.70	\$9,415.33
11/18/21	11/06/2021-11/15/2021	\$56,866.81	(\$1,091.83)	(\$2,274.65)	\$0.00	\$53,500.33	\$30,142.26	\$23,358.07	\$53,500.33
12/02/21	11/16/2021-11/23/2021	\$380,225.69	(\$7,300.33)	(\$15,209.41)	\$0.00	\$357,715.95	\$201,538.35	\$156,177.60	\$357,715.95
12/08/21	11/24/2021-11/30/2021	\$12,101.01	(\$232.34)	(\$484.05)	\$1.00	\$11,385.62	\$6,414.70	\$4,970.92	\$11,385.62
12/17/21	12/01/2021-12/15/2021	\$12,399.48	(\$247.99)	\$0.00	\$0.00	\$12,151.49	\$6,846.19	\$5,305.30	\$12,151.49
01/07/22	12/16/2021-12/31/2021	\$4,698.16	(\$91.14)	(\$140.94)	\$0.00	\$4,466.08	\$2,516.20	\$1,949.88	\$4,466.08
02/04/22	1/01/2022-01/31/2022	\$1,276.63	(\$25.03)	(\$25.53)	\$0.00	\$1,226.07	\$690.77	\$535.30	\$1,226.07
03/08/22	02/01/2022-02/28/2022	\$1,276.63	(\$25.27)	(\$12.77)	\$0.00	\$1,238.59	\$697.83	\$540.76	\$1,238.59
04/08/22	03/01/2022-03/31/2022	\$2,136.01	(\$42.72)	\$0.00	\$0.00	\$2,093.29	\$1,179.37	\$913.92	\$2,093.29
05/31/22	Surplus Funds	\$29.00	\$0.00	\$0.00	\$0.00	\$29.00	\$29.00	\$0.00	\$29.00
06/09/22	Tax Certificate Sale	\$4,033.67	(\$83.10)	(\$81.86)	\$121.01	\$3,989.72	\$2,247.82	\$1,741.90	\$3,989.72
<b>TOTAL</b>		<b>\$ 485,050.90</b>	<b>\$ (9,331.91)</b>	<b>\$ (18,629.53)</b>	<b>\$ 122.01</b>	<b>\$ 457,211.47</b>	<b>\$ 257,607.12</b>	<b>\$ 199,604.35</b>	<b>\$ 457,211.47</b>

**100%**                      **Net Percent Collected**

DIRECT BILL

Chapel Creek CDD Holdings LLC						\$2,368.42	\$2,368.42
Date Received	Due Date	Check Number	Net Assessed	Amount Received	O&M		
9/14/21	10/1/21	3254	\$1,184.21	\$1,184.21	\$1,184.21		
	2/1/22		\$592.11				
	5/1/22		\$592.11				
					<b>\$1,776.32</b>	<b>\$1,184.21</b>	<b>\$1,184.21</b>

Clayton Properties Group Inc							\$201,853.02	\$46,184.27	\$155,668.75
Date Received	Due Date	Check Number	Net Assessed	Amount Received	O&M	Series 2021 Debt			
9/14/21	10/1/21	38578	\$100,926.51	\$100,926.51	\$23,092.13	\$77,834.38			
4/1/22	4/1/22	45199	\$100,926.51	\$100,926.51	\$23,092.14	\$77,834.37			
					<b>\$201,853.02</b>	<b>\$201,853.02</b>	<b>\$46,184.27</b>	<b>\$155,668.75</b>	