

*Chapel Creek
Community Development District*

Meeting Agenda

April 3, 2024

AGENDA

Chapel Creek

Community Development District

219 E. Livingston St., Orlando, Florida 32801

Phone: 407-841-5524 - Fax: 407-839-1526

March 27, 2024

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

Dear Board Members:

A meeting of the Board of Supervisors of the **Chapel Creek Community Development District** will be held **Wednesday, April 3, 2024, 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 (¹Speakers will fill out a card and submit it to the District Manager prior to the beginning of the meeting)
3. Approval of Minutes of the March 6, 2024 Board of Supervisors Meeting
4. Consideration of Resolution 2024-03 Approving the Proposed Fiscal Year 2024/2025 Budget (Suggested Date: August 7, 2024) and Setting the Public Hearing to Adopt the Fiscal Year 2024/2025 Budget
5. Consideration of Partial Assignment and Assumption Construction Contract Agreement (Stonebridge North) with Clayton Properties Group
6. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Field Manager's Report
 - i. Consideration of Pool Maintenance Services Proposals
 - a) Bandu, LLC
 - b) Cooper Pools, Inc.
 - c) Totally Blu
 - D. District Manager's Report
 - i. Approval of Check Registers
 - ii. Balance Sheet & Income Statement
7. Other Business
8. Supervisors Requests and Audience Comments
9. Adjournment

¹ Comments will be limited to three (3) minutes

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 Wednesday, **March 6, 2024** at 11:30 a.m. at the Quality Inn Zephyrhills-Dade City, 6815 Gall Blvd, Zephyrhills, Florida.

Present and constituting a quorum were:

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

Also, present were:

Jill Burns	District Manager, GMS
Monica Virgen	District Manager, GMS
Tracy Robin <i>via Zoom</i>	District Counsel, Straley Robin Vericker
Allen Bailey	Field Manager, GMS
Clayton Smith	Field Manager, GMS

The following is a summary of the discussions and actions taken at the March 6, 2024 Chapel Creek Community Development District's Regular Board of Supervisor's Meeting.

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Public Comment Period

Ms. Burns noted no members of the public were present nor joining via Zoom.

THIRD ORDER OF BUSINESS

**Approval of Minutes of the October 4,
2023 Board of Supervisors Meeting**

Ms. Burns presented the minutes from the October 4, 2023 Board of Supervisor’s meeting and she asked for any questions, comments, or corrections. 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 October 4, 2023 Board of Supervisors Meeting, were approved.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2024-02
Adopting the Final Terms of the Series
2024 Bonds**

Ms. Burns stated the District just recently closed on the Series 2024 bonds on February 14th for the next expansion area to the north of the District. This resolution ratifies and confirms and approves all of the actions taken by District staff in coordination with the closing of that series of bonds.

On MOTION by Mr. Walsh, seconded by Mr. Parkinson, with all in favor, Resolution 2024-02 Adopting the Final Terms of the Series 2024 Bonds, was approved.

FIFTH ORDER OF BUSINESS

**Ratification of Security Services
Agreement with Securitas**

Ms. Burns stated the Board approved the agreement with Securitas to do the cameras that are monitored in the hours that the pool is closed as well as have some guard services starting in March. That agreement has been signed by the chair. It is not included in the agenda as most of the information is exempt from public records request. Securitas matched the lower rate that was requested. Those cameras are installed and up and running.

On MOTION by Mr. Fore, seconded by Mr. Walsh, with all in favor, Security Services Agreement with Securitas, was ratified.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney

Mr. Robin stated that he had nothing to report.

B. Engineer

Ms. Burns stated Tonya is not on the line today.

C. Field Manager's Report

Mr. Bailey presented the field manager's report which included straightened signage, buffer area toward wetland cut back to be clear, irrigation mainline repaired, landscaping recovering with irrigation/ increased rainfall, sod installed, pressure washed amenity overhang and various fences, streetlights serviced, and debris cleared from ponds.

i. Consideration of Proposals for Pool Furniture

a) Admiral Furniture

b) Florida Patio Furniture

c) Leader's Furniture

Ms. Burns updated the Board on the patio furniture approved last summer. Due to failed attempts on getting a delivery date, they consulted with Brian and asked the vendor for a refund. A Board member noted they would give the vendor until the end of March to refund the deposit before having Counsel get involved.

Mr. Bailey presented the proposals for pool furniture: Admiral came in at \$16,210.09 with 50% deposit. Ship time is 4-6 weeks. Florida Patio Furniture had a lead time of 8-10 weeks and came in at \$14,195. Leaders came in at \$11,375.73 with 8-10-week lead time. Leaders had one issue in that the metal didn't match the sandy color on the existing furniture. A Board member asked Allen if he had any information about Admiral's quality. Mr. Bailey noted their amenity director has used them before and they have done well.

On MOTION by Mr. Walsh, seconded by Mr. Fore, with all in favor, NTE \$16,210 and Delegate Authority to Staff to go with the Vendor Who has the Quickest Turnaround Time, was approved.

ii. Consideration of Landscape Contract from Cardinal Landscaping Services of Tampa, Inc. to Include New Phases

Mr. Bailey stated this is to add all of the current areas on the map that have been dealt out to their contract. They have been maintaining 7 & 8. Ms. Burns noted they would approve this and do an amended contract for the full contract.

Mr. Burns asked for anymore questions on field items. A Board member noted light placement at the monument was addressed and is being looked at. There is a section with no lights from the old to new phase. Mr. Parkinson noted he will follow up with the designer as there may be a new design for the new phase to the North and replace all of the CDD owned fixtures with Duke fixtures. The last item is the shade structures keeping in mind with regards to budget. Playground shade structure is priority.

On MOTION by Mr. Walsh, seconded by Mr. Fore, with all in favor, the Landscape Contract from Cardinal Landscaping Services of Tampa, Inc. to Include New Phases, was approved.

D. District Manager’s Report

- i. Approval of Check Registers**
 - a) September 2023**
 - b) October 2023**
 - c) November 2023**
 - d) December 2023**
 - e) January 2024**

Ms. Burns presented the check registers to the Board from September 2023 through January 2024 included in the agenda package for review. She offered to answer any questions.

On MOTION by Mr. Fore, seconded by Mr. Walsh, with all in favor, the Check Registers, were approved.

ii. Balance Sheet & Income Statement

Ms. Burns noted that the financial statements were included in the agenda package for review. There is no action necessary from the Board.

SEVENTH ORDER OF BUSINESS

Other Business

There being no comments, the next item followed.

EIGHTH ORDER OF BUSINESS

**Supervisors Requests and Audience
Comments**

Ms. Burns noted no one is on the Zoom line for public comment.

NINTH ORDER OF BUSINESS

Adjournment

Ms. Burns asked for a motion of adjournment.

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

Secretary/Assistant Secretary

Chairman/Vice Chairman

SECTION IV

RESOLUTION 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Chapel Creek Community Development District (“**District**”) prior to June 15, 2024 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: Wednesday, August 7, 2024

HOUR: 5:00 p.m.

LOCATION: Quality Inn Zephyrhills-Dade City
6815 Gall Blvd.
Zephyrhills, Florida 33542

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Pasco County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

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

PASSED AND ADOPTED ON APRIL 3, 2024.

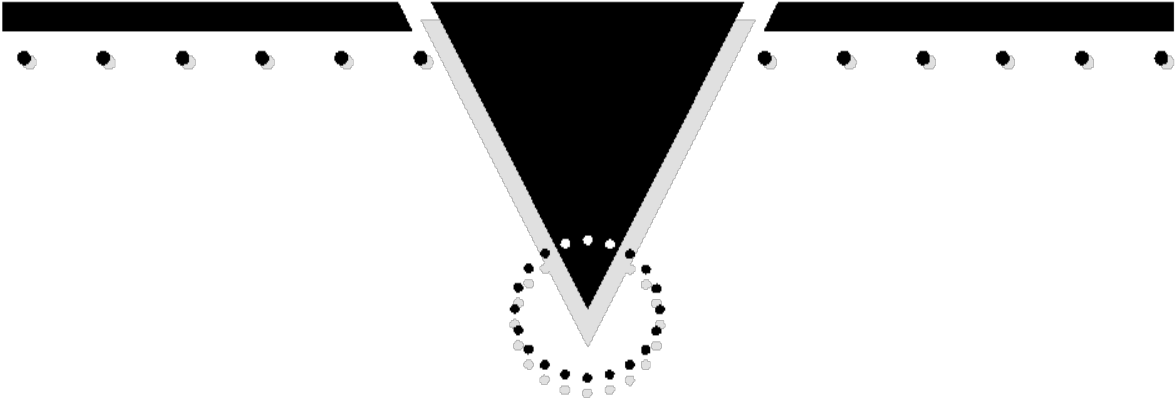
Attest:

**Chapel Creek Community
Development District**

Print Name: _____
Secretary / Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2024/2025



Chapel Creek Community Development District

Proposed Budget

FY2025



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

	Adopted Budget FY 2024	Actual thru 2/28/24	Projected Next 7 Months	Total Projected 9/30/24	Proposed Budget FY 2025
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Revenues

Operations and Maintenance Assessments- Tax Roll	\$ 726,250	\$ 703,471	\$ 22,779	\$ 726,250	\$ 726,250
Operations and Maintenance Assessments- Direct	\$ 21,364	\$ 14,116	\$ 7,248	\$ 21,364	\$ 21,364
Misc Income- Access Cards	\$ -	\$ 30	\$ -	\$ 30	\$ -
Developer Contributions	\$ -	\$ -	\$ -	\$ -	\$ 75,013

Total Revenues

	\$ 747,615	\$ 717,617	\$ 30,027	\$ 747,645	\$ 822,627
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Expenditures

Administrative

Supervisors Fees	\$ 12,000	\$ 800	\$ 2,400	\$ 3,200	\$ 12,000
District Management	\$ 42,000	\$ 17,500	\$ 24,500	\$ 42,000	\$ 45,000
District Engineer	\$ 10,000	\$ 257	\$ 360	\$ 617	\$ 10,000
Disclosure Report	\$ 6,500	\$ 3,308	\$ 3,792	\$ 7,100	\$ 6,500
Amortization Schedules	\$ -	\$ -	\$ -	\$ -	\$ 500
Trustee Fees	\$ 8,500	\$ 3,030	\$ 5,000	\$ 8,030	\$ 10,000
Property Appraiser Fee	\$ 150	\$ -	\$ 150	\$ 150	\$ 150
Assessment Roll	\$ 6,500	\$ 6,500	\$ -	\$ 6,500	\$ 9,500
Auditing Services	\$ 3,950	\$ -	\$ 3,950	\$ 3,950	\$ 4,000
Arbitrage Rebate Calculation	\$ 1,300	\$ -	\$ 1,300	\$ 1,300	\$ 1,950
Public Officials Liability Insurance	\$ 3,007	\$ 2,788	\$ -	\$ 2,788	\$ 3,067
Legal Advertising	\$ 3,000	\$ -	\$ 1,000	\$ 1,000	\$ 1,500
Dues, License, & Subscriptions	\$ 175	\$ 175	\$ -	\$ 175	\$ 175
Postage & Delivery	\$ 500	\$ 373	\$ 450	\$ 823	\$ 500
Copies	\$ 150	\$ -	\$ 100	\$ 100	\$ 150
Office Supplies	\$ 150	\$ 4	\$ 100	\$ 104	\$ 150
ADA Website Compliance	\$ 2,000	\$ 1,538	\$ -	\$ 1,538	\$ 2,000
Information Technology	\$ 1,350	\$ 563	\$ 788	\$ 1,350	\$ 1,418
District Counsel	\$ 15,000	\$ 3,084	\$ 7,500	\$ 10,584	\$ 15,000

Administration Subtotal

	\$ 116,232	\$ 39,919	\$ 51,389	\$ 91,308	\$ 123,560
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Field

Field Management	\$ 16,538	\$ 6,891	\$ 9,647	\$ 16,538	\$ 20,000
Utility Services- Electric	\$ 25,000	\$ 4,351	\$ 6,091	\$ 10,442	\$ 15,000
Utility Services- Streetlights	\$ 110,000	\$ 39,053	\$ 54,674	\$ 93,727	\$ 125,000
Street Light Repair	\$ 10,000	\$ 2,670	\$ 3,738	\$ 6,408	\$ 10,000
Aquatic Maintenance	\$ 26,868	\$ 9,320	\$ 13,048	\$ 22,368	\$ 35,000
General Liability Insurance	\$ 3,056	\$ 2,834	\$ -	\$ 2,834	\$ 3,117
Property Insurance	\$ 5,021	\$ 7,150	\$ -	\$ 7,150	\$ 8,000
Landscape Maintenance	\$ 185,000	\$ 72,650	\$ 101,710	\$ 174,360	\$ 220,000
Field Repairs & Maintenance	\$ 12,500	\$ 3,655	\$ 7,500	\$ 11,155	\$ 15,000
Holiday Decorations	\$ 2,000	\$ 2,726	\$ -	\$ 2,726	\$ 2,000
Irrigation Maintenance	\$ 6,000	\$ 1,454	\$ 2,036	\$ 3,491	\$ 10,000
Landscape Enhancements & Replacement	\$ 35,000	\$ -	\$ 20,000	\$ 20,000	\$ 35,000
Field Contingency	\$ 7,500	\$ 554	\$ 3,500	\$ 4,054	\$ 10,000

Field Subtotal

	\$ 444,483	\$ 153,307	\$ 221,944	\$ 375,251	\$ 508,117
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**Chapel Creek
Community Development District
General Fund
Operating Budget**

	Adopted Budget FY 2024	Actual thru 2/28/24	Projected Next 7 Months	Total Projected 9/30/24	Proposed Budget FY 2025
<i>Amenity Center</i>					
Utility Services- Electric	\$ 11,000	\$ 2,648	\$ 3,707	\$ 6,355	\$ 11,000
Utility Services- Water & Sewer	\$ 5,500	\$ 1,248	\$ 1,747	\$ 2,995	\$ 5,500
Amenity Management	\$ 7,500	\$ 3,125	\$ 4,375	\$ 7,500	\$ 12,500
Amenity Maintenance & Repair	\$ 10,000	\$ 195	\$ 5,000	\$ 5,195	\$ 15,000
Janitorial Services & Pet Waste Stations	\$ 19,080	\$ 6,450	\$ 9,030	\$ 15,480	\$ 19,080
Pool Service Contract	\$ 12,000	\$ 5,000	\$ 7,000	\$ 12,000	\$ 12,360
Security	\$ 10,000	\$ 645	\$ 19,075	\$ 19,720	\$ 32,702
Internet	\$ 3,000	\$ 895	\$ 1,253	\$ 2,148	\$ 3,000
Pest Control Services	\$ 1,320	\$ 660	\$ 924	\$ 1,584	\$ 1,808
Shade Structure	\$ 50,000	\$ -	\$ 40,000	\$ 40,000	\$ -
Miscellaneous Contingency	\$ 7,500	\$ 8,355	\$ 5,000	\$ 13,355	\$ 10,000
Amenity Subtotal	\$ 136,900	\$ 29,221	\$ 97,111	\$ 126,332	\$ 122,950
Total Expenditures	\$ 697,615	\$ 222,447	\$ 370,445	\$ 592,891	\$ 754,627
Operating Income (Loss)	\$ 50,000	\$ 495,170	\$ (340,417)	\$ 154,753	\$ 68,000
<i>Other Sources/(Uses)</i>					
Transfer Out Capital Reserve	\$ (50,000)	\$ -	\$ (50,000)	\$ (50,000)	\$ (68,000)
Total Other Sources/(Uses)	\$ (50,000)	\$ -	\$ (50,000)	\$ (50,000)	\$ (68,000)
Excess Revenues/ (Expenditures)	\$ (0)	\$ 495,170	\$ (390,417)	\$ 104,753	\$ -

Net Assessments	\$ 747,615
Discounts and Collections (6%)	\$ 47,720
Gross Assessments	\$ 795,335

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family 50'	390	\$ 359,663.07	\$ 922.21	\$ 981.08
Single Family 52.5'	170	\$ 163,889.76	\$ 964.06	\$ 1,025.59
Single Family 62.5'	91	\$ 98,391.19	\$ 1,081.22	\$ 1,150.24
Single Family 65'	95	\$ 104,306.17	\$ 1,097.96	\$ 1,168.04
Commercial (Direct)	20	\$ 2,543.37	\$ 127.17	\$ 135.29
Single Family 50' (BA- Direct)	148	\$ 18,820.94	\$ 127.17	\$ 135.29
Total	914	\$ 747,614.50		

Development	Adopted FY24 Net Per Unit	Proposed FY25 Net Per Unit	Net Increase/ (Decrease)
Single Family 50'	\$ 922.21	\$ 922.21	\$ -
Single Family 52.5'	\$ 964.06	\$ 964.06	\$ -
Single Family 62.5'	\$ 1,081.22	\$ 1,081.22	\$ -
Single Family 65'	\$ 1,097.96	\$ 1,097.96	\$ -
Commercial (Direct)	\$ 127.17	\$ 127.17	\$ -
Single Family 50' (BA- Direct)	\$ 127.17	\$ 127.17	\$ -

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, Stantec 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.

Amortization Schedules

In the event of an Optional Redemption, an additional fee is incurred for the creation of a new revised amortization schedule. The fee is per schedule, per bond issue.

Chapel Creek

Community Development District

General Fund Budget

Trustee Fees

The District will pay annual trustee fees to US Bank, N.A. for the Series 2021 Special Assessment Bonds and Series 2024 Special Assessment Bonds.

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 and Series 2024 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 checks for vendors, overnight deliveries and any other required correspondence. Amount is based on prior years cost.

Copies

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.

Chapel Creek

Community Development District

General Fund Budget

ADA Website Compliance

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

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.

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.

Vendor	Account	Address	Monthly	Annually
Duke Energy	910089197269	34482 Arley Rd	\$ 152	\$ 1,823
Duke Energy	910089198583	35019 Long Island CT	\$ 109	\$ 1,306
Duke Energy	910089196599	6336 Clifton Down Pump	\$ 76	\$ 908
Duke Energy	910089207032	6506 Clifton Down Dr	\$ 280	\$ 3,362
Duke Energy	910089196854	6601 Clifton Down Dr	\$ 131	\$ 1,573
Duke Energy	910089197714	6724 Clifton Down Dr	\$ 127	\$ 1,519
Duke Energy	910089197475	6351 Clifton Down Dr	\$ 58	\$ 698
New accounts for Area 7/8				\$ 10,000
Contingency				\$ 3,812
Total				\$ 25,000

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	910089198806	000 Gideon Circle LITE	\$ 544	\$ 6,526
Duke Energy	910089198202	000 Clifton Down Dr LITE	\$ 2,200	\$ 26,400
Duke Energy	910138797305	00 Eiland Blvd LITE	\$ 6,000	\$ 72,000
Contingency				\$ 5,074
Total				\$ 110,000

Streetlight Repair

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

Aquatic Maintenance

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

General Liability Insurance

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

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	910089197053	6405 Clifton Down Dr Mail Kiosk	\$ 30	\$ 360
Duke Energy	910089197954	6405 Clifton Down Dr Cabana	\$ 850	\$ 10,200
Contingency				\$ 440
Total				\$ 11,000

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
Pasco County		7011 Hidden Creek Blvd	\$ 220	\$ 2,640
Contingency				\$ 700
Total				\$ 5,500

Amenity Management

Amenity Management provides access card issuance through registration, proof of residency, and photo identification. The team also provides keycard troubleshooting for issues and concerns related to access control. Staff reviews security concerns and amenity policy violations via remote camera monitoring on an as-needed basis. Districts are provided electronic communication for District news and direct remote customer service through phone and email directly to the Amenity Access Team.

Chapel Creek

Community Development District

General Fund Budget

Amenity Repairs & Maintenance

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

Janitorial Services

The District is in contract with Jayman Enterprises, LLC to provide monthly janitorial services at the amenity center, pet waste station disposal 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 is in contract with Securitas to provide monthly security services. The services include a part time amenity access control officer for Saturday and Sunday, and pool perimeter protection via 24/7 remote guarding.

Internet

Estimated annual cost for Internet at the amenity center.

Pest Control

Monthly pest elimination provided by All American Lawn & Tree Specialist, LLC.

Shade Structure

Estimated cost for two cabanas at the amenity center.

Contingency

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

Chapel Creek
Community Development District
 Debt Service- Series 2006

	Adopted Budget FY 2024	Proposed Budget FY 2025
<u>Revenues</u>		
Special Assessments/Other	\$ 199,058	\$ 199,058
Total Revenues	\$ 199,058	\$ 199,058
<u>Expenditures</u>		
Debt Service Obligation	\$ 199,058	\$ 199,058
Total Expenditures	\$ 199,058	\$ 199,058
Excess Revenues/(Expenditures)	\$ -	\$ -

Chapel Creek
Community Development District
Debt Service- Series 2021

Adopted Budget FY 2024	Actual thru 2/28/24	Projected Next 7 Months	Total Projected 9/30/24	Proposed Budget FY 2025
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Revenues

Special Assessments	\$ 446,137	\$ 430,635	\$ -	\$ 430,635	\$ 364,285
Special Assessments- Prepayments	\$ -	\$ 594,217	\$ -	\$ 594,217	\$ -
Interest Income	\$ 5,000	\$ 12,763	\$ 5,000	\$ 17,763	\$ 5,000
Carry Forward Surplus (2)	\$ 436,080	\$ 1,083,649	\$ -	\$ 1,083,649	\$ 205,182

Total Revenues	\$ 887,217	\$ 2,121,264	\$ 5,000	\$ 2,126,264	\$ 574,467
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Expenditures

Interest Expense 11/1	\$ 145,863	\$ 145,863	\$ -	\$ 145,863	\$ 117,103
Interest Expense 5/1	\$ 145,863	\$ -	\$ 130,169	\$ 130,169	\$ 117,103
Principal Expense 5/1	\$ 170,000	\$ -	\$ 155,000	\$ 155,000	\$ 145,000
Special Call 11/1	\$ -	\$ 870,000	\$ -	\$ 870,000	\$ -
Interest Expense 2/1	\$ -	\$ 50	\$ -	\$ 50	\$ -
Special Call 2/1	\$ -	\$ 5,000	\$ -	\$ 5,000	\$ -
Special Call 5/1	\$ -	\$ -	\$ 615,000	\$ 615,000	\$ -

Total Expenditures	\$ 461,725	\$ 1,020,913	\$ 900,169	\$ 1,921,081	\$ 379,206
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Excess Revenues/(Expenditures)	\$ 425,492	\$ 1,100,351	\$ (895,169)	\$ 205,182	\$ 195,261
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11/1/25 Interest \$ 115,291

Net Assessments	\$ 364,285
Discounts and Collections (6%)	\$ 23,252
Gross Assessments	\$ 387,537

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family 50'	284	\$ 354,909.97	\$ 1,249.68	\$ 1,329.45
Single Family 50'	15	\$ 9,374.95	\$ 625.00	\$ 664.89
Total		\$ 364,284.92		

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

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/24				\$117,103.13	\$117,103.13
05/01/25	\$6,485,000	\$145,000	2.50%	\$117,103.13	
11/01/25				\$115,290.63	\$377,393.76
05/01/26	\$6,340,000	\$145,000	2.50%	\$115,290.63	
11/01/26				\$113,478.13	\$373,768.76
05/01/27	\$6,195,000	\$150,000	3.00%	\$113,478.13	
11/01/27				\$111,228.13	\$374,706.26
05/01/28	\$6,045,000	\$155,000	3.00%	\$111,228.13	
11/01/28				\$108,903.13	\$375,131.26
05/01/29	\$5,890,000	\$160,000	3.00%	\$108,903.13	
11/01/29				\$106,503.13	\$375,406.26
05/01/30	\$5,730,000	\$165,000	3.00%	\$106,503.13	
11/01/30				\$104,028.13	\$375,531.26
05/01/31	\$5,565,000	\$170,000	3.00%	\$104,028.13	
11/01/31				\$101,478.13	\$375,506.26
05/01/32	\$5,395,000	\$175,000	3.38%	\$101,478.13	
11/01/32				\$98,525.00	\$375,003.13
05/01/33	\$5,220,000	\$180,000	3.38%	\$98,525.00	
11/01/33				\$95,487.50	\$374,012.50
05/01/34	\$5,040,000	\$190,000	3.38%	\$95,487.50	
11/01/34				\$92,281.25	\$377,768.75
05/01/35	\$4,850,000	\$195,000	3.38%	\$92,281.25	
11/01/35				\$88,990.63	\$376,271.88
05/01/36	\$4,655,000	\$200,000	3.38%	\$88,990.63	
11/01/36				\$85,615.63	\$374,606.26
05/01/37	\$4,455,000	\$210,000	3.38%	\$85,615.63	
11/01/37				\$82,071.88	\$377,687.51
05/01/38	\$4,245,000	\$215,000	3.38%	\$82,071.88	
11/01/38				\$78,443.75	\$375,515.63
05/01/39	\$4,030,000	\$220,000	3.38%	\$78,443.75	
11/01/39				\$74,731.25	\$373,175.00
05/01/40	\$3,810,000	\$230,000	3.38%	\$74,731.25	
11/01/40				\$70,850.00	\$375,581.25
05/01/41	\$3,580,000	\$240,000	3.38%	\$70,850.00	
11/01/41				\$66,800.00	\$377,650.00
05/01/42	\$3,340,000	\$245,000	4.00%	\$66,800.00	
11/01/42				\$61,900.00	\$373,700.00
05/01/43	\$3,095,000	\$255,000	4.00%	\$61,900.00	
11/01/43				\$56,800.00	\$373,700.00
05/01/44	\$2,840,000	\$265,000	4.00%	\$56,800.00	
11/01/44				\$51,500.00	\$373,300.00
05/01/45	\$2,575,000	\$280,000	4.00%	\$51,500.00	
11/01/45				\$45,900.00	\$377,400.00
05/01/46	\$2,295,000	\$290,000	4.00%	\$45,900.00	
11/01/46				\$40,100.00	\$376,000.00
05/01/47	\$2,005,000	\$300,000	4.00%	\$40,100.00	
11/01/47				\$34,100.00	\$374,200.00
05/01/48	\$1,705,000	\$315,000	4.00%	\$34,100.00	

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

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
11/01/48				\$27,800.00	\$376,900.00
05/01/49	\$1,390,000	\$325,000	4.00%	\$27,800.00	
11/01/49				\$21,300.00	\$374,100.00
05/01/50	\$1,065,000	\$340,000	4.00%	\$21,300.00	
11/01/50				\$14,500.00	\$375,800.00
05/01/51	\$725,000	\$355,000	4.00%	\$14,500.00	
11/01/51				\$7,400.00	\$376,900.00
05/01/52	\$370,000	\$370,000	4.00%	\$7,400.00	
Total		\$6,485,000		\$4,146,218.86	\$10,253,818.86

Chapel Creek
Community Development District
 Debt Service- Series 2024

Proposed Budget FY 2024	Actual thru 2/28/24	Projected Next 7 Months	Total Projected 9/30/24	Proposed Budget FY 2025
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Revenues

Special Assessments	\$ -	\$ -	\$ -	\$ -	\$ 461,869
Interest Income	\$ -	\$ -	\$ -	\$ -	\$ 2,500
Bond Proceeds	\$ 711,486	\$ -	\$ -	\$ -	\$ -
Carry Forward Surplus	\$ -	\$ 249,617	\$ -	\$ 249,617	\$ 184,144
Total Revenues	\$ 711,486	\$ 249,617	\$ -	\$ 249,617	\$ 648,512

Expenditures

Interest Expense 11/1	\$ -	\$ -	\$ -	\$ -	\$ 184,144
Interest Expense 5/1	\$ 65,473	\$ -	\$ 65,473	\$ 65,473	\$ 184,144
Principal Expense 5/1	\$ -	\$ -	\$ -	\$ -	\$ 95,000
Total Expenditures	\$ 65,473	\$ -	\$ 65,473	\$ 65,473	\$ 463,288
Excess Revenues/(Expenditures)	\$ 646,013	\$ 249,617	\$ (65,473)	\$ 184,144	\$ 185,225

11/1/25 Interest \$ 126,294

Net Assessments \$ 461,869
 Discounts and Collections (6%) \$ 29,481
 Gross Assessments \$ 491,350

Development	Units	Net Assessments	Net Per Unit	Gross Per Unit
Single Family 50'	148	\$ 461,868.66	\$ 3,120.73	\$ 3,319.93

**Chapel Creek
Community Development District
Special Assessment Bonds, Series 2024**

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
05/01/24				\$65,473.33	
11/01/24				\$184,143.75	\$249,617.08
05/01/25	\$6,660,000	\$95,000	4.63%	\$184,143.75	
11/01/25				\$181,946.88	\$461,090.63
05/01/26	\$6,565,000	\$100,000	4.63%	\$181,946.88	
11/01/26				\$179,634.38	\$461,581.26
05/01/27	\$6,465,000	\$105,000	4.63%	\$179,634.38	
11/01/27				\$177,206.25	\$461,840.63
05/01/28	\$6,360,000	\$110,000	4.63%	\$177,206.25	
11/01/28				\$174,662.50	\$461,868.75
05/01/29	\$6,250,000	\$115,000	4.63%	\$174,662.50	
11/01/29				\$172,003.13	\$461,665.63
05/01/30	\$6,135,000	\$120,000	4.63%	\$172,003.13	
11/01/30				\$169,228.13	\$461,231.26
05/01/31	\$6,015,000	\$125,000	4.63%	\$169,228.13	
11/01/31				\$166,337.50	\$460,565.63
05/01/32	\$5,890,000	\$130,000	5.50%	\$166,337.50	
11/01/32				\$162,762.50	\$459,100.00
05/01/33	\$5,760,000	\$140,000	5.50%	\$162,762.50	
11/01/33				\$158,912.50	\$461,675.00
05/01/34	\$5,620,000	\$145,000	5.50%	\$158,912.50	
11/01/34				\$154,925.00	\$458,837.50
05/01/35	\$5,475,000	\$155,000	5.50%	\$154,925.00	
11/01/35				\$150,662.50	\$460,587.50
05/01/36	\$5,320,000	\$160,000	5.50%	\$150,662.50	
11/01/36				\$146,262.50	\$456,925.00
05/01/37	\$5,160,000	\$170,000	5.50%	\$146,262.50	
11/01/37				\$141,587.50	\$457,850.00
05/01/38	\$4,990,000	\$180,000	5.50%	\$141,587.50	
11/01/38				\$136,637.50	\$458,225.00
05/01/39	\$4,810,000	\$190,000	5.50%	\$136,637.50	
11/01/39				\$131,412.50	\$458,050.00
05/01/40	\$4,620,000	\$200,000	5.50%	\$131,412.50	
11/01/40				\$125,912.50	\$457,325.00
05/01/41	\$4,420,000	\$215,000	5.50%	\$125,912.50	
11/01/41				\$120,000.00	\$460,912.50
05/01/42	\$4,205,000	\$225,000	5.50%	\$120,000.00	
11/01/42				\$113,812.50	\$458,812.50
05/01/43	\$3,980,000	\$240,000	5.50%	\$113,812.50	
11/01/43				\$107,212.50	\$461,025.00

**Chapel Creek
Community Development District
Special Assessment Bonds, Series 2024**

Period Ending	Principal	Annual Principal	Interest Rate	Interest	Annual Debt
05/01/44	\$3,740,000	\$250,000	5.50%	\$107,212.50	
11/01/44				\$100,337.50	\$457,550.00
05/01/45	\$3,490,000	\$265,000	5.75%	\$100,337.50	
11/01/45				\$92,718.75	\$458,056.25
05/01/46	\$3,225,000	\$280,000	5.75%	\$92,718.75	
11/01/46				\$84,668.75	\$457,387.50
05/01/47	\$2,945,000	\$300,000	5.75%	\$84,668.75	
11/01/47				\$76,043.75	\$460,712.50
05/01/48	\$2,645,000	\$315,000	5.75%	\$76,043.75	
11/01/48				\$66,987.50	\$458,031.25
05/01/49	\$2,330,000	\$335,000	5.75%	\$66,987.50	
11/01/49				\$57,356.25	\$459,343.75
05/01/50	\$1,995,000	\$355,000	5.75%	\$57,356.25	
11/01/50				\$47,150.00	\$459,506.25
05/01/51	\$1,640,000	\$375,000	5.75%	\$47,150.00	
11/01/51				\$36,368.75	\$458,518.75
05/01/52	\$1,265,000	\$400,000	5.75%	\$36,368.75	
11/01/52				\$24,868.75	\$461,237.50
05/01/53	\$865,000	\$420,000	5.75%	\$24,868.75	
11/01/53				\$12,793.75	\$457,662.50
05/01/54	\$445,000	\$445,000	5.75%	\$12,793.75	
Total		\$6,660,000		\$7,374,585.87	\$12,657,892.12

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

	Adopted Budget FY 2024	Proposed Budget FY 2025
<u>Revenues</u>		
Transfer In- General Fund	\$ 50,000	\$ 68,000
Beginning Fund Balance	\$ -	\$ 40,000
Total Revenues	\$ 50,000	\$ 108,000
<u>Expenditures</u>		
Capital Outlay	\$ 10,000	\$ 10,000
Total Expenditures	\$ 10,000	\$ 10,000
Excess Revenues/(Expenditures)	\$ 40,000	\$ 98,000

SECTION V

**PARTIAL ASSIGNMENT AND ASSUMPTION
OF CONSTRUCTION CONTRACT - STONEBRIDGE NORTH**

This Partial Assignment and Assumption of Construction Contract - Stonebridge North (the “Assignment”) is made as of the ____ day of April, 2024, by and between **Clayton Properties Group, Inc.**, a Tennessee corporation, *d/b/a* Highland Homes (“Owner” or “Property Owner”), **Tiger Contracting, LLC**, a Florida limited liability company, (“Contractor”), and the **Chapel Creek Community Development District** (“District”).

Background Information

Owner and Contractor have entered into an EJCDC Standard Form Agreement Between Owner And Contractor For Construction Contract (Stipulated Price), dated as of January 26, 2024, which includes, but is not limited to, Standard General Conditions, Supplementary Conditions, Land Development Specifications, Contractor’s Bid, and Project Schedule (collectively, the “Agreement”), for land development improvements benefitting 148 residential lots in Stonebridge North, on Owner’s 81.14 acre expansion area located in the District (the “Project”). A true and complete copy of the Agreement is attached hereto as **Exhibit “A”**, together with any amendments and change orders thereto, if any.

The Contractor is duly licensed in the state of Florida, qualified to perform the job duties, has all approvals and licenses required by law to construct and complete the Project, and is familiar with Owner’s property. The complete scope of work for the Project is defined in the Agreement as the Land Development Specifications, and more particularly as the *Preliminary Development Plan / Construction Plan & Stormwater Management Plan and Report, Project No. HGH-SP-1002, Version 13.0.1, dated 01/19/2024, prepared by Boyan V. Pargov P.E., Heidt Design, LLC, as approved by Pasco County, 01/29/2024, RESSUB-2022-00103*, prepared by Heidt Design, LLC (“**Project Engineer**”), which include, without limitation, substantial portions of the District’s capital infrastructure improvements plan (“**Infrastructure Improvements**”), as described in the Master Report of District Engineer - Expansion Area, dated January 27, 2023, prepared by Stantec Consulting Services, Inc. (“**District Engineer**”), attached hereto as **Exhibit “B”**. Owner and Contractor desire to bifurcate the Project and assign to the District that portion of the Agreement relating to the District’s Infrastructure Improvements (the “**Work**”); and the District desires to acquire and assume from Owner that portion of the Agreement relating to the Work, pursuant to the terms and conditions set forth in this Assignment.

Now therefore for \$10.00 and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

1. **Background Information and Exhibits.** The foregoing Background Information is hereby incorporated into this Assignment.
2. **Partial Assignment of the Agreement.** Owner hereby assigns and transfers to the District all of Owner’s right, title, interest, and obligations in, to and under the Agreement, as the same relate to the Work. This Assignment expressly excludes all other portions of the Project which are not a part of the Infrastructure Improvements Work, which shall remain the sole obligation of Owner pursuant to the Agreement.

Contractor joins in this Assignment for purposes of (i) consenting to the bifurcation and partial assignment of the Agreement to the District, and (ii) modifying the Agreement pursuant to the terms and conditions of this Assignment.

3. **Partial Assumption of the Agreement.** The District hereby accepts partial assignment of the Agreement and assumes all of Owner's obligations thereunder relating to the Work, subject to the terms and conditions set forth herein and therein.
4. **Compensation.** The parties agree that the compensation to Contractor for the Work assigned and assumed herein is \$7,417,882.00.
5. **Definitions.** Capitalized terms in this Assignment which are not otherwise defined or amended herein shall have the meaning defined in the Agreement, provided, however,
 - a. Capitalized terms herein and in the Agreement shall be read and construed solely in reference to the Work, whenever appropriate. For example, terms defined in the Agreement, such as, but not limited to, the Project, Project Manual, Work, and Application for Payment are limited in application solely to the Work.
 - b. The terms "District" or "CDD" as used in the Agreement shall mean the Chapel Creek Community Development District.
 - c. The term "Owner" as used in the Agreement shall mean the District whenever the context of the Agreement refers in any manner whatsoever to the Infrastructure Improvements.
 - d. The term "Engineer" as used in the Agreement shall, collectively, mean the Project Engineer and the District Engineer.
 - e. The term "Assignment" shall, collectively, mean this Assignment and the Agreement for purposes of contract interpretation.
6. **Shared Role of Project Engineer and District Engineer.** The Project Engineer shall share the role of Project Engineer with the District Engineer in the manner contemplated by the Agreement; provided, however, that the District Engineer shall have final approval over (i) the Work, and (ii) issuance of a certificate for payment for each phase of Work, including the final certificates for final payment and completion.
7. **Payment and Retainage.** Notwithstanding anything in Article 6 (Payment Procedures) of the Agreement to the contrary, including without limitation the Local Government Prompt Payment Act referenced in sub-section 6.02 thereof, Contractor expressly agrees to waive any more restrictive provisions of the Agreement and modify the Payment Procedures for progress payments as follows:

Contractor shall submit applications for payment to the District on a monthly basis. Based upon the applications for payment submitted by Contractor each month and certificates for payment approved by the District Engineer, the District shall make progress payments on account of the compensation due Contractor for the Infrastructure Improvements, for the period ending on the 25th day of each month. Not later than 45 days following the receipt of proper applications for each such

payment, the District shall pay the Contractor the portion of the compensation properly allocable to labor, materials and equipment incorporated in the Work for the period requested. All payments not timely made shall bear interest from thirty (30) days after the due date at the rate of one percent (1.0%) per month on the unpaid balance, in accordance with Section 218.74, Florida Statutes.

8. Funding and Completion of Public Improvements. The District has issued its Chapel Creek Community Development District Special Assessment Bonds, Series 2024 (Series 2024 Project), in the aggregate amount of \$6,660,000 (the “**Series 2024 Bonds**”), which generated construction funds in the approximate amount of \$5,600,780 (the “**Bond Proceeds**”) for payment of all or a substantial portion of the costs of the Infrastructure Improvements. The costs paid with Bond Proceeds shall not exceed the fair market value of such Infrastructure Improvements as determined by the District Engineer. Subject to the payment provisions of this Assignment, and the terms of the Master Indenture and the Supplemental Indenture for the Series 2024 Bonds, the District shall utilize the Bond Proceeds to make all payments due Contractor for the Infrastructure Improvements, until the Bond Proceeds available for such purposes are exhausted. To the extent the Bond Proceeds are insufficient to pay for the Infrastructure Improvements, the Property Owner has executed and delivered to the District a Funding and Completion Agreement (“**Owner Funding Agreement**”), dated as of February 27, 2024, attached hereto as **Exhibit “C”**, for the express purpose of ensuring payment to Contractor for any shortfall (“**Shortfall**”) between the available Bond Proceeds and the amount owed under this Assignment for the Infrastructure Improvements.

9. Owner Responsibility for Payment of the Shortfall Exceeding Bond Proceeds. Property Owner shall at all pertinent times have a continuing obligation under this Assignment to pay or fund the payment of any Shortfall to Contractor, whether such payment is made directly or pursuant to the Owner Funding Agreement; provided, however, that payment for any Shortfall relating to direct purchases made pursuant to this Assignment, shall be made directly to the District. In consideration of the Owner Funding Agreement and to the extent the Bond Proceeds are insufficient to pay the total amount owed hereunder, Contractor agrees that (i) the District shall not be liable or otherwise obligated for payment of any part of the Shortfall, (ii) in the event of a default on payment relating to the Shortfall, Contractor shall look solely to Property Owner for payment, and (iii) the District is hereby released from liability for payment of any Shortfall. This Assignment shall not operate to release Property Owner from liability for payments arising from any Shortfall.

10. Contractor’s Ability to Lien Property Owner’s Private Property.

a. Pursuant to the Agreement, Contractor has obtained and delivered to Property Owner certain payment and performance bonds (“**P & P Bonds**”) for the Infrastructure Improvements Work. Contractor and Property Owner hereby transfer and assign their respective interests in the P & P Bonds to the District, and by assignment thereof, declare that the District shall be substituted as

“Owner” on the P & P Bonds covering the cost of the Infrastructure Improvements.

- b. Property Owner hereby consents to and acknowledges that to the extent the District does not have sufficient proceeds on hand for any payment due Contractor, and Property Owner fails to timely provide the requisite funding to the District or directly pay Contractor for any Shortfall, Contractor shall have the right to a statutory and equitable claim of lien against Property Owner’s abutting private property in the District benefiting from Contractor’s Work. Property Owner represents that copies of all Notices to Owner and recorded liens received, if any, together with all unpaid monthly statements from Contractor to Property Owner have been delivered to the District as of the date of this Assignment; that there are no unpaid amounts owed to Contractor that have not been disclosed to the District. Property Owner knowingly waives any defense that the Work performed by Contractor did not benefit the abutting private property. It shall not be a defense that any claim of lien against Property Owner’s abutting private property is overstated or fraudulent under section 713.31, Florida Statutes.
- c. Within three (3) business days after execution of this Assignment, Contractor shall provide written notice of this Assignment to the surety for the P & P Bond, which shall be in an amount not less than the compensation amount set forth in Section 4 above. The P & P Bond shall conform to the requirements set forth in Section 255.05, Florida Statutes, and include the following language: *“This Bond shall afford claimants thereunder all the rights related thereto, including, but not limited to, the rights to recover attorneys’ fees in the event any claim is made against this bond.”*

11. Temporary Construction Easement and License. Property Owner hereby grants the District and Contractor a temporary non-exclusive easement and license to enter upon Property Owner’s property and perform the Work set forth in this Assignment, wherever such Work is necessary or required. This temporary easement and license shall automatically terminate upon completion of the Infrastructure Improvements pursuant to this Assignment.

12. Sales Tax Exemption. Section 9.12 of the Agreement is hereby amended to include the following:

Upon issuance of the Notice to Proceed, Contractor and Engineer shall meet and identify all Direct Purchase Materials the District will purchase during the course of the Work. All such purchases shall be from vendors specified by and acceptable to the District, and shall be coordinated with Contractor’s Work schedule. All savings realized by the District as a result of such direct purchases shall inure to the benefit of the District, and the compensation amount set forth in Section 4 above shall be reduced by cost of the Direct Purchase Materials, together with the Florida sales tax savings thereon, because the Contractor’s Bid was originally computed on the assumption that materials would be subject to sales tax. The District shall assume the risk of loss for all Direct Purchase Materials upon acceptance of the same, take title of the materials upon delivery to the job site and acceptance thereof, and shall procure

insurance for all materials purchased in the amounts required by Florida law, as applicable.

13. **As-Built Plans.** Within 45 days after substantial completion of the Work, Contractor shall provide the District with two (2) physical copies of “as-built” plans for the Infrastructure Improvements, together with an electronic copy of such plans in a CAD or other format compatible with industry standards delivered to the District Engineer.
14. **Insurance.** Contractor shall deliver to the District proof of insurance required by the Agreement and naming the District as an “Additional Insured” under such policies.
15. **Indemnification.** Contractor hereby affirms the indemnification provisions of the Agreement shall run to the District, as if the District were originally named as the indemnitee therein, including the limitation provisions expressly stated therein. Contractor further agrees that nothing herein shall constitute or be construed as a waiver of the District’s limitations on liability contained in Section 768.28, Florida Statutes, or other statute or law; that any subcontractor retained by the Contractor shall acknowledge the same in writing.
16. **Notice.** Whenever notice is required to be provided under this Assignment, the notice shall be sent to the following:

To the District:

Chapel Creek Community Development District
c/o Government Management Services – Central Florida
219 E. Livingston Street
Orlando, FL 32801
Attn: Jill Burns, District Manager
jburns@gmscfl.com

With a copy to:

Straley Robin Vericker
1510 W. Cleveland Street
Tampa, FL 33634
Attn: Tracy J. Robin, District Counsel
trobin@srvlegal.com

To the Owner:

Clayton Properties, Group, Inc.
3020 S. Florida Avenue, Suite 101
Lakeland, FL 33803
Attn: D. Joel Adams, VP
j.adams@highlandhomes.org
Attn: Milton Andrade, VP
m.andrade@highlandhomes.org

To the **Contractor:**
Tiger Contracting, LLC
2830 Duane Field Road
Lakeland, FL 33811
Attn: Howard Bayless
howard@blusteeldev.com

To the **Project Engineer:**
Heidt Design, LLC
5904-A Hampton Oaks Parkway
Tampa, FL 33610
Attn: Boyan Pargov P.E.
boyanp@heidtdesign.com

To the **District Engineer:**
Stantec Consulting Services, Inc.
777 S. Harbor Island Boulevard, Suite 600,
Tampa, Florida 33602
Attn: Tonja Stewart, P.E.
Tonja.Stewart@stantec.com

17. Relationship Between the Parties. It is understood that the Contractor is an independent contractor and shall perform the services contemplated under this Assignment. As an independent contractor, nothing in this Assignment shall be deemed to create a partnership, joint venture, or employer-employee relationship between the Contractor and the District. The Contractor shall not have the right to make any contract or commitments for, or on behalf of, the District without the prior written approval of the District. The Contractor assumes full responsibility for the payment and reporting of all local, state, and federal taxes and other contributions imposed or required of the Contractor during the performance of services to the District.

18. Conflicts. In the event of any conflict between the terms of this Assignment and the Agreement, the terms of this Assignment shall take priority and be deemed controlling.

19. Trench Safety. Pursuant to Section 553.60, Florida Statutes, and in the event that the Work requires excavation to exceed a depth of 5 feet:

- a. The Contractor shall provide at the time of the execution of this Assignment the following:
 - i. A reference to the trench safety standards that will be in effect during the performance of the Work. If any geotechnical information is available from the Contractor, or otherwise, the contractor performing trench excavation shall consider this information in the contractor's design of the trench safety system which it will employ.

- ii. Written assurance by the contractor performing the trench excavation that such contractor will comply with the applicable trench safety standards.
 - iii. A separate item identifying the cost of compliance, already included in the compensation, with the applicable trench safety standards.
- b. Further, Contractor agrees that it shall comply with the excavation safety standards and adhere to any special shoring requirements, if any, of the state or other political subdivisions which may be applicable.

20. No Waiver. The failure of the District to enforce at any time or for any period of time any one or more of the provisions of this Assignment shall not be construed to be and shall not be a waiver of any such provision or provisions or of its rights thereafter to enforce each and every such provision.

21. Counterparts. This Assignment may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

22. Entire Agreement. This Assignment contains the entire agreement and neither party is to rely upon any oral representations made by the other party, except as set forth in this Assignment.

[signature page to follow]

IN WITNESS WHEREOF the undersigned have executed this Assignment as of the date and year first written above.

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

D. Joel Adams
Vice President

Tiger Contracting, LLC,
a Florida limited liability company

Name: Howard Bayless
Title: _____

**Chapel Creek
Community Development District**

Brian Walsh
Chairman of the Board of Supervisors

EXHIBIT "A"

EJCDC Standard Form of Agreement Between Owner and Contractor for Construction Contract
(Stipulated Price)

EXHIBIT “B”

Chapel Creek Community Development District
Report of District Engineer Capitol Improvement Revenue Bonds Series 2021,
dated December 17, 2020, prepared by Stantec Consulting Services, Inc.

EXHIBIT “C”

Property Owner’s Funding and Completion Agreement

SECTION VI

SECTION C

Chapel Creek CDD

Field Management Report



April 3rd, 2023

Allen Bailey

Field Manager

GMS

Complete

Flowmeter



✚ The flowmeter was found not reading the flow of the pool. This has been corrected to prevent any future issues.

District landscape



✚ The installation of new plants in open areas around the amenity has improved the overall appearance.

Complete

Amenity Restrooms



- ✚ The amenity restroom was found in a very unclean state from vandalism.
- ✚ The janitorial vendor was able to get everything cleaned and back to normal.

Drain Socks

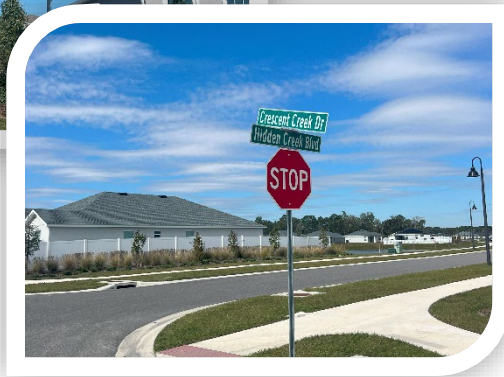
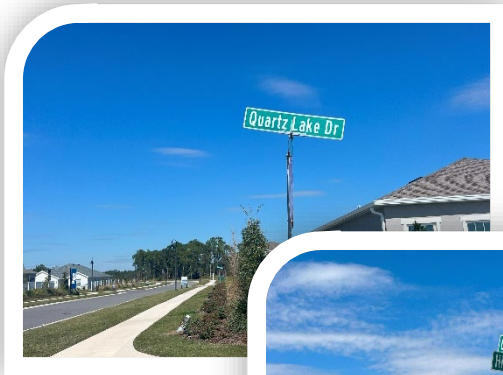


- ✚ Drain Socks from construction were left on Clifton Down Dr and the beginning part of Bellington Blvd.
- ✚ These have been removed to prevent issues.

Complete

Street Signs

- ✚ Street signs were straightened after being found leaning in various areas of the district.



Conclusion

For any questions or comments regarding the above information, please contact me by phone at 407-460-4424, or by email at abailey@gmscfl.com. Thank you.

Respectfully,
Allen Bailey

SECTION 1

SECTION (a)

Bandu LLC.

5202 17th st
Zephyrhills, FL.
33542
7278091010
Bandullc@yahoo.com

SWIMMING POOL MAINTENANCE
AND CLEANING QUOTE.

EST0049

DATE

Mar 16, 2024

TOTAL

USD \$2,450.00

TO

Chapel Creek CDD.

6405 Clifton Down Dr. Zephyrhills, FL 33541.
abailey@gmscfl.com

DESCRIPTION	RATE	QTY	AMOUNT
Pool service for 61000 gallons swimming pool, 3 days/week. \$2450/month.	\$2,450.00	1	\$2,450.00

All pool service includes chemical, chemical pumps and controller. Any repairs to chemical pump and controller will be at no cost to HOA or CDD. Chemical pump and Controller belongs to Bandu LLC. Any repairs will be \$125/hour plus parts. All pool repairs will be done only with management approval. All repairs will have no mark ups on parts, only labor. Pool service for this facility will include blowing the deck and pool deck trash pickup. This is not an invoice, it's only a proposal.

SUBTOTAL	\$2,450.00
TAX (7%)	\$0.00
TOTAL	USD \$2,450.00

SECTION (b)



FL Contractors License CPC1459240

COMMERCIAL POOL SERVICE AGREEMENT

Chapel Creek CDD
6405 Clifton Down Dr.
Zephyrhills, Fl 33541
Date 3/17/2024

For and in consideration of the charges stated below, Cooper Pools Inc. agrees to furnish the below described pool service at the above address. The customer, by subscribing to this proposal, agrees to the terms, and to the amount and time payment for this service.

SERVICE TO BE PROVIDED: COMMERCIAL POOL SERVICE and Fountains

On each day of service at the pool, the following will be performed by a pool cleaning technician as necessary:

1. Tile will be cleaned as needed.
2. Surface will be skimmed, and floating debris will be removed.
3. Walls and floor will be brushed as necessary to remove algae.
4. Water chemistry will be checked and brought into proper balance.
5. Strainer baskets will be emptied, as necessary.
6. Filters will be cleaned as necessary to insure proper filtration of pool.
7. Pool floor will be netted to remove debris and vacuumed as needed.
8. Equipment will be inspected, and any necessary repairs will be reported to the management company and referred to the repair department for repair by a licensed service repair technician.
9. Blow off deck, and pick up trash as needed
10. Maintain daily health log and computer.

CONTRACTOR will provide chlorine, muriatic acid or soda ash to maintain pH, sodium bicarbonate to maintain Total Alkalinity, Cyanuric Acid to stabilize and calcium chloride to maintain Calcium level. Special chemical additives such as Algaecides or Sequestering Agents may be added as necessary at additional **cost to the customer**.

We strive to maintain all of our clients pools with 100% quality year round, Cooper pools reserves the right to change service days during certain times of the year such as leaf and pollen season, rainy season or after named storms.

CUSTOMER is required to test water on non-service days per Florida Department of Health. Cooper Pools will also offer to test water on non service days for \$40 per visit.

**RATE for Commercial Service at;
6405 Clifton Down Dr. pool 61,000 gal**

Options

1) **3 visits-per-week service for pools. M-W-F** year round \$1750 mth

Option Chosen _____

- A) **An additional fee** may be charged in the event that circumstances such as extreme weather or vandalism, warrant labor or chemicals that exceed normal maintenance levels. Mechanical repairs and work that is not considered routine maintenance will be billed at a labor rate of \$180 per hour.
- B) **Non service days per calendar year; Thanksgiving day, Christmas day, New Years day, 2 days in February (Friday+Saturday) for annual state training**
- C) **PAYMENT:** Billing for maintenance service will be sent on the first of each month and payment is due within 30 days. If payment is not made by the due date, a late fee of 5% per each 30 days will be assessed. If payments are not made within 5 days after the due date, contractor reserves the right to cancel service without written notice. Special services and repair work are billed at an additional charge. There will be a \$35 charge on all returned checks. Customer agrees to satisfy any outstanding charges due for services performed prior to date of termination of service. Customer reserves right to cancel this agreement for any reason upon 30 days written notice.

Property Service Address: **6405 Clifton Down Dr, Zephyrhills, Fl 33541**

- Email: Abailey@gmscfl.com
- Name: Allen Bailey
- Phone Number: 1-407-460-4424
- Signature: _____
- Date: _____

Days M-W-F start date 04/01/2024

Offered by;

Robert "Bob" Bowling

VP of Operations

Cooper Pools Inc 1-844-766-5256 Office

SECTION (c)



Custom Quote for commercial pool services:

Chapel Creek CDD

Take a look at some of the commercial pool services we offer:

- **Pool Management:** In addition to facility maintenance, pool opening and closing, pool cleaning and service, Totally Blu will provide you with highly trained technicians to manage and oversee your pool.
- **Pool Service Plan:** Our commercial pool service plan provides all of the above pool management, except for opening and closings
- **Pool Cleaning:** Get your pool ready for the summer season with our thorough 3x weekly pool cleaning services.

Quote:

Commercial Pool Cleaning and Maintenance

3 weekly cleanings

All filter maintenance and cleanings by Totally Blu

Check all fittings for leaks, clean tile, skim, vacuum and brush the pool

All logs are submitted by Pool Trac with date and time stamped reports emailed to management

All required chemicals to meet health code and keep pool clear of debris and contamination

Monthly cost is \$900.00 dollars due the first of the month.



Waldon Woods commercial in Plant City Fl

At Totally Blu Full Service Pools, we specialize in servicing commercial swimming pools in and around Tampa Bay for the past 17 years. We provide our services for commercial pools such as subdivision pools, hotels, condominiums, daycare facilities, hospitals, indoor pools, and other public swimming pools. We realize each commercial pool is unique, and we will develop a service plan to meet your specific needs.

SECTION D

SECTION 1

**Chapel Creek
Community Development District**
Check Register Summary & ACH Debit Summary
February 1, 2024 through February 29, 2024

Fund	Date	Check #'s/Vendor	Amount
<u>Check Register</u>			
<i>General Fund- Regions (GMS Operating)</i>			
	2/8/24	424-428	\$ 19,404.70
	2/28/24	429-432	\$ 17,737.78
Total Check Register			\$ 37,142.48

<u>ACH Debit</u>			
<i>General Fund- Regions (GMS Operating)</i>			
	2/5/24	Duke Energy	\$ 3,537.46
	2/12/24	Pasco County Utilities	\$ 57.72
	2/14/24	Pasco County Utilities	\$ 153.11
	2/15/24	Duke Energy	\$ 5,104.09
	2/20/24	Duke Energy	\$ 488.89
	2/20/24	Spectrum	\$ 182.97
Total ACH Debit			\$ 9,524.24
Total Check Register & ACH Debit			\$ 46,666.72

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/08/24	00043	12/14/23	30001	202312	330	53800	48500			*	110.00		
									PEST CONTROL OCT-DEC				
		1/17/24	30659	202401	330	53800	48500			*	160.00		
									PEST CONTROL JAN-MAR				
									ALL AMERICAN LAWN & TREE SPECIALIST			270.00	000424
2/08/24	00031	1/17/24	24900	202401	320	53800	46200			*	14,800.00		
									LANDSCAPE MAINT JAN24				
		2/07/24	24935	202402	320	53800	47300			*	859.70		
									IRRIGATION MAINT				
									CARDINAL LANDSCAPING SERVICES			15,659.70	000425
2/08/24	00008	12/31/23	179	202312	320	53800	46000			*	190.00		
									GENERAL MAINT DEC23				
		12/31/23	180	202312	320	53800	49500			*	1,045.00		
									HOLIDAY DECOR PHASE 2				
									GMS-CENTRAL FLORIDA, LLC			1,235.00	000426
2/08/24	00020	2/01/24	2954	202401	330	53800	48100			*	700.00		
									JANITORIAL SVC JAN24				
		2/01/24	2955	202401	330	53800	48100			*	540.00		
									DOG STATIONS JAN24				
									JAYMAN ENTERPRISES, LLC			1,240.00	000427
2/08/24	00022	2/03/24	10025	202402	330	53800	48400			*	1,000.00		
									POOL SERVICES FEB24				
									SUNCOAST POOL SERVICE			1,000.00	000428
2/28/24	00043	9/21/23	27749	202309	330	53800	48500			*	110.00		
									PEST CONTROL JUL-SEP 23				
		1/15/24	30575	202402	330	53800	48500			*	120.00		
									PEST CONTROL JAN-MAR				
									ALL AMERICAN LAWN & TREE SPECIALIST			230.00	000429
2/28/24	00015	2/01/24	INV-0168	202402	320	53800	47000			*	1,864.00		
									POND MAINTENANCE				
									AQUAGENIX			1,864.00	000430
2/28/24	00031	2/22/24	24954	202402	320	53800	47300			*	594.78		
									IRRIGATION REPAIR				
		2/22/24	24963	202402	320	53800	46200			*	14,800.00		
									LANDSCAPE MAINT. 02/2024				
									CARDINAL LANDSCAPING SERVICES			15,394.78	000431
2/28/24	00019	2/08/24	24127	202401	310	51300	31500			*	249.00		
									ATTORNEY FEES 02/2024				
									STRALEY ROBIN VERICKER			249.00	000432

TOTAL FOR BANK A 37,142.48

CHCR CHAPEL CREEK HHENRY

CHECK DATE	VEND#INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNTCHECK..... AMOUNT #
TOTAL FOR REGISTER							37,142.48	

CHCR CHAPEL CREEK HHENRY

SECTION 2

Chapel Creek
Community Development District

Unaudited Financial Reporting
February 28, 2024



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12	<hr/>	Assessment Receipt Schedule

Chapel Creek
Community Development District
Combined Balance Sheet
February 28, 2024

	General Fund	Series 2006 Debt Service Fund	Series 2021 Debt Service Fund	Series 2024 Debt Service Fund	Series 2006 Capital Projects Fund	Series 2024 Capital Projects Fund	Totals Governmental Funds
Assets:							
Cash:							
Operating Account	\$ 649,266	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 649,266
Due from General Fund	\$ -	\$ 3,338	\$ 50,961	\$ -	\$ -	\$ -	\$ 54,299
Truist CD- Utilities	\$ 21,537	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,537
Truist CD- Streets/Draining	\$ 43,416	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,416
Investments:							
Series 2006							
Reserve	\$ -	\$ 235,267	\$ -	\$ -	\$ -	\$ -	\$ 235,267
Revenue	\$ -	\$ 384,552	\$ -	\$ -	\$ -	\$ -	\$ 384,552
Prepayment	\$ -	\$ 23,450	\$ -	\$ -	\$ -	\$ -	\$ 23,450
Construction	\$ -	\$ -	\$ -	\$ -	\$ 17,955	\$ -	\$ 17,955
Series 2021							
Reserve	\$ -	\$ -	\$ 205,337	\$ -	\$ -	\$ -	\$ 205,337
Revenue	\$ -	\$ -	\$ 453,378	\$ -	\$ -	\$ -	\$ 453,378
Prepayment	\$ -	\$ -	\$ 596,012	\$ -	\$ -	\$ -	\$ 596,012
Series 2024							
Reserve	\$ -	\$ -	\$ -	\$ 461,869	\$ -	\$ -	\$ 461,869
Interest	\$ -	\$ -	\$ -	\$ 249,617	\$ -	\$ -	\$ 249,617
Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,600,781	\$ 5,600,781
Cost of Issuance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500	\$ 2,500
Total Assets	\$ 714,219	\$ 646,607	\$ 1,305,688	\$ 711,486	\$ 17,955	\$ 5,603,281	\$ 8,999,236
Liabilities:							
Accounts Payable	\$ 21,186	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,186
Accrued Expenses	\$ 15,820	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,820
Due to Debt Service	\$ 54,299	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,299
Due to Other	\$ 80	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80
Due to Developer- Utilities	\$ 21,537	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,537
Due to Developer- Streets/Draining	\$ 43,416	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,416
Total Liabilities	\$ 156,338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 156,338
Fund Balance:							
Nonspendable:							
Prepaid Items	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Restricted for:							
Debt Service - Series 2006	\$ -	\$ 646,607	\$ -	\$ -	\$ -	\$ -	\$ 646,607
Debt Service - Series 2021	\$ -	\$ -	\$ 1,305,688	\$ -	\$ -	\$ -	\$ 1,305,688
Debt Service - Series 2024	\$ -	\$ -	\$ -	\$ 711,486	\$ -	\$ -	\$ 711,486
Capital Projects - Series 2006	\$ -	\$ -	\$ -	\$ -	\$ 17,955	\$ -	\$ 17,955
Capital Projects - Series 2024	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,603,281	\$ 5,603,281
Unassigned	\$ 557,881	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 557,881
Total Fund Balances	\$ 557,881	\$ 646,607	\$ 1,305,688	\$ 711,486	\$ 17,955	\$ 5,603,281	\$ 8,842,898
Total Liabilities & Fund Balance	\$ 714,219	\$ 646,607	\$ 1,305,688	\$ 711,486	\$ 17,955	\$ 5,603,281	\$ 8,999,236

Chapel Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/24	Thru 02/28/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 726,250	\$ 703,471	\$ 703,471	\$ -
Assessments - Direct Bill	\$ 21,364	\$ 14,116	\$ 14,116	\$ -
Other Income	\$ -	\$ -	\$ 30	\$ 30
Total Revenues	\$ 747,615	\$ 717,587	\$ 717,617	\$ 30

Expenditures:

General & Administrative:

Supervisors Fees	\$ 12,000	\$ 5,000	\$ 800	\$ 4,200
District Management	\$ 42,000	\$ 17,500	\$ 17,500	\$ -
District Engineer	\$ 10,000	\$ 4,167	\$ 257	\$ 3,910
Disclosure Report	\$ 6,500	\$ 2,708	\$ 3,308	\$ (600)
Trustee Fees	\$ 8,500	\$ 3,030	\$ 3,030	\$ -
Property Appraiser Fee	\$ 150	\$ 63	\$ -	\$ 63
Assessment Roll	\$ 6,500	\$ 6,500	\$ 6,500	\$ -
Auditing Services	\$ 3,950	\$ 1,646	\$ -	\$ 1,646
Arbitrage Rebate Calculation	\$ 1,300	\$ 542	\$ -	\$ 542
Public Officials Liability Insurance	\$ 3,007	\$ 3,007	\$ 2,788	\$ 219
Legal Advertising	\$ 3,000	\$ 1,250	\$ -	\$ 1,250
Dues, License, & Subscriptions	\$ 175	\$ 175	\$ 175	\$ -
Postage & Delivery	\$ 500	\$ 208	\$ 373	\$ (164)
Copies	\$ 150	\$ 63	\$ -	\$ 63
Office Supplies	\$ 150	\$ 63	\$ 4	\$ 58
ADA Website Compliance	\$ 2,000	\$ 2,000	\$ 1,538	\$ 463
Information Technology	\$ 1,350	\$ 563	\$ 563	\$ -
District Counsel	\$ 15,000	\$ 6,250	\$ 3,084	\$ 3,167
Total General & Administrative	\$ 116,232	\$ 54,733	\$ 39,919	\$ 14,814

Operations & Maintenance

Field Expenditures

Field Management	\$ 16,538	\$ 6,891	\$ 6,891	\$ (0)
Utility Services- Electric	\$ 25,000	\$ 10,417	\$ 4,351	\$ 6,066
Utility Services- Streetlights	\$ 110,000	\$ 45,833	\$ 39,053	\$ 6,781
Street Light Repair	\$ 10,000	\$ 4,167	\$ 2,670	\$ 1,497
Aquatic Maintenance	\$ 26,868	\$ 11,195	\$ 9,320	\$ 1,875
General Liability Insurance	\$ 3,056	\$ 3,056	\$ 2,834	\$ 222
Property Insurance	\$ 5,021	\$ 5,021	\$ 7,150	\$ (2,129)
Landscape Maintenance	\$ 185,000	\$ 77,083	\$ 72,650	\$ 4,433
Field Repairs & Maintenance	\$ 12,500	\$ 5,208	\$ 3,655	\$ 1,553
Holiday Decorations	\$ 2,000	\$ 833	\$ 2,726	\$ (1,892)
Irrigation Maintenance	\$ 6,000	\$ 2,500	\$ 1,454	\$ 1,046
Landscape Enhancements & Replacement	\$ 35,000	\$ 14,583	\$ -	\$ 14,583
Field Contingency	\$ 7,500	\$ 3,125	\$ 554	\$ 2,572
Subtotal Field Expenditures	\$ 444,483	\$ 189,913	\$ 153,307	\$ 36,606

Chapel Creek

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2024

	Adopted	Prorated Budget	Actual		
	Budget	Thru 02/28/24	Thru 02/28/24	Variance	
Amenity Expenditures					
Utility Services- Electric	\$ 11,000	\$ 4,583	\$ 2,648	\$ 1,935	
Utility Services- Water & Sewer	\$ 5,500	\$ 2,292	\$ 1,248	\$ 1,044	
Amenity Access Management	\$ 7,500	\$ 3,125	\$ 3,125	\$ -	
Amenity Maintenance & Repair	\$ 10,000	\$ 4,167	\$ 195	\$ 3,972	
Janitorial Services & Pet Waste Stations	\$ 19,080	\$ 7,950	\$ 6,450	\$ 1,500	
Pool Service Contract	\$ 12,000	\$ 5,000	\$ 5,000	\$ -	
Security	\$ 10,000	\$ 4,167	\$ 645	\$ 3,521	
Internet	\$ 3,000	\$ 1,250	\$ 895	\$ 355	
Pest Control Services	\$ 1,320	\$ 550	\$ 660	\$ (110)	
Shade Structure	\$ 50,000	\$ 20,833	\$ -	\$ 20,833	
Miscellaneous Contingency	\$ 7,500	\$ 3,125	\$ 8,355	\$ (5,230)	
Subtotal Amenity Expenditures	\$ 136,900	\$ 57,042	\$ 29,221	\$ 27,821	
Total Operations & Maintenance	\$ 581,383	\$ 246,954	\$ 182,528	\$ 64,427	
Total Expenditures	\$ 697,615	\$ 301,688	\$ 222,447	\$ 79,241	
Excess (Deficiency) of Revenues over Expenditures	\$ 50,000		\$ 495,170		
<i>Other Financing Sources/(Uses):</i>					
Transfer In/(Out)	\$ (50,000)	\$ -	\$ -	\$ -	
Total Other Financing Sources/(Uses)	\$ (50,000)	\$ -	\$ -	\$ -	
Net Change in Fund Balance	\$ (0)		\$ 495,170		
Fund Balance - Beginning	\$ -		\$ 62,710		
Fund Balance - Ending	\$ (0)		\$ 557,881		

Chapel Creek
Community Development District
Capital Reserve Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2024

	Adopted Budget	Prorated Budget Thru 02/28/24	Actual Thru 02/28/24	Variance
Revenues				
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Capital Outlay	\$ 10,000	\$ 7,143	\$ -	\$ 7,143
Total Expenditures	\$ 10,000	\$ 7,143	\$ -	\$ 7,143
Excess (Deficiency) of Revenues over Expenditures	\$ (10,000)		\$ -	
Other Financing Sources/(Uses)				
Transfer In/(Out)	\$ 50,000	\$ -	\$ -	\$ -
Total Other Financing Sources (Uses)	\$ 50,000	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ 40,000		\$ -	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ 40,000		\$ -	

Chapel Creek
Community Development District
Debt Service Fund Series 2006
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2024

	Adopted Budget	Prorated Budget Thru 02/28/24	Actual Thru 02/28/24	Variance
Revenues:				
Assessments /Other Income	\$ 199,058	\$ 192,142	\$ 192,142	\$ -
Interest	\$ -	\$ -	\$ 14,168	\$ 14,168
Miscellaneous Incoe	\$ -	\$ -	\$ 8,262	\$ 8,262
Total Revenues	\$ 199,058	\$ 192,142	\$ 214,572	\$ 22,430
Expenditures:				
Debt Service Obligation	\$ 199,058	\$ 199,058	\$ 294,800	\$ (95,742)
Total Expenditures	\$ 199,058	\$ 199,058	\$ 294,800	\$ (95,742)
Excess (Deficiency) of Revenues over Expenditures	\$ -		\$ (80,228)	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ (4,910)	\$ (4,910)
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ (4,910)	\$ (4,910)
Net Change in Fund Balance	\$ -		\$ (85,138)	
Fund Balance - Beginning	\$ -		\$ 731,745	
Fund Balance - Ending	\$ -		\$ 646,607	

Chapel Creek
Community Development District
Debt Service Fund Series 2021
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2024

	Adopted Budget	Prorated Budget Thru 02/28/24	Actual Thru 02/28/24	Variance
Revenues:				
Assessments - Tax Roll	\$ 446,137	\$ 430,635	\$ 430,635	\$ -
Assessments - Lot Closings	\$ -	\$ -	\$ 594,217	\$ 594,217
Interest	\$ 5,000	\$ 2,083	\$ 12,763	\$ 10,679
Total Revenues	\$ 451,137	\$ 432,718	\$ 1,037,615	\$ 604,897
Expenditures:				
Interest - 11/1	\$ 145,863	\$ 145,863	\$ 145,863	\$ -
Special Call- 11/1	\$ -	\$ -	\$ 870,000	\$ (870,000)
Special Call- 2/1	\$ -	\$ -	\$ 5,000	\$ (5,000)
Interest- 2/1	\$ -	\$ -	\$ 50	\$ (50)
Principal - 5/1	\$ 170,000	\$ -	\$ -	\$ -
Interest - 5/1	\$ 145,863	\$ -	\$ -	\$ -
Total Expenditures	\$ 461,725	\$ 145,863	\$ 1,020,913	\$ (875,050)
Excess (Deficiency) of Revenues over Expenditures	\$ (10,588)		\$ 16,702	
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (10,588)		\$ 16,702	
Fund Balance - Beginning	\$ 436,080		\$ 1,288,986	
Fund Balance - Ending	\$ 425,492		\$ 1,305,688	

Chapel Creek

Community Development District

Debt Service Fund Series 2024

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending February 28, 2024

	Adopted	Prorated Budget	Actual	
	Budget	Thru 02/28/24	Thru 02/28/24	Variance
Revenues:				
Assessments - Tax Roll	\$ -	\$ -	\$ -	\$ -
Interest	\$ -	\$ -	\$ -	\$ -
Total Revenues	\$ -	\$ -	\$ -	\$ -
Expenditures:				
Principal - 5/1	\$ -	\$ -	\$ -	\$ -
Interest - 5/1	\$ -	\$ -	\$ -	\$ -
Total Expenditures	\$ -	\$ -	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ -	\$ -	\$ -	\$ -
Other Financing Sources/(Uses):				
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -
Bond Proceeds	\$ -	\$ -	\$ 711,486	\$ -
Total Other Financing Sources/(Uses)	\$ -	\$ -	\$ 711,486	\$ -
Net Change in Fund Balance	\$ -	\$ -	\$ 711,486	
Fund Balance - Beginning	\$ -		\$ -	
Fund Balance - Ending	\$ -		\$ 711,486	

Chapel Creek
Community Development District
Capital Projects Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending February 28, 2024

	Series 2006	Series 2024
Revenues		
Interest	\$ 307	\$ -
Total Revenues	\$ 307	\$ -
Expenditures:		
Capital Outlay	\$ -	\$ -
Total Expenditures	\$ -	\$ -
Excess (Deficiency) of Revenues over Expenditures	\$ 307	\$ -
Other Financing Sources/(Uses)		
Transfer In/(Out)	\$ 4,910	\$ -
Bond Proceeds	\$ -	\$ 5,923,456
Underwriters Discount	\$ -	\$ (186,975)
Cost of Issuance	\$ -	\$ (133,200)
Total Other Financing Sources (Uses)	\$ 4,910	\$ 5,603,281
Net Change in Fund Balance	\$ 5,217	\$ 5,603,281
Fund Balance - Beginning	\$ 12,738	\$ -
Fund Balance - Ending	\$ 17,955	\$ 5,603,281

Chapel Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Assessments - Tax Roll	\$ -	\$ 79,285	\$ 613,295	\$ 6,725	\$ 4,167	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 703,471
Assessments - Direct Bill	\$ 9,411	\$ -	\$ -	\$ -	\$ 4,705	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,116
Other Income	\$ -	\$ -	\$ -	\$ -	\$ 30	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30
Total Revenues	\$ 9,411	\$ 79,285	\$ 613,295	\$ 6,725	\$ 8,902	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 717,617
Expenditures:													
General & Administrative:													
Supervisors Fees	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
District Management	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,500
District Engineer	\$ -	\$ -	\$ 257	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 257
Disclosure Report	\$ 1,042	\$ 542	\$ 542	\$ 642	\$ 542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,308
Trustee Fees	\$ 3,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,030
Property Appraiser Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Assessment Roll	\$ 6,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,500
Auditing Services	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Arbitrage Rebate Calculation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Officials Liability Insurance	\$ 2,788	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,788
Legal Advertising	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Dues, License, & Subscriptions	\$ 175	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 175
Postage & Delivery	\$ 71	\$ 214	\$ 67	\$ 14	\$ 7	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 373
Copies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Office Supplies	\$ 0	\$ 3	\$ 0	\$ 0	\$ 0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4
ADA Website Compliance	\$ 1,538	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,538
Information Technology	\$ 113	\$ 113	\$ 113	\$ 113	\$ 113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 563
District Counsel	\$ 726	\$ 2,109	\$ -	\$ 249	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,084
Total General & Administrative	\$ 20,282	\$ 6,479	\$ 4,479	\$ 4,517	\$ 4,162	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,919
Operations & Maintenance													
Field Expenditures													
Field Management	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ 1,378	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,891
Utility Services- Electric	\$ 842	\$ 1,134	\$ 895	\$ 808	\$ 672	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,351
Utility Services- Streetlights	\$ 7,826	\$ 7,826	\$ 7,826	\$ 7,787	\$ 7,787	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 39,053
Street Light Repair	\$ -	\$ -	\$ -	\$ -	\$ 2,670	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,670
Aquatic Maintenance	\$ 1,864	\$ 1,864	\$ 1,864	\$ 1,864	\$ 1,864	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,320
General Liability Insurance	\$ 2,834.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,834
Property Insurance	\$ 7,150.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,150
Landscape Maintenance	\$ 14,800	\$ 14,800	\$ 13,450	\$ 14,800	\$ 14,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 72,650
Field Repairs & Maintenance	\$ 523	\$ 582	\$ 190	\$ 2,361	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,655
Holiday Decorations	\$ -	\$ 1,681	\$ 1,045	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,726
Irrigation Maintenance	\$ -	\$ -	\$ -	\$ -	\$ 1,454	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,454
Landscape Enhancements & Replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Field Contingency	\$ 554	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 554
Subtotal Field Expenditures	\$ 37,771	\$ 29,265	\$ 26,648	\$ 28,998	\$ 30,625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 153,307

Chapel Creek
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Amenity Expenditures													
Utility Services- Electric	\$ 525	\$ 484	\$ 449	\$ 502	\$ 688	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,648
Utility Services- Water & Sewer	\$ 299	\$ 268	\$ 235	\$ 211	\$ 236	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,248
Amenity Access Management	\$ 625	\$ 625	\$ 625	\$ 625	\$ 625	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,125
Amenity Maintenance & Repair	\$ -	\$ -	\$ 195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 195
Janitorial Services & Pet Waste Stations	\$ 1,240	\$ 1,490	\$ 1,240	\$ 1,240	\$ 1,240	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,450
Pool Service Contract	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000
Security	\$ -	\$ -	\$ -	\$ -	\$ 645	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 645
Internet	\$ 178	\$ 178	\$ 178	\$ 178	\$ 183	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 895
Pest Control Services	\$ 160	\$ 110	\$ 110	\$ 160	\$ 120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 660
Shade Structure	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Contingency	\$ 39	\$ 39	\$ 92	\$ 38	\$ 8,146	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,355
Subtotal Amenity Expenditures	\$ 4,066	\$ 4,194	\$ 4,124	\$ 3,954	\$ 12,883	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,221
Total Operations & Maintenance	\$ 41,836	\$ 33,459	\$ 30,772	\$ 32,952	\$ 43,508	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 182,528
Total Expenditures	\$ 62,119	\$ 39,938	\$ 35,251	\$ 37,469	\$ 47,670	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 222,447
Excess (Deficiency) of Revenues over Expenditures	\$ (52,708)	\$ 39,347	\$ 578,044	\$ (30,745)	\$ (38,768)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 495,170
Other Financing Sources/Uses:													
Transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Other Financing Sources/Uses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Change in Fund Balance	\$ (52,708)	\$ 39,347	\$ 578,044	\$ (30,745)	\$ (38,768)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 495,170

Chapel Creek

Community Development District

Long Term Debt Report

Series 2006A Special Assessment Bonds	
Interest Rate:	5.500%
Maturity Date:	5/1/2038
Optional Redemption Date	5/1/2016
Reserve Fund Definition:	MADS
Reserve Fund Requirement:	\$471,382
Reserve Fund Balance:	\$235,267
Bonds outstanding -09/30/2019	\$9,065,000
Optional Payment 6/1/2023	(\$3,705,000)
Current Bonds Outstanding	\$5,360,000

Series 2021 Special Assessment Bonds	
Interest Rate:	2.5-3.550%
Maturity Date:	5/1/2052
Optional Redemption Date	5/1/2031
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$243,689
Reserve Fund Balance:	\$205,337
Bonds outstanding -06/30/21	\$8,730,000
Mandatory Payment 5/1/2023	(\$175,000)
Optional Payment 5/1/2023	(\$375,000)
Current Bonds Outstanding	\$8,180,000

Series 2024 Special Assessment Bonds	
Interest Rate:	4.625-5.8%
Maturity Date:	5/1/2054
Optional Redemption Date	5/1/2034
Reserve Fund Definition:	50% MADS
Reserve Fund Requirement:	\$461,869
Reserve Fund Balance:	\$461,869
Bonds outstanding -02/28/24	\$6,660,000
Current Bonds Outstanding	\$6,660,000

Chapel Creek
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2024

Gross Assessments	\$	775,312.94	\$	211,764.00	\$	474,613.69	\$	1,461,690.63
Net Assessments	\$	728,794.16	\$	199,058.16	\$	446,136.87	\$	1,373,989.19

ON ROLL ASSESSMENTS

Date	Distribution	Gross Amount	Discourt/Penalty	Commission	Interest	Net Receipts	53.04% O&M Portion	14.49% 2006 Debt Service	32.47% 2021 Debt Service	100.00% Total
11/6/23	06/01/2023-11/01/2023	\$2,922.64	(\$153.44)	(\$55.38)	\$0.00	\$2,713.82	\$1,439.47	\$393.17	\$881.18	\$2,713.82
11/14/23	11/01/2023-11/08/2023	\$22,444.64	(\$897.77)	(\$430.94)	\$0.00	\$21,115.93	\$11,200.35	\$3,059.19	\$6,856.38	\$21,115.92
11/20/23	11/09/2023-11/15/2023	\$113,413.13	(\$4,536.45)	(\$2,177.54)	\$0.00	\$106,699.14	\$56,595.58	\$15,458.15	\$34,645.41	\$106,699.14
11/28/24	11/16/2023-11/21/2023	\$20,138.54	(\$805.53)	(\$386.66)	\$0.00	\$18,946.35	\$10,049.56	\$2,744.87	\$6,151.92	\$18,946.35
12/06/23	11/22/2023-11/27/2023	\$38,027.99	(\$1,521.06)	(\$730.13)	\$0.00	\$35,776.80	\$18,976.80	\$5,183.20	\$11,616.79	\$35,776.79
12/06/23	11/28/2023-12/1/2023	\$781,893.17	(\$31,275.05)	(\$15,012.37)	\$0.00	\$735,605.75	\$390,181.51	\$106,571.67	\$238,852.57	\$735,605.75
12/13/23	12/02/2023-12/08/2023	\$12,974.32	(\$399.02)	(\$251.50)	\$0.00	\$12,323.80	\$6,536.82	\$1,785.42	\$4,001.56	\$12,323.80
12/28/23	12/09/2023-12/20/2023	\$391,892.00	(\$11,756.96)	(\$7,602.70)	\$0.00	\$372,532.34	\$197,599.37	\$53,971.02	\$120,961.95	\$372,532.34
01/09/24	12/29/2023-12/31/2023	\$13,337.08	(\$400.11)	(\$258.74)	\$0.00	\$12,678.23	\$6,724.81	\$1,836.77	\$4,116.65	\$12,678.23
02/08/24	1/01/2024-01/31/2024	\$8,197.04	(\$181.44)	(\$160.31)	\$0.00	\$7,855.29	\$4,166.62	\$1,138.04	\$2,550.63	\$7,855.29
TOTAL		\$ 1,405,240.55	\$ (51,926.83)	\$ (27,066.27)	\$ -	\$ 1,326,247.45	\$ 703,470.89	\$ 192,141.50	\$ 430,635.04	\$ 1,326,247.43

97%	Net Percent Collected
\$47,741.74	Balance Remaining to Collect

DIRECT BILL ASSESSMENTS

Clayton Property Group, Inc. 2024-01					
			Net Assessments	\$18,821.54	\$18,821.54
Date Received	Due Date	Check Number	Net Assessed	Amount Received	General Fund
9/30/23	10/1/23	61610	\$9,410.77	\$9,410.77	\$9,410.77
2/16/24	2/1/24	65537	\$4,705.39	\$4,705.39	\$4,705.39
	4/1/24		\$4,705.39		
			\$ 18,821.55	\$ 14,116.16	\$ 14,116.16