

*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 (*budget to be provided under separate cover*)
5. Consideration of Partial Assignment and Assumption of Site Development Proposal Agreement (Stonebridge North) from Highland Homes to the District (*to be provided under separate cover*)
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

*Budget will be
provided under
separate cover.*

SECTION V

*Item will be
provided under
separate cover.*

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
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Check Register

General Fund- Regions (GMS Operating)

2/8/24	424-428	\$	19,404.70
2/28/24	429-432	\$	17,737.78

Total Check Register	\$	37,142.48
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ACH Debit

General Fund- Regions (GMS Operating)

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
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Total Check Register & ACH Debit	\$	46,666.72
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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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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