

Chapel Creek Community Development District

Board of Supervisors' Meeting August 19, 2019

District Office: 5844 Old Pasco Road, Suite 100 Pasco, Florida 33544 813.994.1615

www.chapelcreekcdd.org

Professionals in Community Management

Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

Board of Supervisors	Chip Jones Bob Bishop Milton Andrade Brian Walsh John Blakley	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Jordan Lansford	Rizzetta & Company, Inc.
District Counsel	Tracy Robin	Straley Robin & Vericker
District Engineer	Tonja Stewart	Stantec Consulting Services, Inc.

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

CHAPEL CREEK COMMUNITY DEVEOPMENT DISTRICT DISTRICT OFFICE • 5844 OLD PASCO ROAD • SUITE 100 • WESLEY CHAPEL FL 33544 www.chapelcreekcdd.org

August 8, 2019

Board of Supervisors Chapel Creek Community Development District

AGENDA

Dear Board Members:

The continued meeting of the Board of Supervisors' of the Chapel Creek Community Development District will be held on **Monday, August 19, 2019 at 2:30 p.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The following is the agenda for this meeting:

1. CALL TO ORDER/ROLL CALL

2. AUDIENCE COMMENTS

3. BUSINESS ITEMS

- A. Public Hearing on Fiscal Year 2019/2020 Budget......Tab 1 i. Consideration of Resolution 2019-04; Adopting Fiscal
- B. Public Hearing on Fiscal Year 2019/2020 Assessments......Tab 3
 - Consideration of Resolution 2019-05; Imposing
 - Special Assessments......Tab 4

4. STAFF REPORTS

- A. District Counsel
- B. District Engineer

i.

- C. District Manager
- 5. SUPERVISOR REQUESTS

6. ADJOURNMENT

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,

Jordan Lansford

Jordan Lansford District Manager

cc: Tonja Stewart, Stantec Consulting

Tab 1

Proposed Budget Chapel Creek Community Development District General Fund Fiscal Year 2019/2020

					Projected			
	Chart of Accounts Classification	Actual YTE through 02/28/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments
	REVENUES							
3 14	Special Assessments							
14	Tax Roll*	\$ 103,718		\$ 103,635	\$ 83	\$ 153,590	\$ 49,955	
19	SPE Contributions	\$ 28,000	\$ 93,061	\$ 93,061	\$-	\$ 93,061	\$-	
31 32	TOTAL REVENUES	\$ 131,718	\$ 196,779	\$ 196,696	\$ 83	\$ 246,651	\$ 49,955	
33								
35	Balance Forward from Prior Year	\$ 11,903				\$ 15,000	\$ 3,097	
36 37	TOTAL REVENUES AND BALANCE FORWARD	\$ 143,62				\$ 261,651	\$ 53,052	
38 39	*Allocation of assessments between the Tax Roll an	d Off Roll ar	e estimates only	and subject to ch	ange prior to	certification.		
40	EXPENDITURES - ADMINISTRATIVE							
41 42	Legislative							
43	Supervisor Fees	\$ 3,600	\$ 8,640	\$ 6,000	\$ (2,640)	\$ 7,000	\$ 1,000	Increase match Zephyr Ridge
44 45	Financial & Administrative Administrative Services	¢ 4.07	A 500	¢ 4.500	¢	\$ 4,500	\$ -	
45	District Management	\$ 1,875 \$ 6,667		\$ 4,500 \$ 16,000	\$ - \$ -	\$ 4,500 \$ 17,500	\$ - \$ 1,500	Per Contract Proposed increase \$1500; 9.4%
47	District Engineer	\$ 555	\$ 1,332	\$ 4,000	\$ 2,668	\$ 4,000	\$-	No change
48 49	Disclosure Report Trustees Fees	\$ 5,000 \$ -	\$ 5,000 \$ -	\$ 5,000 \$ 6,000	\$ - \$ 6,000	\$ 5,000 \$ 3,000	\$ - \$ (3,000)	No change
50	Assessment Roll	\$ 5,000			\$ 0,000	\$ 5,000	\$ (3,000) \$ -	Per Contract
51	Financial & Revenue Collections	\$ 1,500			\$ -	\$ 3,600	\$ -	Per Contract
52 53	Accounting Services Auditing Services	<u>\$ 5,417</u> \$ -	\$ 13,000 \$ -	\$ 13,000 \$ 4,500		\$ 14,400 \$ 4,800	\$ 1,400 \$ 300	Per Contract Per contract
54	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 650	\$ 650	\$ 650	\$ -	
59	Public Officials Liability Insurance	\$ 2,250				\$ 2,475	\$ 225	Increase per EGIS fees
60 62	Legal Advertising Dues, Licenses & Fees	\$ 31 ² \$ 175	\$ 746 \$ 420		\$ 454 \$ (220)	\$ 1,200 \$ 200	<u>\$</u> - \$-	No change No change
65	ADA Website Compliance	\$-	\$-	\$ -	\$ -	\$ 7,500	\$ 7,500	New Line Item- rough est. option #1 with ADASC highest
66 67	Website Hosting, Maintenance, Backup (and Email) Legal Counsel	\$ 500	\$ 1,200	\$ 1,200	\$-	\$ 2,100	\$ 900	Per Contract
68	District Counsel	\$ 3,438	\$ 8,251	\$ 15,000	\$ 6,749	\$ 12,000	\$ (3,000)	No change
73				A A A A A A A A A A				
74 75	Administrative Subtotal	\$ 36,288	\$ 69,940	\$ 88,100	\$ 18,160	\$ 94,925	\$ 6,825	
76	EXPENDITURES - FIELD OPERATIONS							
77 90	Electric Utility Services							
90 91	Electric Utility Services Utility Services	\$ 4,384				\$ 10,500	\$ 6,500	Additional Lighting Dog Park, Playground?
90 91 92	Utility Services Street Lights	\$ 832	\$ 1,997	\$ 10,500	\$ 8,503	\$ 7,000	\$ (3,500)	Additional Lighting Dog Park, Playground? No change
90 91	Utility Services							
90 91 92 93 99 111	Utility Services Street Lights Street Light Repair Garbage/Solid Waste Control Services Stormwater Control	\$ 832 \$ - \$ -	\$ 1,997 \$ - \$ -	\$ 10,500 \$ - \$ -	\$ 8,503 \$ - \$ -	\$ 7,000 \$ 1,000 \$ 3,000	\$ (3,500) \$ 1,000 \$ 3,000	No change Trash 60/week, trash & pet, 75/week
90 91 92 93 99 111 113	Utility Services Street Lights Street Light Repair Garbage/Solid Waste Control Services Stormwater Control Aquatic Maintenance	\$ 832 \$ - \$ - \$ -	\$ 1,997 \$ - \$ - \$ - \$ -	\$ 10,500 \$ - \$ - \$ - \$ -	\$ 8,503 \$ - \$ - \$ -	\$ 7,000 \$ 1,000 \$ 3,000 \$ 9,800	\$ (3,500) \$ 1,000 \$ 3,000 \$ 9,800	No change Trash 60/week, trash & pet, 75/week Contract- will be \$5082 this year, assumes rate increase to 900 in Oct. 2019-2020
90 91 92 93 99 111 113 115 118	Utility Services Street Lights Street Light Repair Garbage/Solid Waste Control Services Stormwater Control Aquatic Maintenance Lake/Pond Bank Maintenance Aquatic Plant Replacement	\$ 832 \$ - \$ -	\$ 1,997 \$ - \$ - \$ - \$ -	\$ 10,500 \$ - \$ - \$ - \$ -	\$ 8,503 \$ - \$ -	\$ 7,000 \$ 1,000 \$ 3,000 \$ 9,800	\$ (3,500) \$ 1,000 \$ 3,000	No change Trash 60/week, trash & pet, 75/week
90 91 92 93 99 111 113 115 118 125	Utility Services Street Lights Street Light Repair Garbage/Solid Waste Control Services Stormwater Control Aquatic Maintenance Lake/Pond Bank Maintenance Aquatic Plant Replacement Other Physical Environment	\$ 832 \$ - \$ - \$ 24,200 \$ -	\$ 1,997 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 10,500 \$ - \$ - \$ - \$ 7,600 \$ -	\$ 8,503 \$ - \$ - \$ (50,480) \$ -	\$ 7,000 \$ 1,000 \$ 3,000 \$ 9,800 \$ - \$ 3,500	\$ (3,500) \$ 1,000 \$ 3,000 \$ 9,800 \$ (7,600) \$ 3,500	No change Trash 60/week, trash & pet, 75/week Contract- will be \$5082 this year, assumes rate increase to 900 in Oct. 2019-2020 Seperated out pond bank mowing New line item; with ASI contract
90 91 92 93 99 111 113 115 118	Utility Services Street Lights Street Light Repair Garbage/Solid Waste Control Services Stormwater Control Aquatic Maintenance Lake/Pond Bank Maintenance Aquatic Plant Replacement	\$ 832 \$ - \$ - \$ - \$ 24,200	\$ 1,997 \$ - \$ - \$ - \$ 58,080 \$ - \$ 58,080 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 10,500 \$ - \$ - \$ - \$ 7,600 \$ -	\$ 8,503 \$ - \$ - \$ (50,480) \$ -	\$ 7,000 \$ 1,000 \$ 3,000 \$ 9,800 \$ -	\$ (3,500) \$ 1,000 \$ 3,000 \$ 9,800 \$ (7,600)	No change Trash 60/week, trash & pet, 75/week Contract- will be \$5082 this year, assumes rate increase to 900 in Oct. 2019-2020 Seperated out pond bank mowing
90 91 92 93 99 111 113 115 118 125 130 131 134	Utility Services Street Lights Street Light Repair Garbage/Solid Waste Control Services Stormwater Control Aquatic Maintenance Lake/Pond Bank Maintenance Aquatic Plant Replacement Other Physical Environment General Liability Insurance Property Insurance Entry & Walls Maintenance	\$ 832 \$ - \$ - \$ 24,200 \$ - \$ 2,256 \$ 406 \$ -	\$ 1,997 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 10,500 \$ - \$ - \$ 7,600 \$ - \$ 2,500 \$ 429 \$ 1,000	\$ 8,503 \$ - \$ - \$ (50,480) \$ - \$ - \$ (50,480) \$ - \$ - \$ - \$ (50,480) \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,000 \$ 1,000 \$ 3,000 \$ - \$ 3,500 \$ - \$ 3,500 \$ 2,516 \$ 750 \$ 1,000	\$ (3,500) \$ 1,000 \$ 3,000 \$ 9,800 \$ (7,600) \$ 3,500 \$ 166 \$ 321 \$ -	No change Trash 60/week, trash & pet, 75/week Contract- will be \$5082 this year, assumes rate increase to 900 in Oct. 2019-2020 Seperated out pond bank mowing New line item; with ASI contract Increase per EGIS fees Estimate
90 91 92 93 99 111 113 115 118 125 130 131 134 135	Utility Services Street Lights Street Lights Garbage/Solid Waste Control Services Stormwater Control Aquatic Maintenance Lake/Pond Bank Maintenance Aquatic Plant Replacement Other Physical Environment General Liability Insurance Property Insurance Entry & Walls Maintenance Landscape Maintenance	\$ 832 \$ - \$ - \$ 24,200 \$ - \$ 2,250 \$ 400 \$ - \$ 4,050	\$ 1,997 \$ - \$ - \$ - \$ 58,080 \$ - \$ 58,080 \$ - \$ 58,080 \$ - \$ 58,080 \$ - \$ 58,080 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 10,500 \$ - \$ - \$ 7,600 \$ - \$ 2,500 \$ 429 \$ 1,000 \$ 52,000	\$ 8,503 \$ - \$ - \$ 5 \$ (50,480) \$ - \$ (50,480) \$ - \$ 250 \$ 250 \$ 23 \$ 1,000 \$ 42,266	\$ 7,000 \$ 1,000 \$ 3,000 \$ 9,800 \$ - \$ 3,500 \$ 2,516 \$ 750 \$ 1,000 \$ 82,160	\$ (3,500) \$ 1,000 \$ 3,000 \$ 9,800 \$ (7,600) \$ 3,500 \$ 16 \$ 321 \$ - \$ 30,160	No change Trash 60/week, trash & pet, 75/week Contract- will be \$5082 this year, assumes rate increase to 900 in Oct. 2019-2020 Seperated out pond bank mowing New line item; with ASI contract Increase per EGIS fees Estimate 8K increase per contract beginning 10/18/2019; currently 62760/ annum
90 91 92 93 99 111 113 115 118 125 130 131 134 135 143	Utility Services Street Light Repair Garbage/Solid Waste Control Services Stormwater Control Aquatic Maintenance Lake/Pond Bank Maintenance Aquatic Plant Replacement Other Physical Environment General Liability Insurance Property Insurance Entry & Walls Maintenance Landscape Maintenance Irrigation Maintenance Irrigation Repairs	\$ 833 \$ - \$ - \$ 24,200 \$ - \$ 2,256 \$ 400 \$ - \$ 4,056 \$ - \$ - \$ -	\$ 1,997 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 10,500 \$ - \$ - \$ 7,600 \$ - \$ 2,500 \$ 429 \$ 1,000 \$ 52,000 \$ 6,000 \$ -	\$ 8,503 \$ - \$ - \$ (50,480) \$ - \$ (50,480) \$ - \$ 250 \$ 23 \$ 1,000 \$ 42,266 \$ 42,266 \$ 6,000 \$ -	\$ 7,000 \$ 1,000 \$ 3,000 \$ 9,800 \$ - \$ 3,500 \$ 2,516 \$ 750 \$ 1,000 \$ 82,160 \$ 6,000 \$ 1,500	\$ (3,500) \$ 1,000 \$ 3,000 \$ 9,800 \$ (7,600) \$ 3,500 \$ 16 \$ 3,500 \$ \$ 30,160 \$ \$ 3,100 \$	No change Trash 60/week, trash & pet, 75/week Contract- will be \$5082 this year, assumes rate increase to 900 in Oct. 2019-2020 Seperated out pond bank mowing New line item; with ASI contract Increase per EGIS fees Estimate
90 91 92 93 99 111 113 115 118 125 130 131 134 135 143 144 145	Utility Services Street Lights Street Lights Garbage/Solid Waste Control Services Stormwater Control Aquatic Maintenance Lake/Pond Bank Maintenance Aquatic Plant Replacement Other Physical Environment General Liability Insurance Property Insurance Entry & Walls Maintenance Landscape Maintenance Irrigation Maintenance Irrigation Repairs Landscape - Mulch	\$ 833 \$ - \$ - \$ 24,200 \$ - \$ 24,200 \$ - \$ 4,056 \$ - \$ 4,056 \$ - \$ - \$ - \$ -	\$ 1,997 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 10,500 \$ - \$ - \$ 7,600 \$ - \$ 2,500 \$ 429 \$ 1,000 \$ 52,000 \$ 6,000 \$ - \$ -	\$ 8,503 \$ - \$ - \$ (50,480) \$ - \$ (50,480) \$ - \$ 250 \$ 233 \$ 1,000 \$ 42,266 \$ 6,000 \$ - \$ -	\$ 7,000 \$ 1,000 \$ 3,000 \$ 9,800 \$ - \$ 3,500 \$ 2,516 \$ 750 \$ 1,000 \$ 82,160 \$ 6,000 \$ 1,500 \$ 1,500 \$ 2,500	\$ (3,500) \$ 1,000 \$ 3,000 \$ 9,800 \$ (7,600) \$ 3,000 \$ 3,000 \$ 3,000 \$ 3,000 \$ 3,000 \$ 3,010 \$ - \$ 30,160 \$ - \$ 1,500 \$ 2,500	No change Trash 60/week, trash & pet, 75/week Contract- will be \$5082 this year, assumes rate increase to 900 in Oct. 2019-2020 Seperated out pond bank mowing New line item; with ASI contract Increase per EGIS fees Estimate 8K increase per contract beginning 10/18/2019; currently 62760/ annum New line item; was included in Landscape Per contract with K. Johnson- contractor is reponsible for repairs New line item; \$40 per cubic yard
90 91 92 93 99 111 113 115 118 125 130 131 134 135 143	Utility Services Street Light Repair Garbage/Solid Waste Control Services Stormwater Control Aquatic Maintenance Lake/Pond Bank Maintenance Aquatic Plant Replacement Other Physical Environment General Liability Insurance Property Insurance Entry & Walls Maintenance Landscape Maintenance Irrigation Maintenance Irrigation Repairs	\$ 833 \$ - \$ - \$ 24,200 \$ - \$ 2,256 \$ 400 \$ - \$ 4,056 \$ - \$ - \$ -	\$ 1,997 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 10,500 \$ - \$ - \$ 7,600 \$ - \$ 2,500 \$ 429 \$ 1,000 \$ 52,000 \$ 6,000 \$ -	\$ 8,503 \$ - \$ - \$ (50,480) \$ - \$ (50,480) \$ - \$ 250 \$ 23 \$ 1,000 \$ 42,266 \$ 42,266 \$ 6,000 \$ -	\$ 7,000 \$ 1,000 \$ 3,000 \$ 9,800 \$ - \$ 3,500 \$ 2,516 \$ 750 \$ 1,000 \$ 82,160 \$ 6,000 \$ 1,500	\$ (3,500) \$ 1,000 \$ 3,000 \$ 9,800 \$ 7,600) \$ 3,500 \$ 16 \$ 3,500 \$ 16 \$ 321 \$ - \$ 30,160 \$ - \$ 1,500 \$ 2,500 \$ 1,000	No change Trash 60/week, trash & pet, 75/week Contract- will be \$5082 this year, assumes rate increase to 900 in Oct. 2019-2020 Separated out pond bank mowing New line item; with ASI contract Increase per EGIS fees Estimate 8K increase per contract beginning 10/18/2019; currently 62760/ annum New line item; was included in Landscape Per contract with K. Johnson- contractor is responsible for repairs
90 91 92 93 99 111 113 115 118 125 130 131 134 135 143 143 144 145 147 149 152	Utility Services Street Lights Street Lights Street Light Repair Garbage/Solid Waste Control Services Stormwater Control Aquatic Maintenance Lake/Pond Bank Maintenance Aquatic Plant Replacement Other Physical Environment General Liability Insurance Property Insurance Entry & Walls Maintenance Landscape Maintenance Irrigation Repairs Landscape - Mulch Landscape Replacement Plants, Shrubs, Trees Landscape Fertilization Fire Ant Treatment	\$ 832 \$ - \$ - \$ 24,200 \$ - \$ 2,250 \$ 400 \$ - \$ 4,056 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 1,997 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 10,500 \$ - \$ - \$ 7,600 \$ - \$ 2,500 \$ 429 \$ 1,000 \$ 52,000 \$ 52,000 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 8,503 \$ - \$ - \$ (50,480) \$ - \$ (50,680) \$ - \$ (50,680) \$ - \$ (50,680) \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,000 \$ 1,000 \$ 3,000 \$ 9,800 \$ - \$ 3,500 \$ 2,516 \$ 750 \$ 1,000 \$ 8,2,160 \$ 6,000 \$ 1,500 \$ 1,500 \$ 1,000	\$ (3,500) \$ 1,000 \$ 3,000 \$ 9,800 \$ (7,600) \$ 3,500 \$ 16 \$ 36,00 \$ - \$ 30,160 \$ - \$ 1,500 \$ - \$ 1,500 \$ 2,550 \$ 1,000 \$ 3,000	No change Trash 60/week, trash & pet, 75/week Contract- will be \$5082 this year, assumes rate increase to 900 in Oct. 2019-2020 Seperated out pond bank mowing New line item; with ASI contract Increase per EGIS fees Estimate 8K increase per contract beginning 10/18/2019; currently 62760/ annum New line item; was included in Landscape Per contract with K. Johnson- contractor is responsible for repairs New line item; Va0 per cubic yard New line item; A0 per cubic yard New line item; Dq Park Tree Replacement
90 91 92 93 99 91 111 113 115 130 131 134 135 143 144 145 147 149 152 162	Utility Services Street Lights Street Lights Street Lights Garbage/Solid Waste Control Services Stormwater Control Aquatic Maintenance Lake/Pond Bank Maintenance Lake/Pond Bank Maintenance Quatic Plant Replacement Other Physical Environment General Liability Insurance Property Insurance Entry & Walls Maintenance Landscape Maintenance Irrigation Maintenance Irrigation Maintenance Irrigation Repairs Landscape - Fwilization Fire Ant Treatment Parks & Recreation	\$ 832 \$ - \$ - \$ 24,200 \$ - \$ 24,200 \$ - \$ 2,256 \$ 400 \$ - \$ 4005 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 1,997 \$ -	\$ 10,500 \$ - \$ - \$ 7,600 \$ - \$ 2,500 \$ 429 \$ 1,000 \$ 52,000 \$ 52,000 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 8,503 \$ - \$ - \$ - \$ (50,480) \$ - \$ 250 \$ 23 \$ 1,000 \$ 42,266 \$ 6,000 \$ 42,266 \$ 6,000 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,000 \$ 1,000 \$ 3,000 \$ 9,800 \$ - \$ 3,500 \$ 2,516 \$ 750 \$ 1,000 \$ 82,160 \$ 6,000 \$ 1,500 \$ 1,500 \$ 1,000 \$ 3,000 \$ 5,000	\$ (3,500) \$ 1,000 \$ 3,000 \$ 9,800 \$ 7,600) \$ 3,500 \$ 16 \$ 321 \$ - \$ 30,160 \$ - \$ 1,500 \$ 2,500 \$ 1,000 \$ 3,000 \$ 5,000	No change Trash 60/week, trash & pet, 75/week Contract- will be \$5082 this year, assumes rate increase to 900 in Oct. 2019-2020 Seperated out pond bank mowing New line item; with ASI contract Increase per EGIS fees Estimate 8K increase per contract beginning 10/18/2019; currently 62760/ annum New line item; was included in Landscape Per contract with K. Johnson- contractor is responsible for repairs New line item; bog Park Tree Replacement New line item; Not included in contract; budget \$1000 New Line Item; Playground
90 91 92 93 99 111 113 115 118 125 130 131 134 135 144 145 147 149 152 171 186	Utility Services Street Lights Street Lights Street Lights Garbage/Solid Waste Control Services Stormwater Control Aquatic Maintenance Lake/Pond Bank Maintenance Aquatic Plant Replacement Other Physical Environment General Liability Insurance Property Insurance Entry & Walls Maintenance Landscape Maintenance Irrigation Repairs Landscape - Mulch Landscape Replacement Plants, Shrubs, Trees Landscape Replacement Parks & Recreation Maintenance Repair Security System Monitoring & Maintenance	\$ 832 \$ - \$ - \$ - \$ 24,200 \$ - \$ 24,200 \$ - \$ 24,200 \$ - \$ 24,200 \$ - \$ - \$ 24,200 \$ - \$ - \$ - \$ 24,200 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 1,997 \$ -	\$ 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,5	\$ 8,503 \$ - \$ - \$ - \$ (50,480) \$ - \$ (50,480) \$ - \$ (50,480) \$ - \$ (50,480) \$ - \$ (50,480) \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,000 \$ 1,000 \$ 3,000 \$ 9,800 \$ - \$ 3,500 \$ 2,516 \$ 750 \$ 1,000 \$ 82,160 \$ 6,000 \$ 6,000 \$ 1,500 \$ 1,500 \$ 3,000 \$ 5,000 \$ 1,500 \$ 4,500 \$ 4,500	\$ (3,500) \$ 1,000 \$ 3,000 \$ 9,800 \$ 9,800 \$ (7,600) \$ 3,000 \$ 1,600 \$ - \$ 30,160 \$ - \$ 30,160 \$ - \$ 30,160 \$ 2,500 \$ 1,000 \$ 3,000 \$ 1,000 \$ 3,000 \$ 4,500 \$ 5,000 \$ 5,0000 \$ 5,0000 \$ 5,0000 \$ 5,0000 \$ 5,0000 \$ 5,0000 \$ 5,0000 \$	No change Trash 60/week, trash & pet, 75/week Contract- will be \$5082 this year, assumes rate increase to 900 in Oct. 2019-2020 Seperated out pond bank mowing New line item; with ASI contract Increase per EGIS fees Estimate 8K increase per contract beginning 10/18/2019; currently 62760/ annum New line item; was included in Landscape Per contract with K. Johnson- contractor is responsible for repairs New line item; S40 per cubic yard New Line item; Dog Park Tree Replacement New line item; Not included in contract; budget \$1000
90 91 92 93 111 113 115 130 131 134 135 143 144 145 147 149 152 162 171 186 212	Utility Services Street Lights Street Lights Street Lights Garbage/Solid Waste Control Services Stormwater Control Aquatic Maintenance Lake/Pond Bank Maintenance Lake/Pond Bank Maintenance Aquatic Plant Replacement Other Physical Environment General Liability Insurance Property Insurance Entry & Walls Maintenance Landscape Maintenance Irrigation Maintenance Irrigation Maintenance Irrigation Repairs Landscape - Fertilization Fire Ant Treatment Parks & Recreation Maintenance & Repair Security System Monitoring & Maintenance Dog Park Maintenance	\$ 832 \$ - \$ - \$ 24,200 \$ - \$ 24,200 \$ - \$ 2,256 \$ 400 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 1,997 \$ -	\$ 10,500 \$ - \$ - \$ 7,600 \$ - \$ 2,500 \$ 429 \$ 1,000 \$ 429 \$ 1,000 \$ 52,000 \$ 52,000 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 8,503 \$ - \$ - \$ 5,480 \$ 50,480 \$ - \$ 250 \$ 23 \$ 1,000 \$ 42,266 \$ 6,000 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,000 \$ 1,000 \$ 3,000 \$ 9,800 \$ - \$ 3,500 \$ 3,500 \$ 2,516 \$ 750 \$ 1,000 \$ 82,160 \$ 6,000 \$ 4,500 \$ 1,500 \$ 4,500 \$ 2,000	\$ (3,500) \$ 1,000 \$ 3,000 \$ 9,800 \$ 9,800 \$ 7,600) \$ 3,500 \$ 16 \$ 321 \$ - \$ 30,160 \$ - \$ 1,500 \$ 2,500 \$ 1,500 \$ 3,000 \$ 3,000 \$ 2,500 \$ 3,000 \$ 3,000 \$ 2,500 \$ 3,000 \$ 3,000 \$ 2,500 \$ 3,000 \$ 3	No change Trash 60/week, trash & pet, 75/week Contract- will be \$5082 this year, assumes rate increase to 900 in Oct. 2019-2020 Seperated out pond bank mowing New line item; with ASI contract Increase per EGIS fees Estimate 8K increase per contract beginning 10/18/2019; currently 62760/ annum New line item; was included in Landscape Per contract with K. Johnson- contractor is responsible for repairs Per contract with K. Johnson- contractor is responsible for repairs New line item; Dog Park Tree Replacement New line item; Not included in contract; budget \$1000 New Line Item; Playground New Line Item; Playground New Line Item; less than ZR, no clubhouse
90 91 92 93 111 113 115 130 131 134 143 144 145 147 149 152 162 171 186 212 213	Utility Services Street Lights Street Lights Street Lights Garbage/Solid Waste Control Services Stormwater Control Aquatic Maintenance Lake/Pond Bank Maintenance Aquatic Plant Replacement Other Physical Environment General Liability Insurance Property Insurance Entry & Walls Maintenance Landscape Maintenance Irrigation Repairs Landscape - Mulch Landscape Replacement Plants, Shrubs, Trees Landscape Replacement Parks & Recreation Maintenance Repair Security System Monitoring & Maintenance	\$ 832 \$ - \$ - \$ - \$ 24,200 \$ - \$ 24,200 \$ - \$ 24,200 \$ - \$ 24,200 \$ - \$ - \$ 24,200 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 1,997 \$ -	\$ 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,5	\$ 8,503 \$ - \$ - \$ - \$ (50,480) \$ - \$ (50,480) \$ - \$ (50,480) \$ - \$ (50,480) \$ - \$ (50,480) \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,000 \$ 1,000 \$ 3,000 \$ 9,800 \$ - \$ 3,500 \$ 2,516 \$ 750 \$ 1,000 \$ 82,160 \$ 6,000 \$ 6,000 \$ 1,500 \$ 1,500 \$ 3,000 \$ 5,000 \$ 1,500 \$ 4,500 \$ 4,500	\$ (3,500) \$ 1,000 \$ 3,000 \$ 9,800 \$ 9,800 \$ 7,600) \$ 3,500 \$ 16 \$ 321 \$ - \$ 30,160 \$ - \$ 1,500 \$ 2,500 \$ 1,500 \$ 3,000 \$ 3,000 \$ 2,500 \$ 3,000 \$ 3,000 \$ 2,500 \$ 3,000 \$ 3,000 \$ 2,500 \$ 3,000 \$ 2,500 \$ 3,000 \$ 3,000 \$ 2,500 \$ 3,000 \$ 3,000 \$ 2,500 \$ 3,000 \$ 2,500 \$ 3,000 \$ 3	No change Trash 60/week, trash & pet, 75/week Contract- will be \$5082 this year, assumes rate increase to 900 in Oct. 2019-2020 Seperated out pond bank mowing New line item; with ASI contract Increase per EGIS fees Estimate 8K increase per contract beginning 10/18/2019; currently 62760/ annum New line item; was included in Landscape Per contract with K. Johnson- contractor is responsible for repairs New line item; \$40 per cubic yard New line item; Not included in contract; budget \$1000 New line item; Not included in contract; budget \$1000 New line item; Not included in contract; budget \$1000 New Line Item; less than ZR, no clubhouse
90 91 92 93 99 91 111 113 115 118 125 131 134 143 143 143 143 143 144 145 162 162 212 213 214 215	Utility Services Street Lights Street Lights Street Light Repair Garbage/Solid Waste Control Services Stormwater Control Aquatic Maintenance Lake/Pond Bank Maintenance Lake/Pond Bank Maintenance Qeneral Liability Insurance Property Insurance Entry & Walls Maintenance Infigation Maintenance Infigation Maintenance Infigation Repairs Landscape Replacement Plants, Shrubs, Trees Landscape Replacement Plants, Shrubs, Trees Landscape - Fertilization Fire Ant Treatment Parks & Recreation Maintenance Dog Park Maintenance Dog Waste Station Supplies Amenities Water/Sewer- Amenities	\$ 832 \$ - \$ - \$ 24,000 \$ 24,000 \$ 24,000 \$ - \$ 24,200 \$ - \$ 2,256 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 1,997 \$ -	\$ 10,500 \$ - \$ - \$ 7,600 \$ - \$ 2,500 \$ 429 \$ 1,000 \$ 429 \$ 1,000 \$ 52,000 \$ 52,000 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 8,503 \$ - \$ - \$ - \$ 50,480) \$ - \$ 250 \$ 23 \$ 1,000 \$ 42,266 \$ 6,000 \$ 42,266 \$ 6,000 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,000 \$ 1,000 \$ 3,000 \$ 9,800 \$ - \$ 3,500 \$ 2,516 \$ 750 \$ 1,000 \$ 82,160 \$ 6,000 \$ 82,160 \$ 6,000 \$ 1,500 \$ 1,500 \$ 1,500 \$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000	\$ (3,500) \$ 1,000 \$ 3,000 \$ 9,800 \$ 7,600) \$ 3,500 \$ 16 \$ 321 \$ - \$ 30,160 \$. \$ 30,160 \$. \$. \$ 1,500 \$ 1,500 \$ 1,500 \$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000	No change Trash 60/week, trash & pet, 75/week Contract- will be \$5082 this year, assumes rate increase to 900 in Oct. 2019-2020 Seperated out pond bank mowing New line item; with ASI contract Increase per EGIS fees Estimate 8K increase per contract beginning 10/18/2019; currently 62760/ annum New line item; was included in Landscape Per contract with K. Johnson- contractor is responsible for repairs New line item; Not included in contract; budget \$1000 New Line Item; Playground New Line Item; Playground New Line Item; Playground New Line Item; Playground New Line Item; Star Star Star Star Star Star Star Star
90 91 92 93 99 111 113 134 135 144 145 152 162 171 18 125 144 145 147 152 162 171 18 1212 213 214 215 216	Utility Services Street Lights Street Lights Street Light Repair Garbage/Solid Waste Control Services Stormwater Control Aquatic Maintenance Lake/Pond Bank Maintenance Lake/Pond Bank Maintenance Qther Physical Environment General Liability Insurance Property Insurance Entry & Walls Maintenance Landscape Maintenance Irrigation Maintenance Irrigation Maintenance Irrigation Repairs Landscape Replacement Plants, Shrubs, Trees Landscape Fertilization Fire Ant Treatment Parks & Recreation Maintenance Dog Park Maintenance Dog Waste Station Supplies Amenities Water/Sewer-Amenities Electric-Amenities	\$ 832 \$ - \$ - \$ 24,200 \$ 24,200 \$ 24,200 \$ 2,250 \$ 3 \$ 4,006 \$ 4,056 \$ - \$ 4,056 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 1,997 \$ -	\$ 10,500 \$ - \$ - \$ - \$ 7,600 \$ - \$ 2,500 \$ 429 \$ 1,000 \$ 52,000 \$ 6,000 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ 2,500 \$ 429 \$ 1,000 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 8,503 \$ - \$ - \$ - \$ (50,480) \$ - \$ (50,480) \$ - \$ (50,480) \$ - \$ 250 \$ 23 \$ 1,000 \$ 42,266 \$ 6,000 \$ 42,266 \$ 6,000 \$ 42,266 \$ 6,000 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,000 \$ 1,000 \$ 3,000 \$ 9,800 \$ - \$ 3,500 \$ 2,516 \$ 750 \$ 1,000 \$ 82,160 \$ 2,500 \$ 1,500 \$ 2,000 \$ 1,500 \$ 1,500 \$ 1,500 \$ 1,500 \$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000 \$ - \$ - \$ - \$ - \$ - \$ 3,500 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ (3,500) \$ 1,000 \$ 3,000 \$ 9,800 \$ 9,800 \$ 7,600) \$ 3,500 \$ 3,500 \$ 16 \$ 321 \$ - \$ 30,160 \$ - \$ 30,160 \$ - \$ 1,500 \$ 2,500 \$ 1,000 \$ 4,500 \$ 2,000 \$ 2,000 \$ 2,000 \$ (2,000) \$ (1,000) \$ (1,000)	No change Trash 60/week, trash & pet, 75/week Contract- will be \$5082 this year, assumes rate increase to 900 in Oct. 2019-2020 Seperated out pond bank mowing New line item; with ASI contract Increase per EGIS fees Estimate 8K increase per contract beginning 10/18/2019; currently 62760/ annum New line item; was included in Landscape Per contract with K. Johnson- contractor is responsible for repairs New line item; Not included in contract; budget \$1000 New Line Item; Payground New Line Item; Payground New Line Item; Payground New Line Item; Ises than ZR, no clubhouse New Line Item; Ises than ZR, no clubhouse New Line Item; \$375 per station install plus bags Reallocated Reallocated
90 91 92 93 99 91 111 113 115 118 125 131 134 143 143 143 143 143 144 145 162 162 212 213 214 215	Utility Services Street Lights Street Lights Street Light Repair Garbage/Solid Waste Control Services Stormwater Control Aquatic Maintenance Lake/Pond Bank Maintenance Aquatic Plant Replacement Other Physical Environment General Liability Insurance Property Insurance Entry & Walls Maintenance Landscape Maintenance Irrigation Maintenance Irrigation Repairs Landscape Replacement Plants, Shrubs, Trees Landscape Replacement Plants, Shrubs, Trees Landscape Ferlilization Fire Ant Treatment Parks & Recreation Maintenance Dog Park Maintenance Dog Waste Station Supplies Amenities Water/Sewer- Amenities Electric- Amenities Landscape- Amenities	\$ 832 \$ - \$ - \$ 24,000 \$ 24,000 \$ 24,000 \$ - \$ 24,200 \$ - \$ 2,256 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 1,997 \$ -	\$ 10,500 \$ - \$ - \$ 7,600 \$ - \$ 2,500 \$ 429 \$ 1,000 \$ 52,000 \$ 52,000 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ 2,500 \$ 52,000 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 8,503 \$ - \$ - \$ - \$ (50,480) \$ - \$ (50,480) \$ - \$ 250 \$ - \$ 250 \$ 23 \$ 1,000 \$ 42,266 \$ 6,000 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,000 \$ 1,000 \$ 3,000 \$ 9,800 \$ - \$ 2,516 \$ 2,516 \$ 750 \$ 1,000 \$ 6,000 \$ 6,000 \$ 6,000 \$ 6,000 \$ 1,500 \$ 2,500 \$ 3,000 \$ 3,000 \$ 3,000 \$ 3,000 \$ 3,000 \$ 3,000 \$ - \$ 3,000 \$ - \$ 3,000 \$ - \$ 3,000 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ (3,500) \$ 1,000 \$ 3,000 \$ 9,800 \$ 7,600) \$ 3,500 \$ 16 \$ 321 \$ - \$ 30,160 \$. \$ 30,160 \$. \$. \$ 1,500 \$ 1,500 \$ 1,500 \$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000	No change Trash 60/week, trash & pet, 75/week Contract- will be \$5082 this year, assumes rate increase to 900 in Oct. 2019-2020 Seperated out pond bank mowing New line item; with ASI contract Increase per EGIS fees Estimate 8K increase per contract beginning 10/18/2019; currently 62760/ annum New line item; was included in Landscape Per contract with K. Johnson- contractor is responsible for repairs New line item; Not included in contract; budget \$1000 New Line Item; Playground New Line Item; Playground New Line Item; Playground New Line Item; Playground New Line Item; Star Star Star Star Star Star Star Star
90 91 92 93 99 1113 113 115 130 131 134 135 143 1445 145 162 171 186 212 213 214 215 216 217 218	Utility Services Street Lights Street Lights Street Light Repair Garbage/Solid Waste Control Services Stormwater Control Aquatic Maintenance Lake/Pond Bank Maintenance Lake/Pond Bank Maintenance Qeneral Liability Insurance Property Insurance Control General Liability Insurance Inrigation Maintenance Landscape Maintenance Irrigation Maintenance Irrigation Maintenance Irrigation Maintenance Irrigation Agenars Landscape Replacement Plants, Shrubs, Trees Landscape - Fertilization Fire Ant Treatment Parks & Recreation Maintenance Dog Park Maintenance Dog Waste Station Supplies Amenities Electric- Amenities Electric- Amenities Landscape - Amenities Cleaning Services- Amenities	\$ 832 \$ - \$ - \$ 24,200 \$ 24,200 \$ 24,200 \$ 24,200 \$ 2,250 \$ 3 \$ 4006 \$ 4006 \$ 4006 \$ - \$ 4006 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 1,997 \$ -	\$ 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,500 10,000 10,500 10,000	\$ 8,503 \$ - \$ - \$ - \$ (50,480) \$ - \$ (50,480) \$ - \$ 250 \$ 23 \$ 1,000 \$ 42,266 \$ 6,000 \$ 42,266 \$ 6,000 \$ 42,266 \$ 6,000 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,000 \$ 1,000 \$ 3,000 \$ 9,800 \$ - \$ 3,500 \$ 2,516 \$ 750 \$ 1,000 \$ 82,160 \$ 4,500 \$ 1,500 \$ 1,500 \$ 1,500 \$ 1,500 \$ 1,500 \$ 2,000 \$ 2,000	\$ (3,500) \$ 1,000 \$ 3,000 \$ 9,800 \$ 9,800 \$ 7,600) \$ 3,500 \$ 3,500 \$ 1,600 \$ - \$ 30,160 \$ - \$ 30,160 \$ - \$ 30,160 \$ - \$ 30,160 \$ - \$ 30,160 \$ - \$ 3,000 \$ 2,500 \$ 1,500 \$ 4,500 \$ 2,000 \$ 3,000 \$ 2,000 \$ 3,000 \$	No change Trash 60/week, trash & pet, 75/week Contract- will be \$5082 this year, assumes rate increase to 900 in Oct. 2019-2020 Seperated out pond bank mowing New line item; with ASI contract Increase per EGIS fees Estimate 8K increase per contract beginning 10/18/2019; currently 62760/ annum New line item; was included in Landscape Per contract with K. Johnson- contractor is responsible for repairs New line item; 20 Park Tree Replacement New line item; Not included in contract; budget \$1000 New Line Item; Playground New Line Item; Playground New Line Item; Stor park the Item New Line Item New Line Item Resultion Reallocated Reallocat
90 91 92 93 99 1113 115 118 125 131 134 143 144 145 162 216 213 214 215 216 217	Utility Services Street Lights Street Lights Street Light Repair Garbage/Solid Waste Control Services Stormwater Control Aquatic Maintenance Lake/Pond Bank Maintenance Aquatic Plant Replacement Other Physical Environment General Liability Insurance Property Insurance Entry & Walls Maintenance Landscape Maintenance Irrigation Maintenance Irrigation Repairs Landscape Replacement Plants, Shrubs, Trees Landscape Replacement Plants, Shrubs, Trees Landscape Ferlilization Fire Ant Treatment Parks & Recreation Maintenance Dog Park Maintenance Dog Waste Station Supplies Amenities Water/Sewer- Amenities Electric- Amenities Landscape- Amenities	\$ 832 \$ - \$ - \$ 24,200 \$ - \$ 24,200 \$ - \$ 24,200 \$ - \$ 2,256 \$ 400 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 1,997 \$ -	\$ 10,500 \$ - \$ - \$ 7,600 \$ - \$ 2,500 \$ 429 \$ 1,000 \$ 52,000 \$ 52,000 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ 2,500 \$ 52,000 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 8,503 \$ - \$ - \$ - \$ (50,480) \$ - \$ (50,480) \$ - \$ 250 \$ 23 \$ 1,000 \$ 42,266 \$ 6,000 \$ 42,266 \$ 6,000 \$ 42,266 \$ 6,000 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,000 \$ 1,000 \$ 3,000 \$ 9,800 \$ - \$ 3,500 \$ 2,516 \$ 750 \$ 1,000 \$ 82,160 \$ 4,500 \$ 1,500 \$ 1,500 \$ 1,500 \$ 1,500 \$ 1,500 \$ 2,000 \$ 2,000	\$ (3,500) \$ 1,000 \$ 3,000 \$ 9,800 \$ 7,600) \$ 3,500 \$ 1,600 \$ 3,500 \$ 1,500 \$ 2,500 \$ 1,500 \$ 2,000 \$ 2,000	No change Trash 60/week, trash & pet, 75/week Contract- will be \$5082 this year, assumes rate increase to 900 in Oct. 2019-2020 Seperated out pond bank mowing New line item; with ASI contract Increase per EGIS fees Estimate 8K increase per contract beginning 10/18/2019; currently 62760/ annum New line item; was included in Landscape Per contract with K. Johnson- contractor is responsible for repairs New line item; Not included in contract; budget \$1000 New line item; Payground New line item; Not included in contract; budget \$1000 New Line Item; less than ZR, no clubhouse New Line Item; satism and the Item New Line Item; Satism and
90 91 93 99 111 113 115 130 131 134 135 130 131 143 144 145 162 213 214 215 216 217 218 219 220	Utility Services Street Lights Street Lights Street Light Repair Garbage/Solid Waste Control Services Stormwater Control Aquatic Maintenance Lake/Pond Bank Maintenance Aquatic Plant Replacement Other Physical Environment General Liability Insurance Property Insurance Entry & Walls Maintenance Landscape Maintenance Irrigation Repairs Landscape - Fortilization Fire Ant Treatment Parks & Recreation Maintenance Dog Park Maintenance Dog Waste Station Supplies Amenities Electric-Amenities Landscape - Amenities Landscape - Amenities Cleaning Services-Amenities	\$ 832 \$ - \$ - \$ 24,200 \$ 24,200 \$ 24,200 \$ 24,200 \$ 2,250 \$ 3 \$ 4006 \$ 4006 \$ 4006 \$ - \$ 4006 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 1,997 \$ -	\$ 10,500 \$ - \$ - \$ 7,600 \$ - \$ 2,500 \$ 429 \$ 1,000 \$ 52,000 \$ 52,000 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ 2,500 \$ 429 \$ 1,000 \$ 52,000 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 8,503 \$ - \$ - \$ - \$ (50,480) \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,000 \$ 1,000 \$ 3,000 \$ 9,800 \$ - \$ 3,500 \$ 2,516 \$ 750 \$ 1,000 \$ 82,160 \$ 4,500 \$ 1,500 \$ 1,500 \$ 1,500 \$ 1,500 \$ 1,500 \$ 2,000 \$ 2,000	\$ (3,500) \$ 1,000 \$ 3,000 \$ 9,800 \$ 9,800 \$ 7,600) \$ 3,500 \$ 3,500 \$ 1,600 \$ - \$ 30,160 \$ - \$ 30,160 \$ - \$ 30,160 \$ - \$ 30,160 \$ - \$ 30,160 \$ - \$ 3,000 \$ 2,500 \$ 1,500 \$ 4,500 \$ 2,000 \$ 3,000 \$ 2,000 \$ 3,000 \$	No change Trash 60/week, trash & pet, 75/week Contract- will be \$5082 this year, assumes rate increase to 900 in Oct. 2019-2020 Seperated out pond bank mowing New line item; with ASI contract Increase per EGIS fees Estimate 8K increase per contract beginning 10/18/2019; currently 62760/ annum New line item; was included in Landscape Per contract with K. Johnson- contractor is responsible for repairs New line item; 20 Park Tree Replacement New line item; Not included in contract; budget \$1000 New Line Item; Playground New Line Item; Playground New Line Item; Stor park the Item New Line Item New Line Item Resultion Reallocated Reallocat
90 91 92 93 99 1113 115 130 131 135 134 135 134 145 144 145 162 171 186 212 213 214 215 216 217 218 210 212 213 214 215 216 217 218 219 2203 224	Utility Services Street Lights Street Lights Street Light Repair Garbage/Solid Waste Control Services Stormwater Control Aquatic Maintenance Lake/Pond Bank Maintenance Aquatic Plant Replacement Other Physical Environment General Liability Insurance Property Insurance Entry & Walls Maintenance Landscape Maintenance Irrigation Maintenance Irrigation Repairs Landscape - Pulch Landscape - Pulch Landscape - Pelization Fire Ant Treatment Parks & Recreation Maintenance Dog Park Maintenance Dog Waste Station Supplies Amenities Water/Sewer- Amenities Landscape- Amenities Landscape-Amenities Landscape-Amenities Cleaning Services-Amenities Cleaning Services-Amenities Miscellaneous-Amenities	\$ 832 \$ - \$ - \$ - \$ - \$ 24,200 \$ - \$ 24,200 \$ - \$ 24,200 \$ - \$	\$ 1,997 \$ -	\$ 10,500 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ 2,500 \$ 429 \$ 1,000 \$ - \$	\$ 8,503 \$ - \$ - \$ - \$ (50,480) \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,000 \$ 1,000 \$ 3,000 \$ 9,800 \$ - \$ 3,500 \$ - \$ 3,500 \$ 2,516 \$ 750 \$ 1,000 \$ 2,516 \$ 2,500 \$ 1,500 \$ 2,500 \$ 1,000 \$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000 \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ (3,500) \$ 1,000 \$ 3,000 \$ 9,800 \$ 9,800 \$ 7,600) \$ 3,500 \$ 16 \$ 321 \$ - \$ 30,160 \$ - \$ 3,000 \$ 2,500 \$ 2,500 \$ 1,500 \$ 3,000 \$ 2,500 \$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000 \$ 3,000 \$ 3	No change Trash 60/week, trash & pet, 75/week Contract- will be \$5082 this year, assumes rate increase to 900 in Oct. 2019-2020 Seperated out pond bank mowing New line item; with ASI contract Increase per EGIS fees Estimate 8K increase per contract beginning 10/18/2019; currently 62760/ annum New line item; was included in Landscape Per contract with K. Johnson- contractor is responsible for repairs New line item; bay included in Candox (1990) New line item; bay included in Candox (1990) New line item; Not included in contract; budget \$1000 New line item; less than ZR, no clubhouse New Line Item New Line Item; less than ZR, no clubhouse New Line Item Reallocated Realloc
90 91 93 99 111 113 115 130 131 134 135 130 131 134 143 144 145 120 213 214 215 216 217 218 219 220 223 224 225	Utility Services Street Lights Street Lights Street Light Repair Garbage/Solid Waste Control Services Stormwater Control Aquatic Maintenance Lake/Pond Bank Maintenance Aquatic Plant Replacement Other Physical Environment General Liability Insurance Property Insurance Entry & Walls Maintenance Landscape Maintenance Landscape Mulch Landscape Replacement Plants, Shrubs, Trees Landscape - Mulch Landscape - Fertilization Fire Ant Treatment Parks & Recreation Maintenance Dog Park Maintenance Dog Waste Station Supplies Amenities Electric-Amenities Landscape - Amenities Landscape - Amenities Cleaning Services - Amenities Miscellaneous Amenities Contingency Miscellaneous Contingency	\$ 832 \$ - \$ - \$ - \$ 24,200 \$ - \$ 24,200 \$ - \$ 24,200 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 1,997 \$ -	\$ 10,500 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ 2,500 \$ 429 \$ 1,000 \$ - \$	\$ 8,503 \$ - \$ - \$ 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5	\$ 7,000 \$ 1,000 \$ 3,000 \$ 9,800 \$ - \$ 3,500 \$ - \$ 3,500 \$ 2,516 \$ 750 \$ 1,000 \$ 2,516 \$ 2,500 \$ 1,500 \$ 2,500 \$ 1,000 \$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000 \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ (3,500) \$ 1,000 \$ 3,000 \$ 9,800 \$ 9,800 \$ 7,600) \$ 3,500 \$ 16 \$ 321 \$ - \$ 30,160 \$ - \$ 3,000 \$ 2,500 \$ 2,500 \$ 1,500 \$ 3,000 \$ 2,500 \$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000 \$ 3,000 \$ 3	No change Trash 60/week, trash & pet, 75/week Contract- will be \$5082 this year, assumes rate increase to 900 in Oct. 2019-2020 Seperated out pond bank mowing New line item; with ASI contract Increase per EGIS fees Estimate 8K increase per contract beginning 10/18/2019; currently 62760/ annum New line item; was included in Landscape Per contract with K. Johnson- contractor is responsible for repairs New line item; bay included in Candox (1990) New line item; bay included in Candox (1990) New line item; Not included in contract; budget \$1000 New line item; less than ZR, no clubhouse New Line Item New Line Item; less than ZR, no clubhouse New Line Item Reallocated Realloc
90 91 93 99 111 113 115 130 131 134 143 143 144 145 212 213 214 215 216 217 218 219 2200 224 225 226 226 227	Utility Services Street Lights Street Lights Street Light Repair Garbage/Solid Waste Control Services Stormwater Control Aquatic Maintenance Lake/Pond Bank Maintenance Aquatic Plant Replacement Other Physical Environment General Liability Insurance Property Insurance Entry & Walls Maintenance Landscape Maintenance Irrigation Maintenance Irrigation Repairs Landscape - Mulch Landscape Replacement Plants, Shrubs, Trees Landscape - Replacement Plants, Shrubs, Trees Landscape - Fertilization Fire Ant Treatment Parks & Recreation Maintenance Dog Waste Station Supplies Amenities Insurance-Amenities Landscape-Amenities Landscape-Amenities Cleaning Services-Amenities Cleanin	\$ 832 \$ - \$ - \$ - \$ 24,00 \$ - \$ 24,20 \$ - \$ 24,20 \$ - \$ 2,25 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 1,997 \$ - <	\$ 10,500 \$ - \$ - \$ - \$ 7,600 \$ - \$ 2,500 \$ 429 \$ 1,000 \$ 52,000 \$ 5,000 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 8,503 \$ - \$ - \$ - \$ (50,480) \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 7,000 \$ 1,000 \$ 3,000 \$ 9,800 \$ - \$ 3,500 \$ - \$ 3,500 \$ - \$ 2,516 \$ 7,50 \$ 2,516 \$ 7,50 \$ 2,500 \$ 1,600 \$ 2,600 \$ 1,500 \$ 2,000 \$ 2,000 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - > -	\$ (3,500) \$ 1,000 \$ 3,000 \$ 9,800 \$ 7,7600) \$ 3,500 \$ 16 \$ 321 \$ - \$ 30,160 \$. \$ 30,160 \$. \$. \$. \$. \$. \$. \$. \$.	No change Trash 60/week, trash & pet, 75/week Contract- will be \$5082 this year, assumes rate increase to 900 in Oct. 2019-2020 Seperated out pond bank mowing New line item; with ASI contract Increase per EGIS fees Estimate 8K increase per contract beginning 10/18/2019; currently 62760/ annum New line item; was included in Landscape Per contract with K. Johnson- contractor is responsible for repairs New line item; bay included in Candox (1990) New line item; bay included in Candox (1990) New line item; Not included in contract; budget \$1000 New line item; less than ZR, no clubhouse New Line Item New Line Item; less than ZR, no clubhouse New Line Item Reallocated Realloc
90 91 92 93 99 1113 1115 1113 1115 1111 1112 1113 1115 1111 1112 1113 1113 1113 1111	Utility Services Street Lights Street Lights Street Lights Street Light Repair Garbage/Solid Waste Control Services Stormwater Control Aquatic Maintenance Lake/Pond Bank Maintenance Aquatic Plant Replacement Other Physical Environment General Liability Insurance Property Insurance Entry & Walls Maintenance Landscape Maintenance Irrigation Repairs Landscape - Mulch Landscape - Fertilization Fire Ant Treatment Parks & Recreation Maintenance Dog Park Maintenance Dog Waste Station Supplies Amenities Insurance- Amenities Insurance- Amenities Insurance- Amenities Icleanics Amenities Cleaning Services- Amenities Miscellaneous-Amenities Contingency Field Operations Subtotal Contagency Contage	\$ 832 \$ - \$ - \$ - \$ 24,200 \$ - \$ 24,200 \$ - \$ 24,200 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 1,997 \$ -	\$ 10,500 \$ - \$ - \$ - \$ 7,600 \$ - \$ 2,500 \$ 429 \$ 1,000 \$ 52,000 \$ 52,000 \$ 52,000 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ 8,503 \$ - \$ - \$ 5 5 5 5 5 5 5 5 5 5 5 5 5 5	\$ 7,000 \$ 1,000 \$ 3,000 \$ 9,800 \$ - \$ 3,500 \$ - \$ 2,516 \$ 750 \$ 2,516 \$ 750 \$ 2,500 \$ 1,500 \$ 1,500 \$ 1,500 \$ 2,000 \$ 2,000 \$ 2,000 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ -	\$ (3,500) \$ 1,000 \$ 3,000 \$ 9,800 \$ 7,7600) \$ 3,500 \$ 16 \$ 3,500 \$ 16 \$ 3,500 \$ 1,500 \$ 2,500 \$ 1,500 \$ 2,500 \$ 1,500 \$ 2,500 \$ 1,500 \$ 2,500 \$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000 \$ 2,000 \$ 3,000 \$ 3,0	No change Trash 60/week, trash & pet, 75/week Contract- will be \$5082 this year, assumes rate increase to 900 in Oct. 2019-2020 Seperated out pond bank mowing New line item; with ASI contract Increase per EGIS fees Estimate 8K increase per contract beginning 10/18/2019; currently 62760/ annum New line item; was included in Landscape Per contract with K. Johnson- contractor is responsible for repairs New line item; bay included in Candox (1990) New line item; bay included in Candox (1990) New line item; Not included in contract; budget \$1000 New line item; less than ZR, no clubhouse New Line Item New Line Item; less than ZR, no clubhouse New Line Item Reallocated Realloc

Budget Template Chapel Creek Community Development District Debt Service Fiscal Year 2019/2020

Chart of Accounts Classification	Series 2006A	Budget for 2019/2020
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$101,869.68	\$101,869.68
TOTAL REVENUES	\$101,869.68	\$101,869.68
EXPENDITURES		
Administrative		
Financial & Administrative		
Debt Service Obligation	\$101,869.68	\$101,869.68
Administrative Subtotal	\$101,869.68	\$101,869.68
TOTAL EXPENDITURES	\$101,869.68	\$101,869.68
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

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

6.0%

Gross assessments

\$108,372.00

Notes:

Tax Roll Collection Costs (2%) and Early Payment Discount (4%) is a total 6.0% of Tax Roll.

⁽¹⁾ Debt assessments being held in abeyance on certain lots due to transfer of ownership to SPE

Chapel Creek Community Development District

FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

FISCAL YEAR 2019/2	2020 O&M & DEBT SER	VICE ASSESSMENT S	CHEDULE	
2019/2020 O&M Budget		\$231,651.00		
Collection Cost @	2%	\$4,928.74		
Early Payment Discount @	4%	\$9,857.49		
2019/2020 Total:		\$246,437.23		
2018/2019 O&M Budget		\$196,696.00		
2019/2020 O&M Budget		\$231,651.00		
Total Difference:		\$34,955.00		
	PER UNIT ANNUA		Proposed Incr	ease / Decrease
	2018/2019 ⁽¹⁾	2019/2020	\$	%
Debt Service - Single Family 52.5T'	\$800.00	\$800.00	\$0.00	0.00%
Operations/Maintenance - Single Family 52.5T	\$585.56	\$708.34	\$122.78	20.97%
Total	\$1,385.56	\$1,508.34	\$122.78	8.86%
			·	
Debt Service - Single Family 62.5T	\$850.00	\$850.00	\$0.00	0.00%
Operations/Maintenance - Single Family 62.5T	\$651.96	\$790.78	\$138.82	21.29%
Total	\$1,501.96	\$1,640.78	\$138.82	9.24%
Debt Service - Single Family 65T	\$900.00	\$900.00	\$0.00	0.00%
Operations/Maintenance - Single Family 65T	\$661.45	\$802.56	\$141.11	21.33%
Total	\$1,561.45	\$1,702.56	\$141.11	9.04%
Debt Service - Single Family 52.5P	\$552.00	\$552.00	\$0.00	0.00%
Operations/Maintenance - Single Family 52.5P	\$585.56	\$708.34	\$122.78	20.97%
Total	\$1,137.56	\$1,260.34	\$122.78	10.79%
Debt Service - Single Family 62.5P	\$600.00	\$600.00	\$0.00	0.00%
Operations/Maintenance - Single Family 62.5P	\$651.96	\$790.78	\$138.82	21.29%
Total	\$1,251.96	\$1,390.78	\$138.82	11.09%
	• • • • • •			
Debt Service - Single Family 65P	\$660.00	\$660.00	\$0.00	0.00%
Operations/Maintenance - Single Family 65P	\$661.44	\$802.56	\$141.12	21.34%
Total	\$1,321.44	\$1,462.56	\$141.12	10.68%
Debt Service - Townhome	\$527.12	\$527.12	\$0.00	0.00%
Operations/Maintenance - Townhome	\$111.31	\$119.51	\$8.20	7.37%
Total	\$638.43	\$646.63	\$8.20	1.28%
Dahi Camiaa - Cingla Family 52 5	¢4.054.00	¢4.054.00	* 0.00	0.00%
Debt Service - Single Family 52.5' Operations/Maintenance - Single Family 52.5'	\$1,054.23 \$111.31	\$1,054.23 \$119.51	\$0.00 \$8.20	0.00% 7.37%
Operations/Maintenance - Single Family 52.5	\$1,165.54	\$119.51 \$1,173.74	\$8.20 \$8.20	<u> </u>
10(4)	φ1,105.5 4	φ1,175.7 4	ψ0.20	0.70%
Debt Service - Single Family 62.5'	\$1,201.82	\$1,201.82	\$0.00	0.00%
Operations/Maintenance - Single Family 62.5'	\$111.31	\$119.51	\$8.20	7.37%
Total	\$1,313.13	\$1,321.33	\$8.20	0.62%
Debt Service - Single Family 65'	¢1 000 01	\$1,222.91	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$1,222.91 \$111.31	\$1,222.91 \$119.51	\$0.00 \$8.20	0.00% 7.37%
Total	\$1,334.22	\$1,342.42	\$8.20 \$8.20	0.61%
	¥1,507.22	¥1,072.72	¥0120	0.0170
Debt Service - Daycare	\$790.67	\$790.67	\$0.00	0.00%
Operations/Maintenance - Daycare	\$111.31	\$119.51	\$8.20	7.37%
Total	\$901.98	\$910.18	\$8.20	0.91%
Debt Service - Commercial	\$896.10	\$896.10	\$0.00	0.00%
	ψυσυ.τυ	ψ000.10	ψ0.00	0.0070

Operations/Maintenance - Commercial	\$111.31	\$119.51	\$8.20	7.37%
Total	\$1,007.41	\$1,015.61	\$8.20	0.81%

⁽¹⁾ FY 18-19 Assessments reflect Collection Costs (2%) & Early Payment Discount (4%) as it appears on the Pasco County Tax bill. Direct Billed Lots exclude Collection Costs and Early Payment Discount.

CHAPEL CREEK CDD

FISCAL YEAR 2019-2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

			TOTAL ADMIN	ISTRATIVE BUDGE	T 2.0%	\$94,925.00 \$2,019.68	TOTAL FIELD B		2.0%	\$136,726.00 \$2,909.06			
				ENT DISCOUNT @	4.0%	\$4,039.36		NT DISCOUNT @	4.0%	\$5,818.13			
	UNITS A	SSESSED	TOTAL O&M A	SSESSMENT	-	\$100,984.04	TOTAL O&M AS	SESSMENT	-	\$145,453.19		PER UNIT ASSESSMEN	TS
-		DEBT (1)	TOTAL	% TOTAL	ADMIN	ADMIN	TOTAL	% TOTAL	FIELD	FIELD		SERIES 2006A	
LOT SIZE (2)	<u>0&M</u>	<u>2006A</u>	<u>EAUs</u>	EAUs	PER PARCEL	PER LOT	EAUs	EAUs	PER PARCEL	PER LOT	<u>0&M</u>	DEBT SERVICE ⁽³⁾	TOTAL (4)
Single Family 52.5T	5	5	5.00	0.59%	\$597.54	\$119.51	5.00	2.02%	\$2,944.16	\$588.83	\$708.34	\$800.00	\$1,508.34
Single Family 62.5T	2	2	2.00	0.24%	\$239.02	\$119.51	2.28	0.92%	\$1,342.53	\$671.27	\$790.78	\$850.00	\$1,640.78
Single Family 65T	5	5	5.00	0.59%	\$597.54	\$119.51	5.80	2.35%	\$3,415.23	\$683.05	\$802.56	\$900.00	\$1,702.56
Single Family 52.5P	71	71	71.00	8.40%	\$8,485.05	\$119.51	71.00	28.74%	\$41,807.05	\$588.83	\$708.34	\$552.00	\$1,260.34
Single Family 62.5P	89	89	89.00	10.53%	\$10,636.19	\$119.51	101.46	41.07%	\$59,742.75	\$671.27	\$790.78	\$600.00	\$1,390.78
Single Family 65P	53	53	53.00	6.27%	\$6,333.91	\$119.51	61.48	24.89%	\$36,201.47	\$683.05	\$802.56	\$660.00	\$1,462.56
=	225	225											
Townhome	150	150	150.00	17.75%	\$17,926.16	\$119.51	0.00	0.00%	\$0.00	\$0.00	\$119.51	\$527.12	\$646.63
Single Family 52.5	145	145	145.00	17.16%	\$17,328.62	\$119.51	0.00	0.00%	\$0.00	\$0.00	\$119.51	\$1,054.23	\$1,173.74
Single Family 62.5	170	170	170.00	20.12%	\$20,316.32	\$119.51	0.00	0.00%	\$0.00	\$0.00	\$119.51	\$1,201.82	\$1,321.33
Single Family 65	115	115	115.00	13.61%	\$13,743.39	\$119.51	0.00	0.00%	\$0.00	\$0.00	\$119.51	\$1,222.91	\$1,342.42
Daycare	5	5	5.00	0.59%	\$597.54	\$119.51	0.00	0.00%	\$0.00	\$0.00	\$119.51	\$790.67	\$910.18
Commercial	35	35	35.00	4.14%	\$4,182.77	\$119.51	0.00	0.00%	\$0.00	\$0.00	\$119.51	\$896.10	\$1,015.61
-	845	845	845.00	100.00%	\$100,984.04		247.02	100.00%	\$145,453.19		L		

ALLOCATION OF O&M ASSESSMENT

(1) Reflects the number of total lots with Series 2006A debt outstanding. Debt assessments being held in abeyance on certain lots due to transfer of ownership to SPE

(2) Single Family 52.5T, Single Family 62.5T, and Single Family 65T are target level agreements made with the sale of lots to M/I Homes. Single Family 52.5P, Single Family 62.5P, and Single Family 65P are assessment levels per Forbearance Agreement made with sale of lots to Highland Homes.

(3) Annual debt service assessment per lot adopted in connection with the Series 2006A bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

(4) Annual assessment that will appear on November 2019 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

Proposed Budget Chapel Creek Community Development District General Fund Fiscal Year 2019/2020

	Chart of Accounts Classification	Actual YTD through 02/28/19	Projected Annual Totals 2018/2019	Annual Budget for 2018/2019	Projected Budget variance for 2018/2019	Budget for 2019/2020	Budget Increase (Decrease) vs 2018/2019	Comments
1	REVENUES							
3	REVENCES							
14	Special Assessments							
15 19 31	Tax Roll* SPE Contributions	\$ 103,718 \$ 28,000		\$ 103,635 \$ 93,061	\$83 \$-	\$ 153,590 \$ 93,061	\$ 49,955 \$ -	
32	TOTAL REVENUES	\$ 131,718	\$ 196,779	\$ 196,696	\$ 83	\$ 246,651	\$ 49,955	
33								
34 35	Balance Forward from Prior Year	\$ 11,903	\$ 11,903	\$ 11,903	\$-		\$ (11,903)	
36 37	TOTAL REVENUES AND BALANCE FORWARD	\$ 143,621	\$ 208,682	\$ 208,599	\$ 83	\$ 246,651	\$ 38,052	
38	*Allocation of assessments between the Tax Roll an	d Off Roll are	estimates only	and subject to ch	ange prior to	o certification.		
39 40	EXPENDITURES - ADMINISTRATIVE							
41								
42	Legislative		-	-				
43 44	Supervisor Fees Financial & Administrative	\$ 3,600	\$ 8,640	\$ 6,000	\$ (2,640)	\$ 7,000	\$ 1,000	Increase match Zephyr Ridge
44	Administrative Services	\$ 1,875	\$ 4,500	\$ 4,500	\$-	\$ 4,500	\$-	Per Contract
46	District Management	\$ 6,667	\$ 16,000	\$ 16,000	\$ -	\$ 17,500	\$ 1,500	Proposed increase \$1500; 9.4%
47	District Engineer	\$ 555				\$ 4,000		No change
48 49	Disclosure Report Trustees Fees	\$ 5,000 \$ -	\$ 5,000 \$ -	\$ 5,000 \$ 6,000		\$ 5,000 \$ 3,000	\$ - \$ (3,000)	No change
50	Assessment Roll	\$ 5,000		\$ 5,000		\$ 5,000	\$ (3,000)	Per Contract
51	Financial & Revenue Collections	\$ 1,500	\$ 3,600	\$ 3,600	\$-	\$ 3,600	\$	Per Contract
52	Accounting Services	\$ 5,417		\$ 13,000		\$ 14,400	\$ 1,400	Per Contract
53 54	Auditing Services Arbitrage Rebate Calculation	<u>\$</u> - \$-	\$- \$-	\$ 4,500 \$ 650	\$ 4,500 \$ 650	\$ 4,800 \$ 650	\$ 300 \$ -	Per contract
59	Public Officials Liability Insurance	\$ 2,250		\$ 2,250		\$ 2,475	\$ 225	Increase per EGIS fees
60	Legal Advertising	\$ 311		\$ 1,200	\$ 454	\$ 1,200	\$	No change
62	Dues, Licenses & Fees ADA Website Compliance	\$ 175 \$ -		\$ 200 \$ -	\$ (220)	\$ 200	\$ -	No change
65 66		\$ 500	\$ - \$ 1,200	\$ - \$ 1,200	\$ - \$ -	\$ 7,500 \$ 2,100	\$ 7,500 \$ 900	New Line Item- rough est. option #1 with ADASC highest Per Contract
67	Legal Counsel	• •••	+ .,====	•	*		• •••	
68	District Counsel	\$ 3,438	\$ 8,251	\$ 15,000	\$ 6,749	\$ 12,000	\$ (3,000)	No change
73 74	Administrative Subtotal	\$ 36,288	\$ 69,940	\$ 88,100	\$ 18,160	\$ 94,925	\$ 6,825	
75		ψ 00,200	\$ 00,040	\$ 00,100	φ 10,100	\$ 54,525	\$ 0,020	
76	EXPENDITURES - FIELD OPERATIONS							
77 90	Electric Utility Services							
91	Utility Services	\$ 4,384	\$ 10,522	\$ 4,000	\$ (6,522)	\$ 10,500	\$ 6,500	Additional Lighting Dog Park, Playground?
92	Street Lights	\$ 832		\$ 10,500	\$ 8,503	\$ 7,000	\$ (3,500)	No change
93 99	Street Light Repair Garbage/Solid Waste Control Services	\$ - \$ -	\$ - \$ -	\$- \$-	\$ - \$ -	\$ 1,000 \$ 3,000	\$ 1,000 \$ 3,000	Trash 60/week, trash & pet, 75/week
111	Stormwater Control	φ -	φ -	φ -	φ -	\$ 3,000	φ 3,000	Trash 60/week, trash & pet, 75/week
113	Aquatic Maintenance	\$-	\$-	\$-	\$-	\$ 9,800	\$ 9,800	Contract- will be \$5082 this year, assumes rate increase to 900 in Oct. 2019-2020
115 118	Lake/Pond Bank Maintenance Aquatic Plant Replacement	\$ 24,200 \$ -	\$ 58,080 \$ -	\$ 7,600 \$ -	\$ (50,480) \$ -	\$ - \$ 3,500	\$ (7,600) \$ 3,500	Seperated out pond bank mowing New line item: with ASI contract
125	Other Physical Environment	р -	ъ -	р -	ъ -	\$ 3,500	\$ 3,500	New line item; with ASI contract
130	General Liability Insurance	\$ 2,250	\$ 2,250	\$ 2,500	\$ 250	\$ 2,516	\$ 16	Increase per EGIS fees
131	Property Insurance	\$ 406	\$ 406	\$ 429	\$ 23	\$ 750	\$ 321	Estimate
134 135	Entry & Walls Maintenance Landscape Maintenance	\$ - \$ 4,056	\$ - \$ 9,734	\$ 1,000 \$ 52,000	\$ 1,000 \$ 42,266	\$ 1,000 \$ 82,160	\$ - \$ 30,160	8K increase per contract beginning 10/18/2019; currently 62760/ annum
143	Irrigation Maintenance	\$ -	\$ -	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	New line item; was included in Landscape
144	Irrigation Repairs	\$ -	\$ -	\$-	\$ -	\$ 1,500	\$ 1,500	Per contract with K. Johnson- contractor is responsible for repairs
145 147	Landscape - Mulch Landscape Replacement Plants, Shrubs, Trees	<u>\$</u> - \$-	\$ - \$ -	\$ -	\$ - \$ -	\$ 2,500 \$ 1,000	\$ 2,500 \$ 1,000	New line item; \$40 per cubic yard New Line Item; Dog Park Tree Replacement
147	Landscape Replacement Plants, Shrubs, Trees Landscape- Fertilization	\$ - \$ -	\$ - \$ -	\$ -	\$ - \$ -	\$ 1,000 \$ 3,000		New Line Item; Dog Park Tree Replacement New line item; Not included in contract; budget \$1000
152	Fire Ant Treatment	\$-	\$-	· ·	\$-	\$ 500		New Line Item; Playground
	Parks & Recreation	¢	¢	¢	¢	¢ 4 505	¢	
171 186	Maintenance & Repair Security System Monitoring & Maintenance	<u>\$</u> - \$-	\$ - \$ -	\$ -	\$ - \$ -	\$ 1,500 \$ 4,500	\$ 1,500 \$ 4,500	New Line Item New Line Item; less than ZR, no clubhouse
212	Dog Park Maintenance	\$ -	\$-		\$ - \$ -	\$ 2,000		New Line item, less than 2R, no clubhouse New Line Item
213	Dog Waste Station Supplies	\$ -	\$ -	\$ -	\$ -	\$ 2,000	\$ 2,000	\$375 per station install plus bags
214 215	Amenities Water/Sewer- Amenities	¢	¢ 00	¢ 0.000	¢ 1014	¢	\$ (2.000)	
215	Electric- Amenities	<u>\$36</u> \$-	\$ 86 \$ -	\$ 2,000 \$ 1,000	\$ 1,914 \$ 1,000	\$ - \$ -	\$ (2,000) \$ (1,000)	Reallocated Reallocated
217	Insurance- Amenities	\$-	\$-	\$ 2,500	\$ 2,500	\$-	\$ (2,500)	Reallocated
218	Landscape- Amenities	<u></u> -	\$ -	\$ 5,000			\$ (5,000)	Reallocated
219	Cleaning Services- Amenities Miscellaneous-Amenities	<u>\$</u> - \$-	\$ - \$ -	\$ 10,000 \$ 4,500			\$ (10,000) \$ (4,500)	Reallocated Reallocated
	Contingency	-						
220	Miscellaneous Contingency	\$ 1,035	\$ 2,484	\$ 11,470	\$ 8,986	\$ 6,000	\$ (5,470)	Increase
	Field Operations Subtotal	\$ 37,199	\$ 85,559	\$ 120,499	\$ 34,940	\$ 151,726	\$ 31,227	
225 226	Contingency for County TRIM Notice							
227	TOTAL EXPENDITURES	\$ 73,487	\$ 155,499	\$ 209 500	\$ 53,100	\$ 246,651	\$ 38,052	
229								
230 231	EXCESS OF REVENUES OVER EXPENDITURES	\$ 70,134	\$ 53,183	\$-	\$ 53,183	\$-	\$ -	
							-	

Budget Template Chapel Creek Community Development District Debt Service Fiscal Year 2019/2020

Chart of Accounts Classification	Series 2006A	Budget for 2019/2020
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$101,869.68	\$101,869.68
TOTAL REVENUES	\$101,869.68	\$101,869.68
EXPENDITURES		
Administrative		
Financial & Administrative		
Debt Service Obligation	\$101,869.68	\$101,869.68
Administrative Subtotal	\$101,869.68	\$101,869.68
TOTAL EXPENDITURES	\$101,869.68	\$101,869.68
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

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

6.0%

Gross assessments

\$108,372.00

Notes:

Tax Roll Collection Costs (2%) and Early Payment Discount (4%) is a total 6.0% of Tax Roll.

⁽¹⁾ Debt assessments being held in abeyance on certain lots due to transfer of ownership to SPE

Chapel Creek Community Development District

FISCAL YEAR 2019/2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

FISCAL YEAR 2019/	2020 O&M & DEBT SER	VICE ASSESSMENT S	CHEDULE	
2019/2020 O&M Budget		\$246,651.00		
Collection Cost @	2%	\$5,247.89		
Early Payment Discount @	4%	\$10,495.79		
2019/2020 Total:		\$262,394.68		
		\$ 400,000,00		
2018/2019 O&M Budget		\$196,696.00		
2019/2020 O&M Budget		\$246,651.00		
Total Difference:		\$49,955.00		
	PER UNIT ANNUA	AL ASSESSMENT	Proposed Incr	ease / Decrease
	2018/2019 ⁽¹⁾	2019/2020	\$	%
Debt Service - Single Family 52.5T'	\$800.00	\$800.00	\$0.00	0.00%
Operations/Maintenance - Single Family 52.5T	\$585.56	\$772.94	\$187.38	32.00%
Total	\$1,385.56	\$1,572.94	\$187.38	13.52%
Debt Service - Single Family 62.5T'	\$850.00	\$850.00	\$0.00	0.00%
Operations/Maintenance - Single Family 62.5T	\$651.96	\$864.42	\$212.46	32.59%
Total	\$1,501.96	\$1,714.42	\$212.46	14.15%
Date Constant Cineta For the SET	\$ 000 00	# 222.22	#0 00	0.000/
Debt Service - Single Family 65T	\$900.00 \$661.45	\$900.00 \$877.40	\$0.00 \$216.04	0.00%
Operations/Maintenance - Single Family 65T	\$661.45 \$1,561.45	\$877.49 \$1 777.49	\$216.04 \$216.04	32.66%
Total	ə 1,301.45	\$1,777.49	\$216.04	13.84%
Debt Service - Single Family 52.5P	\$552.00	\$552.00	\$0.00	0.00%
Operations/Maintenance - Single Family 52.5P	\$585.56	\$772.94	\$187.38	32.00%
Total	\$1,137.56	\$1,324.94	\$187.38	16.47%
		· · ·	-	
Debt Service - Single Family 62.5P	\$600.00	\$600.00	\$0.00	0.00%
Operations/Maintenance - Single Family 62.5P	\$651.96	\$864.42	\$212.46	32.59%
Total	\$1,251.96	\$1,464.42	\$212.46	16.97%
Dakt Comitae - Cingle Fomily CFD	¢cco.oo	# \$\$\$\$ 00	* 0.00	0.00%
Debt Service - Single Family 65P Operations/Maintenance - Single Family 65P	\$660.00 \$661.44	\$660.00 \$877.49	\$0.00 \$216.05	0.00%
Total	\$661.44 \$1,321.44	\$1,537.49	\$216.05 \$216.05	<u>32.66%</u> 16.35%
Total	\$1,521.44	\$1,537.45	\$210.05	10.33 %
Debt Service - Townhome	\$527.12	\$527.12	\$0.00	0.00%
Operations/Maintenance - Townhome	\$111.31	\$119.51	\$8.20	7.37%
Total	\$638.43	\$646.63	\$8.20	1.28%
Debt Service - Single Family 52.5'	\$1,054.23	\$1,054.23	\$0.00	0.00%
Operations/Maintenance - Single Family 52.5'	\$111.31	\$119.51	\$8.20	7.37%
Total	\$1,165.54	\$1,173.74	\$8.20	0.70%
Debt Service - Single Family 62.5'	\$1,201.82	\$1,201.82	\$0.00	0.00%
Operations/Maintenance - Single Family 62.5'	\$111.31	\$119.51	\$8.20	7.37%
Total	\$1,313.13	\$1,321.33	\$8.20	0.62%
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Debt Service - Single Family 65'	\$1,222.91	\$1,222.91	\$0.00	0.00%
Operations/Maintenance - Single Family 65'	\$111.31	\$119.51	\$8.20	7.37%
Total	\$1,334.22	\$1,342.42	\$8.20	0.61%
	-	•		
Debt Service - Daycare	\$790.67	\$790.67	\$0.00	0.00%
Operations/Maintenance - Daycare	\$111.31	\$119.51	\$8.20	7.37%
Total	\$901.98	\$910.18	\$8.20	0.91%
Debt Service - Commercial	\$896.10	\$896.10	\$0.00	0.00%
	ψ030.TU	ψ030.10	ψ0.00	0.0076

Operations/Maintenance - Commercial	\$111.31	\$119.51	\$8.20	7.37%
Total	\$1,007.41	\$1,015.61	\$8.20	0.81%

⁽¹⁾ FY 18-19 Assessments reflect Collection Costs (2%) & Early Payment Discount (4%) as it appears on the Pasco County Tax bill. Direct Billed Lots exclude Collection Costs and Early Payment Discount.

CHAPEL CREEK CDD

FISCAL YEAR 2019-2020 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

				ISTRATIVE BUDGE	т	\$94,925.00	TOTAL FIELD B	UDGET		\$151,726.00			
			COLLECTION		2.0%	\$2,019.68	COLLECTION C		2.0%	\$3,228.21			
				ENT DISCOUNT @	4.0%	\$4,039.36	EARLY PAYMEN		4.0%	\$6,456.43			
	UNITS A	SSESSED	TOTAL O&M A	SSESSMENT	-	\$100,984.04	TOTAL O&M AS	SESSMENT	-	\$161,410.64		PER UNIT ASSESSMEN	TS
-		DEBT (1)	TOTAL	% TOTAL	ADMIN	ADMIN	TOTAL	% TOTAL	FIELD	FIELD		SERIES 2006A	
LOT SIZE (2)	<u>0&M</u>	2006A	EAUs	EAUs	PER PARCEL	PER LOT	EAUs	EAUs	PER PARCEL	PER LOT	<u>0&M</u>	DEBT SERVICE ⁽³⁾	TOTAL (4)
Single Family 52.5T	5	5	5.00	0.59%	\$597.54	\$119.51	5.00	2.02%	\$3,267.16	\$653.43	\$772.94	\$800.00	\$1,572.94
Single Family 62.5T	2	2	2.00	0.24%	\$239.02	\$119.51	2.28	0.92%	\$1,489.82	\$744.91	\$864.42	\$850.00	\$1,714.42
Single Family 65T	5	5	5.00	0.59%	\$597.54	\$119.51	5.80	2.35%	\$3,789.91	\$757.98	\$877.49	\$900.00	\$1,777.49
Single Family 52.5P	71	71	71.00	8.40%	\$8,485.05	\$119.51	71.00	28.74%	\$46,393.64	\$653.43	\$772.94	\$552.00	\$1,324.94
Single Family 62.5P	89	89	89.00	10.53%	\$10,636.19	\$119.51	101.46	41.07%	\$66,297.04	\$744.91	\$864.42	\$600.00	\$1,464.42
Single Family 65P	53	53	53.00	6.27%	\$6,333.91	\$119.51	61.48	24.89%	\$40,173.07	\$757.98	\$877.49	\$660.00	\$1,537.49
=	225	225											
Townhome	150	150	150.00	17.75%	\$17,926.16	\$119.51	0.00	0.00%	\$0.00	\$0.00	\$119.51	\$527.12	\$646.63
Single Family 52.5	145	145	145.00	17.16%	\$17,328.62	\$119.51	0.00	0.00%	\$0.00	\$0.00	\$119.51	\$1,054.23	\$1,173.74
Single Family 62.5	170	170	170.00	20.12%	\$20,316.32	\$119.51	0.00	0.00%	\$0.00	\$0.00	\$119.51	\$1,201.82	\$1,321.33
Single Family 65	115	115	115.00	13.61%	\$13,743.39	\$119.51	0.00	0.00%	\$0.00	\$0.00	\$119.51	\$1,222.91	\$1,342.42
Daycare	5	5	5.00	0.59%	\$597.54	\$119.51	0.00	0.00%	\$0.00	\$0.00	\$119.51	\$790.67	\$910.18
Commercial	35	35	35.00	4.14%	\$4,182.77	\$119.51	0.00	0.00%	\$0.00	\$0.00	\$119.51	\$896.10	\$1,015.61
-													
=	845	845	845.00	100.00%	\$100,984.04		247.02	100.00%	\$161,410.64				

ALLOCATION OF O&M ASSESSMENT

(1) Reflects the number of total lots with Series 2006A debt outstanding. Debt assessments being held in abeyance on certain lots due to transfer of ownership to SPE

(2) Single Family 52.5T, Single Family 62.5T, and Single Family 65T are target level agreements made with the sale of lots to M/I Homes. Single Family 52.5P, Single Family 62.5P, and Single Family 65P are assessment levels per Forbearance Agreement made with sale of lots to Highland Homes.

(3) Annual debt service assessment per lot adopted in connection with the Series 2006A bond issue. Annual assessment includes principal, interest, Pasco County collection costs and early payment discount costs.

(4) Annual assessment that will appear on November 2019 Pasco County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

Tab 2

RESOLUTION 2019-04

THE ANNUAL APPROPRIATION RESOLUTION OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2019, AND ENDING SEPTEMBER 30, 2020; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2019, submitted to the Board of Supervisors ("Board") of the Chapel Creek Community Development District ("District") proposed budgets ("Proposed Budget") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("Fiscal Year 2019/2020") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

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

WHEREAS, the Board set August 7, 2019, as the date for a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

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

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

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

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

SECTION 1. BUDGET

- a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.
- b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2) (a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Chapel Creek Community Development District for the Fiscal Year Ending September 30, 2020."
- d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption, and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2019/2020, the sum of \$_______ to be raised by the levy of assessments and otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	\$
DEBT SERVICE FUND – SERIES	\$
TOTAL ALL FUNDS	\$

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2019/2020 or within 60 days following the end of the Fiscal Year 2019/2020 may amend its Adopted Budget for that fiscal year as follows:

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

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

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

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

PASSED AND ADOPTED THIS 6th DAY OF AUGUST, 2019.

ATTEST:

CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT

Assistant Secretary

By:_____

Its:

Exhibit A: Adopted Budgets for Fiscal Year 2019/2020

Exhibit A:

Adopted Budgets for Fiscal Year 2019/2020

Tab 4

RESOLUTION 2019-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT AND IMPOSING SPECIAL ASSESSMENTS FOR FISCAL YEAR 2019/2020; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the District is located in Pasco, Florida ("County"); and

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

WHEREAS, the Board of Supervisors ("Board") of the District hereby determines to undertake various operations and maintenance and other activities described in the District's budget ("Adopted Budget") for the fiscal year beginning October 1, 2019 and ending September 30, 2020 ("Fiscal Year 2019/2020"), attached hereto as Exhibit "A;" and

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

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

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

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

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect for Fiscal Year 2019/2020; and

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

WHEREAS, it is in the best interests of the District to adopt the assessment roll ("Assessment Roll") attached to this Resolution as Exhibit "B," and to certify the portion of the Assessment Roll related to certain developed property ("Tax Roll Property") to the County Tax Collector pursuant to the Uniform Method and to directly collect the portion of the Assessment Roll relating to the remaining property ("Direct Collect Property"), all as set forth in Exhibit "B;" and

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

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

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

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190, *Florida Statutes*, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on benefitted lands within the District and in accordance with **Exhibits "A" and "B."** The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.

SECTION 3. COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.

- A. **Tax Roll Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Tax Roll Property shall be collected at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in **Exhibits "A" and "B."**
- B. **Direct Bill Assessments.** The operations and maintenance special assessments and previously levied debt service special assessments imposed on the Direct Collect

Property shall be collected directly by the District in accordance with Florida law, as set forth in Exhibits "A" and "B." Assessments directly collected by the District are due in full on December 1, 2018; provided, however, that, to the extent permitted by law, the assessments due may be paid in several partial, deferred payments and according to the following schedule: 50% due no later than December 1, 2018, 25% due no later than February 1, 2019 and 25% due no later than May 1, 2019. In the event that an assessment payment is not made in accordance with the schedule stated above, the whole assessment – including any remaining partial, deferred payments for Fiscal Year 2019/2020, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent assessments shall accrue at the rate of any bonds secured by the assessments, or at the statutory prejudgment interest rate, as applicable. In the event an assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes, or other applicable law to collect and enforce the whole assessment, as set forth herein.

C. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The Assessment Roll, attached to this Resolution as **Exhibit "B,"** is hereby certified for collection. That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the District.

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

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

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

PASSED AND ADOPTED this 6th day of August, 2019

ATTEST:

CHAPEL CREEK COMMUNITY DEVELOPMENT DISTRICT

Assistant Secretary

By:_____

Its:_____

- **Exhibit A:** Adopted Budgets for Fiscal Year 2019/2020
- Exhibit B: Assessment Roll (Uniform Method) Assessment Roll (Direct Collect)

Exhibit A:

Adopted Budgets for Fiscal Year 2019/2020

Exhibit B:

Assessment Roll (Uniform Method) Assessment Roll (Direct Collect)